CITY OF AUBURN WASHINGTON	**City Council Study Session Finance, Technology and Economic Development Special Focus Area** **November 13, 2023 - 5:30 PM** **City Hall Council Chambers** **AGENDA** **Watch the meeting LIVE!** **Watch the meeting video** Meeting videos are not available until 72 hours after the meeting has concluded.

I. CALL TO ORDER

II. PUBLIC PARTICIPATION

A. Public Participation

The Auburn City Council Study Session Meeting scheduled for Monday, November 13, 2023 at 5:30 p.m. will be held in person and virtually.

Virtual Participation Link:
To view the meeting virtually please click the below link, or call into the meeting at the phone number listed below.

The link to the Virtual Meeting is:

https://www.youtube.com/user/watchauburn/live/?nomobile=1

To listen to the meeting by phone or Zoom, please call the below number or click the link:

Telephone: 253 215 8782
Toll Free: 877 853 5257
Zoom: https://us06web.zoom.us/j/81587601487

B. Roll Call

III. AGENDA MODIFICATIONS

IV. ANNOUNCEMENTS, REPORTS, AND PRESENTATIONS

A. REDI Report Out

V. AGENDA ITEMS FOR COUNCIL DISCUSSION

A. Ordinance No. 6922 (Tate) (30 Minutes)

An Ordinance relating to Planning; Adopting 2020 Annual Comprehensive Plan Map and Text Amendments pursuant to the provisions of RCW Chapter 36.70A and Adopting Corresponding Rezones related to Certain Map Amendments

B. Ordinance No. 6925 (Tate) (5 Minutes)

An Ordinance amending Sections 19.02.115, 19.02.120, 19.02.130 and 19.02.140 of the Auburn City Code relating to School Impact Fees

C. Ordinance No. 6926 (Hinman) (15 Minutes)

An Ordinance amending Chapter 2.07 of the Auburn City Code relating to Auburn Junior City Council

D. 2024 Comprehensive Plan Update (Tate) (20 Minutes)

VI. FINANCE AND INTERNAL SERVICES DISCUSSION ITEMS

A. 2023/2024 Mid-Biennial Budget Review (Thomas) (15 Minutes)

B. Ordinance No. 6918 (Thomas) (15 Minutes)

An Ordinance amending the City's 2023-2024 Biennial Operating and Capital Budgets

C. Ordinance No. 6919 (Thomas) (5 Minutes)

An Ordinance establishing the Levy for Regular Property Taxes by the City of Auburn for collection in 2024 for General City Operational Purposes in the amount of $24,646,712

D. Ordinance No. 6921 (Thomas) (5 Minutes)

An Ordinance related to the Administration and Collection of City Imposed Taxes: (1) Moving and Consolidating Tax Administration Provisions from ACC Chapters 3.40, 3.41, 3.42, 3.52, 3.80, 3.84, and 3.88 into a new ACC Chapter 3.62; and (2) and adding new sections and repealing certain sections related to Tax Administration

E. Ordinance No. 6898 (Thomas) (30 Minutes)

An Ordinance amending Auburn City Code Chapters 3.53 and 3.54 related to City Business and Occupation (B&O) Tax, Clarifying Definitions and Procedures, and Updating Provisions for Consistency with State Law Changes

VII. ADJOURNMENT

Agendas and minutes are available to the public at the City Clerk's Office, on the City website (http://www.auburnwa.gov), and via e-mail. Complete agenda packets are available for review at the City Clerk's Office.

AGENDA BILL APPROVAL FORM

Agenda Subject:
Ordinance No. 6922 (Tate) (30 Minutes)

Date:
November 7, 2023

Department:
Community Development

Attachments:
Ordinance No. 6922 (2023 Annual Comprehensive Plan amendments)
Exhibit A - Staff Report (2023 Annual Comprehensive amendments)
Exhibit B - 1 of 16
Exhibit B - 2 of 16
Exhibit B - 3 of 16
Exhibit B - 4 of 16
Exhibit B - 5 of 16
Exhibit B - 6 of 16
Exhibit B - 7 of 16
Exhibit B - 8 of 16
Exhibit B - 9 of 16
Exhibit B - 10 of 16
Exhibit B - 11 of 16
Exhibit B - 12 of 16
Exhibit B - 13 of 16
Exhibit B - 14 of 16
Exhibit B - 15 of 16
Exhibit B - 16 of 16
Presentation

Budget Impact:

Current Budget: $0
Proposed Revision: $0
Revised Budget: $0

Administrative Recommendation:

For discussion only.

Background for Motion:

Background Summary:

On October 17, 2023, the Planning Commission, at a regular meeting, held a public hearing on CPA23-0001 through CPA23-0004 and **recommended approval** of policy/text and map amendments CPA23-0001 through CPA23-0003.

On November 7, 2023, the Planning Commission, at a regular meeting, continued a public hearing on and **recommended approval** of policy/text and map amendment CPA23-0004.

City Comprehensive Plan Amendments

CPA23-0003

P/T #1 – Capital Facilities Plan (CFP) Update for Auburn School District

P/T #2 – Capital Facilities Plan (CFP) Update for Dieringer School District

P/T #3 – Capital Facilities Plan (CFP) Update for Federal Way Public Schools

P/T #4 – Capital Facilities Plan (CFP) Update for Kent School District

CPA23-0004

CPM #1 – Comprehensive Plan Volume 1: Land Use Element, Update + Related Zoning Amendments for "Bridges" (Annexation)

CPA23-0001

CPM #2 – Comprehensive Plan Volume 1: Land Use Element, Update + Related Zoning Amendments for MultiCare Site

CPA23-0002

CPM #3 – Comprehensive Plan Volume 1: Land Use Element, Update + Related Zoning Amendments for Auburn Dairy

The attached staff report (EXHIBIT A) comprehensively addresses the full set of 2023 Annual Comprehensive Plan Amendments, including private and city-initiated amendments, and all related rezones. EXHIBIT B is the 'Working Binder' that contains staff reports for private and city-initiated amendments and materials provided to the Planning Commission. These are under the 'Staff Reports/Presentations' tab. The 'Working Binder' files provided to City Council contain the most current information available and various files have been updated to reflect Planning Commission recommendations for approval where appropriate.

Planning Commission recommends to City Council approval of the 2023 Annual Comprehensive Plan Amendments (Policy/Text & Map Amendments) and Staff requests Council to schedule Ordinance 6922 for action on December 4, 2023.

Reviewed by Council Committees:

Councilmember:	Brown	**Staff:**	Tate
Meeting Date:	November 13, 2023	Item Number:	

ORDINANCE NO. 6922

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, RELATING TO PLANNING; ADOPTING 2020 ANNUAL COMPREHENSIVE PLAN MAP AND TEXT AMENDMENTS PURSUANT TO THE PROVISIONS OF RCW CHAPTER 36.70A AND ADOPTING CORRESPONDING REZONES RELATED TO CERTAIN MAP AMENDMENTS

WHEREAS, since 1986 the City of Auburn has maintained a Comprehensive Plan, periodically updated and reaffirmed by the City Council, that includes a Map establishing the location of the Comprehensive Plan Land Use Designations throughout the City; and

WHEREAS, on December 14, 2015, the Auburn City Council adopted an updated Comprehensive Plan by Ordinance No. 6584; and

WHEREAS, the City of Auburn received and processed two private-initiated map amendments for the year 2023 annual amendments; (MultiCare Site as CPA23-0001 and REZ23-0003, Auburn Dairy as CPA23-0002 and REZ23-0004); and

WHEREAS, the City of Auburn initiated one map amendment ("Bridges" (Annexation) as File No. CPA23-0004) and four policy/text amendments (File No. CPA23-0003); and

WHEREAS, one of the City-initiated map amendments and two of the private initiated map amendments have an associated rezone (zoning map and text amendment) to maintain consistency with the Comprehensive Plan; and

WHEREAS, the Comprehensive Plan text/policy amendments and map amendments were processed by the Community Development Department as proposed Year 2023 annual amendments to the City of Auburn Comprehensive Plan; and

WHEREAS, the Growth Management Act, RCW 36.70A, requires the City to maintain a current Capital Facilities Plan which the City will begin updating on a bi-annual schedule with the next update occurring in 2024; and

WHEREAS, the environmental impacts of the proposed Year 2023 Comprehensive Plan amendments and rezones were considered in accordance with procedures of the State Environmental Policy Act File No. SEP23-0029 (city-initiated amendments), SEP23-0019 (MultiCare Site), and SEP23-0020 (Auburn Dairy), were determined to have no environmental significance; and

WHEREAS, the proposed amendments were transmitted to the Washington State Department of Commerce, Growth Management Services Division, and other State agencies for the 60-day review period in accordance with RCW 36.70A.106; and

WHEREAS, after proper notice published in the City's official newspaper at least ten (10) days prior to the date of the hearings, the Auburn Planning Commission on October 17, 2023 and November 7, 2023, conducted public hearings on the proposed amendments heard and considered the public testimony, viewed the evidence and exhibits presented to it, and made recommendations to the City Council on the proposed Year 2023 annual Comprehensive Plan map and text amendments and for certain amendments, on the associated rezones; and

WHEREAS, on November 13, 2023, the Auburn City Council reviewed the Planning Commission's recommendations.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Application CPA23-0001, MultiCare Site Comprehensive Plan Map Amendment, requesting a land use designation change from “Single-Family” and “Light Commercial” to “Public/Quasi-Public” and a rezone (zoning map amendment) from “R-7 Residential – Seven Dwelling Units per Acre” and “C-1 Light Commercial” to “P-1 – Public Use District”. The proposal consists of five parcels (King County Parcel Nos: 1921059161, 1921059111, 1921059088, 1921059140, 1921059160) located on the north side of 12th St. SE, approx. 350 west of Auburn Way S. for five parcels totaling approximately 2.27 acres, is approved, as set forth in Exhibit “B,” based upon the findings and conclusions outlined in the November 13, 2023 staff report to the Council, as set forth in Exhibit “A,” are adopted.

Section 2. Application CPA23-0002, Auburn Dairy, requesting a land use designation change from “Downtown Urban Center” to “Light Industrial” for six parcels totaling approximately 3.11 acres, identified by King County parcel numbers: 3915000005, 3915000050, 3915000085, 3915000115, 3915000120, 3915000125 and a request to rezone parcel no. 3915000085 from “DUC, Downtown Urban Center” to “M-1, Light Industrial” and to rezone parcel nos. 3915000115, 3915000120, 3915000125 from “R-20, Residential 20 Dwelling Units per Acre” to “M-1, Light Industrial” are approved, as set forth in Exhibit “B,” based upon the findings and conclusions contained in the November 13, 2023 staff report to City Council, as set forth in Exhibit “A”, are adopted.

Section 3. The 2023 Comprehensive Plan City-Initiated Map Amendment (CPA23-0004), “Bridges” (Annexation), requesting to establish Comprehensive Plan Map designations of “Single Family Residential” and “Moderate Density Residential” for the area on Lea Hill known as the “Bridges”. Changes will also include concurrent zoning

changes including the establishment of “R-1 Residential”, “R-5, Residential” and “R-10, Residential” zoning districts and the “Bridges” Zoning Overlay, which is intended to recognize and be in accordance with the development standards allowed by the City of Kent’s municipal code as they were approved for the Bridges Planned Unit Development prior to its annexation into the City of Auburn, are approved, as set forth in Exhibit “B,” based upon the findings and conclusions contained in the November 13, 2023 staff report to City Council, as set forth in Exhibit “A”, are adopted.

Section 4. The 2023 annual Comprehensive Plan City-Initiated Text Amendments (CPA23-0003), as set forth in Exhibit "B," are approved. The full text of the four school district’s Capital Facilities Plans are adopted, copies of which shall be on file with the Office of the City Clerk, and the Findings and Conclusions outlined in the November 13, 2023 staff report to City Council, as set forth in Exhibit A, are adopted.

Section 5. The adopted Comprehensive Plan as amended is designated as a basis for the exercise of substantive authority under the Washington State Environmental Policy Act by the City's responsible environmental official in accordance with RCW. 43.21C.060.

Section 6. The Mayor is hereby authorized to implement such administrative procedures as may be necessary to carry out the directions of this legislation to include incorporating into one document the adopted Comprehensive Plan map and text amendments, attached as Exhibit A, Exhibit B when preparing and publishing the amended Comprehensive Plan.

Section 7. The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section or

portion of this ordinance, or the invalidity of the application thereof to any person or circumstance shall not affect the validity of the remainder of this ordinance, or the validity of its application to other persons or circumstances.

Section 9. This Ordinance shall take effect and be in force five days from and after its passage, approval and publication as provided by law.

INTRODUCED: _____

PASSED: _____

APPROVED: _____

CITY OF AUBURN

_____

NANCY BACKUS, MAYOR

ATTEST:

_____

Shawn Campbell, MMC, City Clerk

APPROVED AS TO FORM:

_____

Harry Boesche, Acting City Attorney

Published: _____

Exhibit A

November 2, 2023, staff report to the City Council for all 2023 Annual Comprehensive Plan Amendments for the City Council Study Session on November 13, 2023.

(See EXHIBIT A provided in packet)

Exhibit B

Annual Comprehensive Plan Policy/Text (P/T) Amendments *(CPA23-0003, City Initiated)*

P/T #1 – Capital Facilities Plan (CFP) Update for Auburn School District
P/T #2 – Capital Facilities Plan (CFP) Update for Dieringer School District
P/T #3 – Capital Facilities Plan (CFP) Update for Federal Way School District
P/T #4 – Capital Facilities Plan (CFP) Update for Kent School District

(See "City-Initiated Comp. Plan Policy/Text Amendments" see EXHIBIT B, 'Working Binder')

Annual Comprehensive Plan Map (CPM) Amendments *(CPA23-0004 – City Initiated)*

CPM #1 – "Bridges" (Annexation). Land Use Element, Volume 1. Comprehensive Land Use Map.

(See "City-Initiated Comp. Plan Map Amendments" see EXHIBIT B, 'Working Binder')

Annual Comprehensive Plan Map (CPM) Amendments *(CPA23-0001, CPA23-0002 - Private-Initiated)*

CPM #2 – MultiCare Site. Land Use Element, Volume 1. Comprehensive Land Use Map.
CPM #3 – Auburn Dairy. Land Use Element, Volume 1. Comprehensive Land Use Map.

(See "Private-Initiated Comp. Plan Map Amendments" see EXHIBIT B, 'Working Binder')

Agenda Subject/Title: Ordinance No. 6922, CPA23-0001, CPA23-0002, CPA23-0003, CPA-0004 - 2023 Annual Comprehensive Plan and Zoning Amendments – Private and City-Initiated Policy/Text & Map Amendments

Background Summary: The City of Auburn adopted amendments to its Comprehensive Plan in 1995 in response to the Washington State Growth Management Act (GMA) requirements, as amended. Since then, the Auburn Comprehensive Plan has been amended annually. At the end of 2015, the City adopted a substantially updated Comprehensive Plan in compliance with state-required periodic updates.

Annual Comprehensive plan amendments can be initiated by the City of Auburn (city-initiated) and by private parties (private-initiated).

This year the city is initiating:

- Four policy/text amendments
- Three map amendment

This staff report and recommendation addresses the all Private and City-initiated amendments, specifically:

- Policy/Text (P/T) Amendments P/T # 1 through # 4, and;
- Map (CPM) Amendment CPM # 1-3

In terms of process, the Comprehensive Plan amendments are initially reviewed during a public hearing process before the City of Auburn Planning Commission, who then provides a recommendation to the City Council for final action. City Council consideration and action on the amendments generally occurs, but is not required, prior to the end of the year.

The following report identifies Comprehensive Plan Policy/Text (P/T) and Map (CPM) amendments scheduled for the City Council Study Session on November 13, 2023.

A. General Findings

1. RCW 36.70A.130 (Washington State Growth Management Act (GMA)) provides for amendments to locally adopted GMA comprehensive plans. Except in limited circumstances as provided for in State law and City Code, comprehensive plan amendments shall be considered by the city legislative body no more frequently than once per year.

2. The City of Auburn established a June 2, 2023 deadline for the submittal of private initiated comprehensive plan applications (map or policy/text). Notice to the public of the application submittal deadline was provided on the City's website. The City received two private-initiated map amendments by the submittal deadline.

3. The City of Auburn is processing one city-initiated amendment pertaining to the Bridges Annexation property, which involves comprehensive plan map and zoning map and text amendments.

4. The City of Auburn received annual updates to the four (4) school district Capital Facilities

Plans whose districts occur within the City of Auburn. These Capital Facilities Plans, as well as the City's Capital Facilities Plan are proposed to be incorporated by reference in the current Capital Facilities Element (Volume 3), of the 2015 Auburn Comprehensive Plan and are processed as Policy/Text (P/T) amendments.

5. Auburn City Code (ACC) Chapter 14.22 outlines the process for submittal of privately-initiated amendments and the general processing of comprehensive plan amendments as follows:

"Section 14.22.100

A. The planning commission shall hold at least one public hearing on all proposed amendments to the comprehensive plan. Notice of such public hearing shall be given pursuant to Chapter 1.27 ACC and, at a minimum, include the following:
   1. For site-specific plan map amendments:
      a. Notice shall be published once in the official newspaper of the city not less than 10 calendar days prior to the date of public hearing.
      b. Notice shall be mailed by first class mail to all property owners of record within a radius of 300 feet of the proposed map amendment request, not less than 10 calendar days prior to the public hearing.
   2. For area-wide plan map amendments:
      a. Notice shall be published once in the official newspaper of the city not less than 10 calendar days prior to the date of public hearing;
      b. Notice shall be mailed by first class mail to all property owners of record within the area subject to the proposed amendment;
      c. Notice shall be posted in at least two conspicuous locations in the area subject to the proposed amendment not less than 10 calendar days prior to the date of the public hearing.

B. Notwithstanding the above, the director may expand the minimum noticing provisions noted above as deemed necessary.

C. Planning Commission Recommendation. The planning commission shall conduct a public hearing on all potential comprehensive plan amendments and shall make and forward a recommendation on each to the city council. The planning commission shall adopt written findings and make a recommendation consistent with those findings to the city council.

D. The city council, if it elects to amend the comprehensive plan, shall adopt written findings and adopt said amendments by ordinance.

E. State Review. All comprehensive plan amendments considered by the planning commission shall be forwarded for state agency review consistent with RCW 36.70A.106.

F. Any appeal of an amendment to the comprehensive plan shall be made in accordance with Chapter 36.70A RCW. (Ord. 6172 § 1, 2008.)"

6. As provided in the City code, the Comprehensive Plan amendments are initially reviewed during a public hearing process before the City of Auburn Planning Commission, who then provides a recommendation to the City Council for final action which generally occurs, but is not required to, prior to the end of the year.

7. Due to the nature of policy/text changes, and the minimal amount of private-initiated map amendments, the optional process for holding a public open house as provided for in the city code, was not conducted.

The following reports identify findings and staff recommendations for Private and City-Initiated Comprehensive Plan Policy/Text (P/T) and Map (CPM) amendments scheduled for City Council action on December 4, 2023.

B. City-Initiated Comprehensive Plan Policy/Text Amendments (P/T)

(File No. CPA23-0004)

1. Findings Specific to City-Initiated Comprehensive Plan Amendments

a. Pursuant to RCW 36.70A.106, the proposed comprehensive plan amendments outlined in this agenda bill were sent to the Washington State Department of Commerce and other state agencies for the required state review. The Washington State Department of Commerce acknowledged receipt on September 1, 2023, by Submittal ID: # 2023-S-6408. No comments have been received from the Washington State Department of Commerce or other state agencies as of the writing of this report. A copy of the transmittal and acknowledgement is provided in the working binder behind the "General Information & Correspondence" tab.

b. The notice of Determination of Non-Significance was published on September 7, 2023, and notice Public Hearing is to be published on October 6, 2023 in the Seattle Times Newspaper and on the city website which is at least 10 days prior to the Planning Commission public hearing scheduled for October 17, 2023. A copy of the Determination of Non-Significance request to publish is provided in the working binder behind the "General Information & Correspondence" tab.

c. Site-specific noticing by mailing by first class mail to all property owners of record within a radius of 300 feet was conducted for CPM #1 (CPA23-0004). Private-initiated site-specific noticing by mailing by first class mail to all property owners of record within a radius of 300 feet was conducted.

d. The environmental review decision under the State Environmental Policy Act (SEPA) for the school district capital facilities plans were prepared separately by each school district acting as their own lead agency, as allowed by State law (State Environmental Policy Act (SEPA)).

2. Discussion of School-Specific Policy and Text Amendments (P/T)

P/T #1
Incorporate the Auburn School District Capital Facilities Plan 2023 through 2029 into the City of Auburn Comprehensive Plan.

Discussion
The Auburn School District has provided the City with its annually updated Capital Facilities Plan (CFP) covering from 2023-2029. The CFP was prepared by the District staff and adopted by the Auburn School District School Board of Directors on June 12, 2023 and has been subject to separate SEPA review and a Determination of Non-Significance (DNS) prepared by the District. Information contained in the School District CFP serves as the basis for the City's collection of school impact fees on behalf

of the school district. The Planning Commission action is to incorporate the Auburn School District Capital Facilities Plan into the City's Comprehensive Plan by reference.

The CFP includes the following:

- Six–year enrollment projections
- Auburn school district level of service standards
- An inventory of existing facilities
- The district's overall capacity of the 6-year period
- District capital construction Plan
- Impact fee calculations

Findings of Fact

A review of the Auburn School District's updated Capital Facilities Plan indicates the District is requesting a decrease in the fee obligations. The net fee obligation for single-family dwellings is proposed to be $5,957.02, a decrease of $2,005.59 and the requested fee for multiple-family dwellings is $9,913.64, an increase of $0.82. The actual impact fees are established by ordinance through subsequent City Council action.

Planning Commission Recommendation

Planning Commission to recommend to the City Council approval of the Auburn School District Capital Facilities Plan 2023 through 2029 as incorporated by reference in the Auburn Comprehensive Plan (CPA23-0004).

P/T#2

Incorporate the Dieringer School District Capital Facilities Plan 2023-2029 into the City of Auburn Comprehensive Plan.

Discussion

The Dieringer School District has provided the City with its annually updated Capital Facilities Plan 2023 - 2029. The CFP was adopted by the Dieringer School District Board of Directors on June 20, 2023. The CFP has been subject to separate SEPA review and a DNS prepared by the District. Information contained in the School District CFP serves as the basis for the City's collection of school impact fees on behalf of the school district. The Planning Commission action is to incorporate the School District Capital Facilities Plan into the City's Comprehensive Plan by reference.

The CFP includes the following:

- Overview
- An inventory of existing facilities
- Six–year enrollment projections
- Standard of service
- Capacity projects
- Finance plan
- Impact fee calculations

Findings of Fact

A review of the Dieringer School District's updated Capital Facilities Plan indicates the District has calculated an increase in fees compared to those currently adopted. The net fee obligation for single-family dwellings is $8,054, an increase of $1,887;

and the fee for multiple family dwellings is $3,400, an increase of $1,340. The actual impact fees are established by ordinance through subsequent City Council action, and fees are generally consistent with those adopted by Pierce County Council where the requested fee exceeds the established Pierce County fee.

Planning Commission Recommendation
Planning Commission to recommend to the City Council approval of the Dieringer School District Capital Facilities Plan 2023-2039 as incorporated by reference in the Auburn Comprehensive Plan (CPA23-0004).

P/T #3
Incorporate the Federal Way School District 2024 Capital Facilities Plan into the City of Auburn Comprehensive Plan.

Discussion
The Federal Way School District has provided the City with its annually updated Capital Facilities Plan 2024. The CFP was adopted by the Federal Way School District School Board June 27, 2023. The CFP has been subject to separate SEPA review and a DNS prepared by the District. Information contained in the School District CFP serves as the basis for the City's collection of school impact fees on behalf of the school district. The Planning Commission action is to incorporate the School District Capital Facilities Plan into the City's Comprehensive Plan by reference.

The CFP includes the following:

- Introduction
- Inventory of educational facilities & non-instructional facilities
- Needs forecast, existing & new facilities
- Six–year finance plan
- Maps of district boundaries
- Building capacities & portable locations
- Student forecast
- Capacity summaries
- Student forecasts
- Impact fee calculations

Findings of Fact
A review of the Federal Way Public Schools' updated Capital Facilities Plan indicates the District is not requesting to retain the $0 impact fee for single-single family development and increase the multiple family dwellings impact fee to $6,998, an increase of $6,998. Federal Way Public Schools requested to not adopt school impact fees for 2023. The actual impact fees are established by ordinance through subsequent City Council action.

Planning Commission Recommendation
Planning Commission to recommend to the City Council approval of Federal Way Public Schools' 2024 Capital Facilities Plans incorporated by reference in the Auburn Comprehensive Plan (CPA23-0004).

P/T #4
Incorporate the Kent School District Capital Facilities Plan 2022-2023 to 2028-2029 into the City of Auburn Comprehensive Plan.

Discussion
The Kent School District has provided its annually updated 2022-2023 to 2028-2029 Capital Facilities Plan. The CFP was adopted by the Kent School District School Board in June 2023 and has been subject to separate SEPA review and a DNS prepared by the District. Information contained in the School District CFP serves as the basis for the City's collection of school impact fees on behalf of the school district. The Planning Commission action is to incorporate the School District Capital Facilities Plan into the City's Comprehensive Plan by reference.

The CFP includes the following:

- Executive Summary
- Six-year enrollment projection & history
- District standard of service
- Inventory, capacity & maps of existing schools
- Six-year planning & construction plan
- Portable classrooms
- Projected classroom capacity
- Finance Plan, cost basis and impact fee schedules
- Summary of changes to previous plan

Findings of Fact
A review of the Kent School District's updated Capital Facilities Plan indicates the District is not requesting a change in the fee obligations. The net fee obligation for single-family dwellings is proposed to be maintained at $0, and the fee for multi-family dwellings is proposed to be maintained at $0. The District notes in the Capital Facilities Plan impact fees are not proposed in 2024 based on revised student generation rates, and capacity and enrollment projections.

Planning Commission Recommendation
Planning Commission to recommend to the City Council approval of Kent School District Capital Facilities Plan 2022-2023 to 2028-2029 incorporated by reference in the Auburn Comprehensive Plan (CPA23-0004).

C. City-Initiated Comprehensive Map Amendments (CPM) (File No. CPA23-0003)

CPM #1 – "Bridges" (Annexation)
This proposed amendment updates the Comprehensive Land Use Map and related zoning map and text. A Staff Report was prepared and shared at the November 7, 2023, Planning Commission meeting as is found in the 'Working Binder' in the "Staff Reports/Presentations" section. The following section includes a Discussion, Findings, Decision Criteria, and Staff Recommendations from that Staff Report.

Discussion

Adopt amendments to the City's Comprehensive Plan Land Use Map, Zoning Map (rezone), and zoning text for City-initiated application (City File No. CPA23-0004 (CPM #1)) to reflect annexation of the area from the city of Kent for a 155-acre area commonly known as The Bridges Planned Unit Development. This area is generally bounded by SE 288th, 124th Ave. SE, SE 304th St., and 118th Ave. SE. Staff is proposing to establish Comprehensive Plan Map designations of "Single Family Residential" and "Moderate Density Residential" for the area on Lea Hill known as the "Bridges". Changes will also include concurrent zoning changes including the establishment of "R-1 Residential", "R-5, Residential" and "R-10, Residential" zoning districts and the Bridges zoning Overlay, which is intended to recognize and be in accordance with the development standards allowed by the City of Kent's municipal code as they were approved for the Bridges Planned Unit Development prior to its annexation into the City of Auburn. Zoning map and text amendments are proposed to be processed concurrent with the Comprehensive Plan map amendments.

Findings of Fact

Background Summary and Proposal:

1. Beginning in 2019, the cities of Kent and Auburn determined that it is advantageous to both cities that the area located on Lea Hill known as the "Bridges" to be annexed to Auburn. The Bridges area is an approximately 155-acre area island of incorporated city of Kent surrounded completely by the city of Auburn.
2. As part of the process of annexation by Auburn and de-annexation Kent, the cities have committed to coordinate and cooperate with respect to any emergency services, utilities, transportation, planning, and development issues affected by the annexation.
3. The City's Zoning Code (Title 18) provides Auburn the authority to establish zoning and land use designations for all lands within the City. Specifically, per ACC 18.02.100 prior to any parcel of land being annexed to the city, properties can be rezoned to an Auburn zoning classification and the Comprehensive Plan (Map) can be amended to reflect the future annexation area. In preparation of the annexation effective date, staff has analyzed which land use designations and zoning classifications are appropriate for the Bridges area.
4. Generally, all land within a City is assigned a land use designation and is divided into zoning districts.
5. The Bridges area was developed as a Planned Unit Development (PUD) by a single developer using Kent standards and code provisions.
6. Upon annexation, the Bridges area will adopt Auburn comprehensive plan land use designations and Auburn zoning classifications (also known as zones or zoning districts).
7. Under Kent's jurisdiction the Bridges area features two land use designations. The northern portion of the Bridges area (approx. 63 acres) is currently designated Single Family 3 Units Per Acre (SF-3) and the southern portion (approx. 92 acres) is designated Urban Separator. The SF-3 designation allows densities of up to three dwelling units per acre and implemented by the SR-3 zoning district. The Urban Separator designation is implemented by Kent's SR-1 zoning district.
8. Staff is proposing to designate the majority of the Bridges area to Auburn's Single-Family Residential Designation. The Single-Family Land Use Designation is the predominant land use category in the city and accommodates interconnected subdivisions, neighborhoods, and communities that have a mix of lower density housing types. This designation is appropriate for previously the developed single-family residential areas in Bridges. Staff is proposing to designate these tracts as Moderate

Density Residential.

9. Staff is proposing to rezone the area into three Auburn zoning districts. The developed northern portion, currently zoned SR-3 under Kent's zoning, will be zoned R-5, Residential 5 dwelling units per acre. The southern developed portion, currently zoned SR-1 under Kent's zoning, will be zoned R-1, Residential 1 dwelling unit per acre. Both the R-1 and R-5 zoning districts implement Auburn's Single Family land use designation. The four "future development tracts" located in the southeast portion of Bridges are proposed to be zoned R-10, Residential 10 dwelling units per acre.
10. To accommodate the Kent standards and approvals by which the Bridges area was developed, staff is proposing a zoning overlay, and will be herein referenced as the "Bridges Overlay". The intent of the zoning overlay is to adopt the development standards under which the PUD was developed.
11. In conjunction with the proposed Bridges Overlay, Staff is proposing a new section, ACC 18.21.040, of code within Chapter 18.21 "Overlays" of the Auburn City Code. This new section of code will contain the zoning development standards under which the Bridges PUD was developed.
12. Following annexation, the four future development tracts will be developed under Auburn's jurisdiction. This future development will require Auburn permit applications (building, architectural and site design review, civil, and utilities) as well as an environmental review under the State Environmental Policy Act (SEPA).
13. The proposed comprehensive plan land use map amendment, zoning map amendment, and zoning text amendment has been discussed with the Planning Commission previously at the October 3, 2023 regular meeting, the October 17, 2023 special meeting, and at the November 7, 2023 regular meeting. Staff has provided three memorandums and presentations as follows:
    a. At the October 3rd meeting staff introduced the comprehensive plan land use map, zoning map, and text amendment to the Planning Commission.
    b. Following the Oct. 3rd meeting staff provided a supplemental memo addressing commissioners concerns and questions regarding changing the Comprehensive Plan land use designation and zoning classification of the project including four "future development tracts" (Tracts LLL, MMM, NNN, and OOO) shown on the Bridges PUD Plat Map. Staff addressed four main issues in the supplemental memo including: 1) impacts to wetlands and associated buffers, 2) opportunity to provide public comment, 3) impacts to services and impact fees, and 4) increased density in the surrounding area.
    c. At the Oct. 17th special meeting staff provided an overview presentation of the proposed amendment. Commissioners asked questions regarding opportunities for the public to comment on the proposed amendments. By the date of the public hearing on Oct. 17th no comment public had been received. After staff's presentation a public hearing was held. Following close of the public hearing a recommendation to City Council was provided.
    d. At the Nov. 7th regular meeting, staff requested that the Planning Commission reopen the public hearing to allow the opportunity to accept public comment by the Commission in response to staff providing additional noticing methods prior to the hearing. Following another presentation by staff, in which the additional noticing methods and public comment were discussed, Planning Commission reopened the public hearing. Following close of the public hearing a recommendation to City Council was provided by the Commission.

Procedural Steps:

1. Pursuant to Revised Code of Washington (RCW) 36.70A, the text and map amendment were transmitted to the Washington State Department of Commerce on September 1, 2023. The 60-day notice period ends October 31, 2023.

2. A State Environmental Policy Act (SEPA) non-project environmental checklist was prepared that evaluates the environmental impacts of the map and text amendments.
3. A SEPA Determination of Non-Significance (DNS), City File No. SEP23-0029, was issued on September 22, 2023, and the City observed a fourteen-day public comment period, which expired on October 6, 2023. No comments were received.
4. A Notice of Public Hearing (NOH) was issued on October 3, 2023. Pursuant to Chapter 14.22 ACC, the following methods of noticing for the Planning Commission public hearing were conducted:

a. The NOH was published in the Seattle Times on October 3, 2023.
b. The NOH was posted in two conspicuous locations public locations (City Hall and the City Annex). The notice was also posted to the City's Public Land Use Notice webpage).

5. A supplemental Notice of Public Hearing (NOH) was issued on October 24, 2023. Pursuant to Chapter 14.22 ACC, the following methods of noticing for the Planning Commission public hearing were conducted:
    a. The NOH was published in the Seattle Times on October 24, 2023.
    b. The NOH was mailed by first class mail to all property owners of record within the area subject to the proposed amendment.
    c. The NOH was mailed by first class mail to all property owners of record within a radius of 300 feet of the proposed map amendment request.
    d. The Notice was posted in four conspicuous locations in the area subject to the proposed amendment (City Hall, City Annex, one notice board at the Bridges entrance off of 124th Ave. SE, and one notice board near the intersection of SE 304th St. and 124th Ave. SE). The notice was also posted to the City's Public Land Use Notice webpage).

Decision Criteria for <u>Comprehensive Plan Amendments:</u>
The City Code provides certain criteria for decisions on amending the Comprehensive Plan Land Use Map under ACC 14.22.110. These criteria are listed below in bold, followed by a Staff Analysis.

1. The proposed change will further and be consistent with the goals and objectives of the plan and the plan will remain internally consistent.

Staff Analysis: City of Auburn staff are proposing comprehensive plan and zoning amendments in preparation of annexation so that there are land use controls in place upon annexation. The application of a designation and classification prior to annexation will help ensure an orderly transition of the Bridges area into the City. This is consistent with Comprehensive Plan Land Use Policy No LU-128 (provided below in italics).

LU-128 Prior to annexation, develop strategies and agreements that address the orderly transition of areas into the City such as transfer of permit authority, infrastructure financing, financing of fire and police services, and interim development regulations.

2. Whether the capacity to provide adequate services is diminished or increased;

Staff Analysis: On September 18, 2023 Auburn City Council adopted Resolution No. 5736 is an initiating action the triggers several procedures and actions designed to achieve an annexation of the Bridges area on Lea Hill into the City of Auburn by an effective date of January 1, 2024. Per the resolution both cities have committed to coordinate and cooperate with respect to any emergency services, planning,

utilities, transportation or development issues that may arise subsequent to Auburn's annexation of the Bridges and acquisition of ownership of the roads, bridges, and rights- of-way within the Bridges.

3. Assumptions upon which the comprehensive plan is based are found to be invalid;

Staff Analysis: This provision is not applicable. Upon annexation it is necessary to adopt a city of Auburn land use designation and zoning classification for the Bridges annexation area.

4. A determination of change or lack of change in conditions or circumstances has occurred since the adoption of the latest amendment to the specific section of the comprehensive plan that dictates the need for a proposed amendment;

Staff Analysis: The annexation of the Bridges area of Lea Hill into the City of Auburn is a change in conditions. Annexation necessitates the adoption of a city of Auburn land use designation and zoning classification for the Bridges area.

5. If applicable, a determination that a question of consistency exists between the comprehensive plan and Chapter 36.70A RCW, the countywide planning policies for either King and/or Pierce County, as appropriate, and Vision 2040: Growth and Transportation Strategy for the Puget Sound Region;

At the Nov. 7th regular meeting, staff requested that the Planning Commission reopen the public hearing to allow the opportunity to accept public comment by the Commission in response to staff providing additional noticing methods prior to the hearing. Following another presentation by staff, in which the additional noticing methods and public comment were discussed, Planning Commission reopened the public hearing. Following close of the public hearing a recommendation to City Council was provided by the Commission.

6. If the request is to change the land use designation of a specific property on the comprehensive land use map, the applicant must demonstrate one of the following:

a. The current land use designation was clearly made in error or due to an oversight;
b. The proposed land use designation is adjacent to property having a similar or compatible designation, or other conditions are present to ensure compatibility with surrounding properties;
c. There has been a change in conditions since the current land use designation came into effect.

Staff Analysis: Consistent with ACC 14.22.110(A)(6)(c), the annexation of the Bridges area of Lea Hill into the City of Auburn is a change in conditions (Option C). Annexation necessitates the adoption of a City of Auburn land use designation and zoning classification for the Bridges area.

Decision Criteria for Rezones
The City Code provides criteria for amending the Comprehensive Plan Zoning Map under ACC 18.68.040. These criteria are listed below in bold, followed by a Staff Analysis.

A. The rezone implements the policies of the comprehensive plan; or

Staff Analysis: City of Auburn staff are proposing comprehensive plan and zoning amendments in preparation of annexation so that there are land use controls in place upon annexation. The application of a designation and classification prior to annexation will help ensure an orderly transition of the Bridges area into the City. This is consistent with Comprehensive Plan Land Use Policy No LU-128 (provided below in italics).

LU-128 Prior to annexation, develop strategies and agreements that address the orderly transition of areas into the City such as transfer of permit authority, infrastructure financing, financing of fire and police services, and interim development regulations.

B. The rezone is necessary due to a substantial change in circumstances since the current zoning; and

Staff Analysis: The annexation of the Bridges area of Lea Hill into the City of Auburn is a change in conditions. Annexation necessitates the adoption of a city of Auburn land use designation and zoning classification for the Bridges area.

C. The rezone bears a substantial relationship to the public health, safety, or welfare.

Staff Analysis: Representatives of the cities of Kent and Auburn have worked cooperatively together and have determined that it is advantageous to both cities for the Bridges aera to be annexed into the city of Auburn. Both cities have committed to coordinate and cooperate with respect to any emergency services, planning, utilities, transportation or development issues that may arise subsequent to Auburn' s annexation of the Bridges and acquisition of ownership of the roads, bridges, and rights- of-way within the Bridges.

Planning Commission Recommendation

At the November 7, 2023 Planning Commission Public Hearing, Planning Commission recommends to the City Council **approval** to amend Comprehensive Plan Map designations of "Single Family Residential" and "Moderate Density Residential" for the Bridges site where City of Auburn land use did not apply prior to annexation. Amendments will also include concurrent zoning changes including the establishment "R-1 Residential", "R-5, Residential" and "R-10, Residential" zoning districts and the Bridges Zoning Overlay , which is intended to recognize and be in accordance with the development standards allowed by the City of Kent's municipal code as they were approved for the Bridges Planned Unit Development prior to its annexation into the City of Auburn.

D. Private-Initiated Comprehensive Map Amendments (CPM)
(File No. CPA23-0001, CPA23-0002)

CPM #2 – MultiCare Site (CPA23-0001, REZ23-0003)

This proposed amendment updates the Comprehensive Land Use Map and related zoning map and text. A Staff Report was prepared and shared at the October 17th, 2023, Planning Commission meeting as is found in the 'Working Binder' in the "Staff Reports/Presentations" section. The following section includes a Discussion, Findings, Decision Criteria, and Staff Recommendations from that Staff Report.

Discussion

Request to amend the Comprehensive Plan Land Use Map designation of five contiguous parcels of land totaling approximately 2.27 acres from the current designations of "Single-Family" and "Light Commercial" to "Public/Quasi-Public" and amend the Comprehensive Zoning Map (Rezone) the five contiguous parcels from "R-7, Residential Seven Dwelling Units per Acre" and "C-1, Light Commercial" to "P-1, Public Use". The map amendments are non-project actions.

The proposal consists of five parcels (King County Parcel Nos: 1921059161, 1921059111, 1921059088, 1921059140, 1921059160) located on the north side of 12th St. SE, approx. 350 west of Auburn Way S. Four of the five parcels are currently zoned "C-1, Light Commercial" (Parcel Nos: 1921059161, 1921059111, 1921059088, 1921059140). The remaining parcel (no. 1921059160) is currently zoned "R-7, Residential 7 Dwelling Units Per Acre".

General Findings of Fact

1. The Applicant, Meghan Howey of BCRA Design, representing MultiCare Health Systems, submitted applications for a Comprehensive Plan Land Use Map amendment (Comprehensive Plan map amendment) (File No. CPA23-0001) and a related Comprehensive Zoning Map amendment (Rezone) (File No. REZ23-0003). More specifically, the applications request a change in the designation of five contiguous parcels of land totaling approximately 2.27 (the "subject site") acres from the current designations of "Single-Family" and "Light Commercial" to "Public/Quasi-Public" and rezone the site from "R-7, Residential Seven Dwelling Units per Acre" and "C-1, Light Commercial" to "P-1, Public Use". The Applicant identifies that this is a non-project action.

2. The subject site is located on the north side of 12th St. SE and to the west of Auburn Way S, the properties are southwest of the Les Gove Park Campus. The total site area is 2.27 acres or 98,675 sq ft. and is flat, sparsely vegetated, and mostly undeveloped. Parcel no.1921059111 contains an approximately 12,760 sq ft. single-story medical office building and an associated parking lot, parcel no. 1921059140 to the north contains an additional parking lot to support the medical building. On July 20, 2023, a Demolition Permit was issued for the medical building on site (File No. DEM22-0027).

3. The subject site, comprised of five parcels, is located on the north side of 12th St. SE and approximately 350 west of Auburn Way S. The parcels are identified as King County Parcel Nos: 1921059161, 1921059111, 1921059088, 1921059140, 1921059160.

4. The site is bordered to the northeast by Auburn Way S, which is owned by the Washington State Department of Transportation, serving as State Route 164, and classified by the City as a "Principle Arterial" street. South of the site is bordered by 12th St. SE, a public road classified as a "Residential Collector".

5. The property is located within the King County portion of the City of Auburn. Records indicate the annexation of this and surrounding properties occurred in 1954.

6. A Determination of Non-Significance (DNS), the environmental review decision required under the State Environmental Policy Act (SEPA), for the application by MultiCare Health Systems for a Comprehensive Plan map amendment and rezone was applied for under City File No. SEP23-0019 on May 26, 2023. The staff review was completed and a DNS was issued on August 16, 2023. The appeal period expired on September 14, 2023.

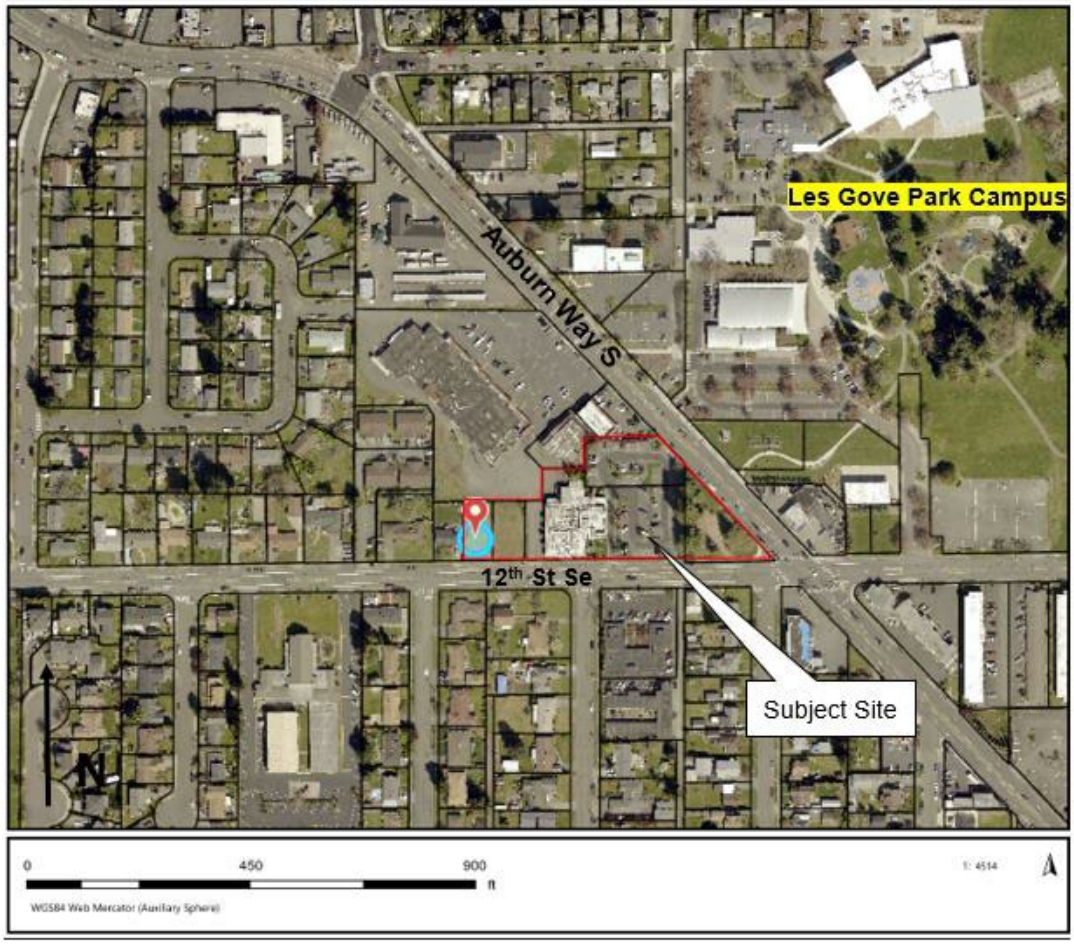
7. The public hearing notice was published in the Seattle Times on October 4, 2023, which is at least 10-days prior to the Planning Commission public hearing scheduled for October 17, 2023. Public notice was also mailed to property owners of record within 300 feet, posting on-site and on the city's webpage.

8. The following report identifies a Comprehensive Plan map amendment and rezone requested by MultiCare Health Systems scheduled for the Planning Commission's October 17, 2023, public hearing with a staff recommendation.

9. As indicated by the Applicant's narrative statement submitted with the application, the Comprehensive Plan Map amendment and related rezone have been requested for the purpose of preparing for the anticipated sale and development of the site for city services use.

10. The current Comprehensive Plan land use designation, zoning classification and current land uses of the sites and surrounding properties are as follows:

	Comprehensive Plan Designation	Zoning Classification	Existing Land Use
On-Site	"Single-Family' and "Light Commercial"	R-7, Residential 7 Dwelling Units per Acre and C-1, Light Commercial	Medical Office Building
North	"Light Commercial"	C-1, Light Commercial	Commercial Building
South	"Single-Family" and "Light Commercial"	R-7, Residential 7 Dwelling Units per Acre and C-1, Light Commercial	Neighborhood Commercial Center and Single-Family dwellings
East	"Heavy Commercial" and "Public/Quasi-Public"	C-3, Heavy Commercial	Commercial Gas Station
West	"Single Family"	R-7, Residential 7 Dwelling Units per Acre	Single-Family Dwelling



Comprehensive Plan Related Findings

11. The Applicant submitted a Comprehensive Plan map amendment application on May 31, 2023, before the year 2023 application submittal deadline for comprehensive plan amendments (June 1, 2023).
12. Pursuant to RCW 36.70A.106, the proposed comprehensive plan amendments outlined in this agenda bill were sent to the Washington State Office of Commerce and other state agencies as required for the 60-day state review (Submittal ID: 2023-S-6408). No comments have been received from the Washington State Department of Commerce or other state agencies as of the writing of this report.

Zoning Code Related Findings

13. In June 2018 the City Council adopted Ordinance No. 6655 which allows the Planning Commission and City Council to consider associated map changes (for Comprehensive Plan map amendments and rezones), concurrently. This eliminates the need for the Hearing Examiner to subsequently consider and conduct a public hearing for a rezone application when it is related to a Comprehensive Plan map amendment.
14. Chapter 18.68 ACC Amendments outlines the process for submittal of privately-initiated zoning amendments and the general processing. Per ACC

18.68.030(B)(1)(b), when the Planning Commission is considering a rezone which requires a Comprehensive Plan map amendment, the public hearings shall be conducted concurrently and a recommendation on both shall be forwarded to the City Council.

15. The intent of the P-1, Public Use Zone (P-1 zone) is "…intended to provide for the appropriate location and development of public uses that serve the cultural, educational, recreational, and public service needs of the community." The "Public/Quasi-Public" Comprehensive Plan designation is the most closely related comprehensive plan land use designation to the P-1zone.

Criteria for Comprehensive Plan Land Use Map Amendments

The City's Comprehensive Plan contains the following objectives and policy guidance, as it relates to this application:

Volume 1 – Land Use Element

"Public and Institutional Land Use Designations"

Character Sketch

"Public and institutional uses will occur in both low and high-density environments. For passive uses, land and views will be protected; limited access to these areas will be typical. For more active uses, usability and accessibility will be key features and new development will be subject to standards reflecting programmed space and interconnectivity. These spaces will be varied in type, providing service to areas large and small, urban and more rural in character. Sustainable solutions and innovations that are responsive to the native ecology will be typical of public and institutional uses."

General Policies

A general policy appropriate to this request is:
"Policy LU-89. The primary purpose of this designation is to address public needs while taking advantage of synergies with the adjacent areas where they are sited."

Description

"This category includes those areas that are reserved for public or quasi-public uses. It is intended to include those of a significant extent, and not those smaller public uses that are consistent with and may be included in another designation. These public uses include public schools, developed parks, and uses of quasi-public character such as large churches and private schools. Public uses of an industrial character are included in the industrial designation, and small-scale religious institutions of a residential character are included in the residential designation. Streets, utilities, and other separate uses are not intended to be mapped separately as Public/Quasi-Public."

Designation Criteria

1. Previously developed institutional uses; or
2. Meets the development parameters of the Public/Quasi-Public designation.
3. Properties identified in the Airport Master Plan as Landing Field.

Public/Quasi-Public-related policy appropriate to this request are:

"Policy LU-101 A responsible management entity and the purpose for the public/quasi-public designation should be identified for each property interest within this designation. Management policies and plans are appropriate for all lands in this designation."

"Policy LU-102 Appropriate uses for this designation include facilities that serve the needs of the larger community such as public schools, active parks, city operated municipal facilities, large churches, and fire stations."

"Policy LU-103 This designation permits a wide array of uses that tend to be located in the midst of other dissimilar uses. For this reason, the following must be considered of new requests for this designation:

a. The impacts that the designation may have on the surrounding community.
b. Site-specific conditions that should be attached to new requests for this designation that are designed to mitigate impacts on the surrounding community.
c. Site-specific conditions that should be attached to development proposals that are designed to mitigate impacts on the surrounding community."

"Policy LU-104 Coordination with other public or institutional entities is essential in the implementation of this land use designation."

The Capital Facilities Element also contains objectives and policies relevant to the request, as follows:

Volume 3 – Capital Facilities Element

Planning Approach

"The Capital Facilities planning approach is to manage growth in a manner that enhances rather than detracts from community quality and values by actively coordinating land use type and intensity with City facility and service development and provision."

Objectives and Policies

"Objective 1.1. Ensure that new development does not outpace the City's ability to provide and maintain adequate public facilities and services, by allowing new development to occur only when and where adequate facilities exist or will be provided, and by encouraging development types and locations that can support the public services they require."

"Policy CF-3. Development shall be allowed only when and where such development can be adequately served by public services (police and fire) without reducing the level of service elsewhere."

"Objective 1.2. To ensure that new developments are supported by an adequate level of public services through an effective system of public facilities."

"Policy CF-10. Public facilities shall be provided in accord with the guidance of the Capital Facilities Plan or, as may be appropriate a system plan for each type

of facility designed to serve at an adequate level of service the locations and intensities of uses specified in this Comprehensive Plan."

"Objective 1.8. To site public and institutional buildings in accord with their service function and the needs of the members of the public served by the facility."

"Policy CF-63. Public and institutional facilities that attract a large number of visitors (City Hall, museums, libraries, educational facilities, permit and license offices, health and similar facilities, etc.) should be sited in areas that are accessible (within ¼ mile) by transit."

The purpose of the City's Comprehensive Plan document is to provide a policy basis for the zoning changes to ensure that the Comprehensive Plan and Zoning Ordinance are consistent as required by the following city code provision:

"ACC 14.22.050 Conformance and consistency.
The zoning, land division and other development codes contained or referenced within Auburn City Code shall be consistent with and implement the intent of the comprehensive plan. Capital budget decisions shall be made in conformity with the comprehensive plan. "

The City code provides certain criteria for decision-making for comprehensive plan amendments as follows:

"ACC 14.22.110 Decision criteria for plan amendments.
A. The comprehensive plan was developed and adopted after significant study and public participation. The principles, goals, objectives and policies contained therein shall be granted substantial weight when considering a proposed amendment. Therefore, the burden of proof for justifying a proposed amendment rests with the applicant, who must demonstrate that the request complies with and/or relates to the following decision criteria:

1. The proposed change will further and be consistent with the goals and objectives of the plan and the plan will remain internally consistent;
2. Whether the capacity to provide adequate services is diminished or increased;
3. Assumptions upon which the comprehensive plan is based are found to be invalid;
4. A determination of change or lack of change in conditions or circumstances has occurred since the adoption of the latest amendment to the specific section of the comprehensive plan that dictates the need for a proposed amendment;
5. If applicable, a determination that a question of consistency exists between the comprehensive plan and Chapter 36.70A RCW, the countywide planning policies for either King and/or Pierce County, as appropriate, and Vision 2050: Growth and Transportation Strategy for the Puget Sound Region."

<u>Comprehensive Plan Land Use Map and Rezone Related – Conclusions</u>
City Staff completed an analysis of the proposal and criteria for decisions on amending the Comprehensive Plan Land Use Map under ACC 14.22.110 and the Comprehensive

Plan Zoning Map under ACC 18.86.040. This evaluation can be found in the complete CPM #2 – MultiCare Site Staff Report found in the 'Staff Reports/Presentations' tab in the 'Working Binder'.

Planning Commission Recommendation

At the October 17, 2023 Planning Commission Public Hearing, Planning Commission recommends to the City Council **approval** of the MultiCare Site Comprehensive Plan Land Use Map Amendment and Rezone (CPA23-0001 & REZ23-0003) request for a Comprehensive Plan Land Use Map Amendment to change the map designation of five contiguous parcels, parcel No. 1921059160 from "Single-Family" to "Public/Quasi-Public" and Parcel Nos: 1921059161, 1921059111, 1921059088, and 1921059140 from "Light Commercial" to "Public/Quasi-Public". And rezone parcel No. 1921059160 from "R-7, Residential Seven Dwelling Units Per Acre" to "P-1, Public Use" and Parcel Nos: 1921059161, 1921059111, 1921059088, and 1921059140 from "C-1, Light Commercial" to "P-1, Public Use".

CPM #3 – Auburn Dairy

This proposed amendment updates the Comprehensive Land Use Map and related zoning map and text. A Staff Report was prepared and shared at the October 17th, 2023, Planning Commission meeting as is found in the 'Working Binder' in the "Staff Reports/Presentations" section. The following section includes a Discussion, Findings, Decision Criteria, and Staff Recommendations from that Staff Report.

Discussion

Request to amend the Comprehensive Plan Land Use map designation of six contiguous parcels consisting of approximately 3.11 acres from the current designation of "Downtown Urban Center" to "Light Industrial". Request to rezone parcel no. 3915000085 from "DUC, Downtown Urban Center" to "M-1, Light Industrial" and to rezone parcel nos. 3915000115, 3915000120, 3915000125 from "R-20, Residential 20 Dwelling Units per Acre" to "M-1, Light Industrial". The map amendment is a non-project action.

Project site is located south of the T-intersection of W Main Street and G Street SW within SE ¼ of Section 13 Township 21, Range 4. King County Assessor Parcel Nos. 3915000005, 3915000050, 3915000085, 3915000115, 3915000120, 3915000125.

General Findings of Fact

1. The Applicant, Jacob Miller of Barghausen Consulting Engineers, representing Auburn Dairy submitted applications for a Comprehensive Plan map amendment (File No. CPA23-0002) and a related contract rezone (File No. REZ23-0004). More specifically, the applications request a change to amend the Comprehensive Plan Land Use map designation of six contiguous parcels consisting of approximately 3.11 acres from the current designation of "Downtown Urban Center" to "Light Industrial". The contract rezone consists of a request to rezone parcel no. 3915000085 from "DUC, Downtown Urban Center" to "M-1, Light Industrial" and to rezone parcel nos. 3915000115, 3915000120, 3915000125 from "R-20, Residential

20 Dwelling Units per Acre" to "M-1, Light Industrial". The Applicant identifies this is a non-project action.

2. The Site, comprised of six parcels, is located south of the T-intersection of W Main Street and G Street SW within SE ¼ of Section 13 Township 21, Range 4. King County Assessor Parcel Nos. 3915000005, 3915000050, 3915000085, 3915000115, 3915000120, 3915000125.

3. The existing Auburn Dairy operation consists of two parcels on the west side of G Street SW, and four parcels east of G Street SW. The four parcels are proposed for future expansion and improvements to the existing dairy operation.

4. The existing operation was established in 1923. Across G Street SW to the east, Auburn Dairy purchased two parcels (3915000120 and 3915000125) in 2013 and purchased two parcels (3915000085 and 3915000115) in 2020. The four recently purchased parcels are vacant. Demolition permits were issued in 2022 to demolish existing buildings on those parcels.

5. The site is bordered to the west by railroad tracks and the Interurban Trail, a recreational path that runs north/south through the City of Auburn. Development to the west is predominantly warehouses, large outdoor storage areas and industrial uses. To the east of the site the land is developed as an older single-family residential neighborhood.

6. The current Comprehensive Plan designation, zoning classification and current land uses of the sites and surrounding properties are as follows:

	Comprehensive Plan Designation	Zoning Classification	Existing Land Use
On-Site	Downtown Urban Center	"M-1, Light Industrial", "DUC, Downtown Urban Center", and "R-20, 20 Dwelling Units per Acre"	Auburn Dairy manufacturing plant, and vacant land
North	Downtown Urban Center	"M-2, Heavy Industrial" and "DUC, Downtown Urban Center"	Retail / Restaurants
South	Downtown Urban Center	"M-1, Light Industrial"	Warehouse and Industrial (General Purpose)
East	Downtown Urban Center	"DUC, Downtown Urban Center" and "R-20, 20 Dwelling Units per Acre"	Public School Employee offices and Single-family residences
West	Open Space	"Open Space"	Interurban Trail

Vicinity Map with Site outlined in yellow

7. A Determination of Non-Significance (DNS), the environmental review decision required under the State Environmental Policy Act (SEPA), for the application by Auburn Dairy for a Comprehensive Plan Map Amendment and Rezone was applied for under City File No. SEP23-0020 on June 1, 2023. The staff review was completed and a DNS using the optional process was issued on October 2, 2023. The appeal period expired on October 30, 2023

8. The public hearing notice was published in the Seattle Times on October 2, 2023, which is at least 10-days prior to the Planning Commission public hearing scheduled for October 17, 2023. Public notice was also mailed to property owners of record within 300 feet, posting on-site and on the city's webpage.

9. As indicated by the Applicant's narrative statement submitted with the application, the Comprehensive Plan Land Use map amendment and related contract rezone have been requested for the purpose of future expansion and improvements of the existing Auburn Dairy operation.

10. The following report identifies a Comprehensive Plan Land Use map amendment and contract rezone requested by Auburn Dairy scheduled for the Planning Commission's October 17, 2023 public hearing with a staff recommendation.

<u>Comprehensive Plan Findings of Fact</u>

11. The Applicant submitted a Comprehensive Plan Land Use map amendment application on June 1, 2023, before the year 2023 application submittal deadline for comprehensive plan amendments (June 1, 2023).

12. The City of Auburn first adopted amendments to its Comprehensive Plan in compliance with the Washington State Growth Management Act (GMA) requirements, as amended in 1995. The Auburn Comprehensive Plan has been amended annually each year since generally for housekeeping items and for capital facilities plan coordination.

13. The City of Auburn adopted a substantially revised Comprehensive Plan (including map amendments) in response to periodic updates required by the GMA by Ordinance No. 6584 on December 14, 2015.

14. City Code Section 14.22, "Comprehensive Plan" provides the city's laws for amending the Comprehensive Plan. Amendments can be initiated by the City of Auburn (city-initiated) and by private citizens (privately-initiated).

15. RCW 36.70A.130 (GMA) provides for annual amendments to locally adopted comprehensive plans. Except in limited circumstances as provided for in State law, Comprehensive Plan amendments shall be considered by the city or county legislative body no more frequently than once per year. The annual limitation and exceptions are also restated in city code at ACC 14.22.060.

16. The City of Auburn established a June 1, 2023 submittal deadline for comprehensive plan amendments for the year 2023 (map or policy/text amendments). Notice to the public of the application filing deadline was provided on the City's website, publication of a legal notice the Seattle Times Newspaper, and sent to a notification list of potentially interested parties.

17. Auburn City Code Chapter 14.22, "Comprehensive Plan", outlines the process for submittal of private initiated amendments and the processing of Comprehensive Plan amendments as follows:

"Section 14.22.100

A. The planning commission shall hold at least one public hearing on all proposed amendments to the comprehensive plan. Notice of such public hearing shall be given pursuant to Chapter 1.27 ACC and, at a minimum, include the following:

1. For site-specific plan map amendments:

a. Notice shall be published once in the official newspaper of the city not less than 10 calendar days prior to the date of public hearing;

b. Notice shall be mailed by first class mail to all property owners of record within a radius of 300 feet of the proposed map amendment request, not less than 10 calendar days prior to the public hearing;

2. For area-wide plan map amendments:

a. Notice shall be published once in the official newspaper of the city not less than 10 calendar days prior to the date of public hearing;

b. Notice shall be mailed by first class mail to all property owners of record within the area subject to the proposed amendment;

c. Notice shall be posted in at least two conspicuous locations in the area subject to the proposed amendment not less than 10 calendar days prior to the date of the public hearing.
B. Notwithstanding the above, the director may expand the minimum noticing provisions noted above as deemed necessary.
C. Planning Commission Recommendation. The planning commission shall conduct a public hearing on all potential comprehensive plan amendments and shall make and forward a recommendation on each to the city council. The planning commission shall adopt written findings and make a recommendation consistent with those findings to the city council.
D. The city council, if it elects to amend the comprehensive plan, shall adopt written findings and adopt said amendments by ordinance.
E. State Review. All comprehensive plan amendments considered by the planning commission shall be forwarded for state agency review consistent with RCW 36.70A.106.
F. Any appeal of an amendment to the comprehensive plan shall be made in accordance with Chapter 36.70A RCW. (Ord. 6172 § 1, 2008.)"

18. Per Chapter 14.22 Auburn City Code ("ACC"), privately-initiated amendments to the Comprehensive Plan shall have at least one public hearing before the Planning Commission who then forward on a recommendation to the City Council. City Council consideration and action on the amendments generally occurs, but is not required, prior to the end of the year.

19. Pursuant to RCW 36.70A.106, the proposed comprehensive plan amendments outlined in this agenda bill were sent to the Washington State Office of Commerce and other state agencies as required for the 60-day state review. No comments have been received from the Washington State Department of Commerce or other state agencies as of the writing of this report.

20. Due to the scope and limited number of privately initiated policy/text changes, the optional process as provided in the city code for a public open house was not conducted.

Zoning Code Findings of Fact

21. In June 2018 the City Council adopted Ordinance No. 6655 which allows the Planning Commission and City Council to consider associated map changes (for Comprehensive Plan map amendments and rezones), concurrently. This eliminates the need for the Hearing Examiner to subsequently consider and conduct a public hearing for a rezone when it is related to a Comprehensive Plan map amendment.

22. Chapter 18.68 ACC Amendments outlines the process for submittal of privately-initiated zoning amendments and the general processing. Per ACC 18.68.030(B)(1)(b), when the Planning Commission is considering a re-zone (zoning map amendment) which requires a Comprehensive Plan Land Use Map amendment, the public hearings shall be conducted concurrently and a recommendation on both shall be forwarded to the City Council.

23. The intent of the "M-1, Light Industrial Zone" is "…is to accommodate a variety of industrial, commercial, and limited residential uses in an industrial park environment,

to preserve land primarily for light industrial and commercial uses, to implement the economic goals of the comprehensive plan and to provide a greater flexibility within the zoning regulations for those uses which are non-nuisance in terms of air and water pollution, noise, vibration, glare or odor." The light industrial/commercial character of this zone is intended to address the way in which industrial and commercial uses are carried out rather than the actual types of products made. The Auburn Dairy manufacturing operation is conducted inside of buildings.

Criteria for Comprehensive Plan Land Use Map Amendments

The Comprehensive Plan Map Amendment application seeks to change the designation of six parcels, King County Parcel Nos. 3915000005, 3915000050, 3915000085, 3915000115, 3915000120, 3915000125.

The City's Comprehensive Plan contains the following objectives and policy guidance, as it relates to this application:

Volume 1 – Land Use Element

"Industrial Land Use Designations"

Character Sketch

"Industrial uses will become a more integrated part of the physical and social life of the City. Since so many people work in these areas and these companies contribute so much to the financial life of the city, it is important that they are connected though paths, roads and by public transportation. Locations that have access to rail and highways that also encourage intelligent growth patterns will be prioritized. Innovation will be a key requirement of new and infill projects as the City looks to mitigate impacts of production and limit damage to the environment."

General Policies

A general policy appropriate to this request is:

"Policy LU-72. A wide range of industrial uses may be permitted, subject to performance standards."

"Light Industrial Designation"

Description

"This category is intended to accommodate a wide range of industrial and commercial uses. This designation is intended to provide an attractive location for manufacturing, processing and assembling land use activities that contribute to quality surroundings. A wide variety of appropriate commercial uses in this designation benefit from the location, access, physical configuration, and building types of these properties. It is distinguished from heavier industrial uses by means of performance criteria. All significant activities shall take place inside buildings, and the processing or storage of hazardous materials shall be strictly controlled and permitted only as an incidental part of another use."

Designation Criteria

1) Previously developed light industrial areas; or
2) Located along high-visibility corridors;
3) Provides buffering for heavy industrial areas or is buffered from the single-family designation by landscaping, environmental features, or the Residential Transition designation and buffered from all other Residential designations; and
4) Meets the development parameters of the Light Industrial designation.

Light Industrial-related policies appropriate to this request are:

> "Policy LU-76. A wide range of industrial uses may be permitted, subject to performance standards. Heavy commercial uses that serve the needs of workers in light industries are also appropriate. These uses include indoor manufacturing, processing, and assembling of materials from previously prepared or raw materials and ancillary and necessary warehousing and distribution of finished goods associated with manufacturing and industrial uses."
>
> "Policy LU-77. Parking lots must be located and designed in a manner that softens their appearance from adjacent public roads. This is accomplished through landscaping, pedestrian spaces, and the location of buildings on the property. Where practicable, low-impact development techniques and landscaping should be used to promote on site stormwater infiltration and shading of hard surfaces. Minimum and maximum parking ratios must be established for each type of permitted use."
>
> "Policy LU-80. Where a light industrial use is located adjacent to a property with a less intense zoning designation, the light industrial use bears the burden of incorporating techniques that mitigate the visual, noise, dust, and odor impacts."

The Capital Facilities Element also contains objectives and policies relevant to the request, as follows:

Volume 3 – Capital Facilities Element

Planning Approach

"The Capital Facilities planning approach is to manage growth in a manner that enhances rather than detracts from community quality and values by actively coordinating land use type and intensity with City facility and service development and provision."

Objectives and Policies

"Objective 1.1. Ensure that new development does not outpace the City's ability to provide and maintain adequate public facilities and services, by allowing new development to occur only when and where adequate facilities exist or will be provided, and by encouraging development types and locations that can support the public services they require."

"Policy CF-3. Development shall be allowed only when and where such development can be adequately served by public services (police and fire) without reducing the level of service elsewhere."

Volume 6 – Economic Development Element

Planning Approach

"To ensure the long-term economic health of the City and the region through a diversified economic base that supports a wide range of employment opportunities for Auburn's residents and those of the region, and through the promotion of quality industrial and commercial development that matches the aspirations of the community."

"Objective 9.1. Promote a diversified economic base capable of withstanding changes in interest rates, inflation, tax structure and market conditions."

"Policy ED-3. The importance of downtown Auburn as unique retail environment and subregional center of commerce should be considered in the City's economic plan."

The purpose of the City's Comprehensive Plan document is to provide a policy basis for the zoning changes to ensure that the Comprehensive Plan and Zoning Ordinance are consistent as required by the following city code provision:

"ACC 14.22.050 Conformance and consistency.

The zoning, land division and other development codes contained or referenced within Auburn City Code shall be consistent with and implement the intent of the comprehensive plan. Capital budget decisions shall be made in conformity with the comprehensive plan.

The City code provides certain criteria for decision-making for comprehensive plan amendments as follows:

"ACC 14.22.110 Decision criteria for plan amendments.

The comprehensive plan was developed and adopted after significant study and public participation. The principles, goals, objectives and policies contained therein shall be granted substantial weight when considering a proposed amendment. Therefore, the burden of proof for justifying a proposed amendment rests with the applicant, who must demonstrate that the request complies with and/or relates to the following decision criteria:

1. The proposed change will further and be consistent with the goals and objectives of the plan and the plan will remain internally consistent;
2. Whether the capacity to provide adequate services is diminished or increased;
3. Assumptions upon which the comprehensive plan is based are found to be invalid;
4. A determination of change or lack of change in conditions or circumstances has occurred since the adoption of the latest amendment to the specific section of the comprehensive plan that dictates the need for a proposed amendment;
5. If applicable, a determination that a question of consistency exists

between the comprehensive plan and Chapter 36.70A RCW, the countywide planning policies for either King and/or Pierce County, as appropriate, and Vision 2040: Growth and Transportation Strategy for the Puget Sound Region."

Comprehensive Plan Land Use Map and Rezone Related – Conclusions
City Staff completed an analysis of the proposal and criteria for decisions on amending the Comprehensive Plan Land Use Map under ACC 14.22.110 and the Comprehensive Plan Zoning Map under ACC 18.23.020. This evaluation can be found in the complete CPM #3 – Auburn Dairy Staff Report found in the 'Staff Reports/Presentations' tab in the 'Working Binder'.

Planning Commission Recommendation
At the October 17, 2023 Planning Commission Public Hearing, Planning Commission recommends to the City Council **approval** of the Auburn Dairy Products, Inc. (CPA23-0002) request for a Comprehensive Plan Land Use Map Amendment to change the map designation of six parcels, King County Assessor Parcel Nos. 3915000005, 3915000050, 3915000085, 3915000115, 3915000120, 3915000125 from Downtown Urban Center to Light Industrial and to rezone (REZ23-0004) Parcel No. 3915000085 from "Downtown Urban Center" to "M-1, Light Industrial" and rezone Parcel Nos. 3915000115, 3915000120, 3915000125 from "R-20, Twenty Dwelling Units per Acre" to "M-1, Light Industrial" zoning district.

CONDITIONS OF APPROVAL

In accordance with Auburn City Code 18.68.060 Contract Rezone. "In order to mitigate any impacts that may result from a rezone the city may enter into a contract with the property owner. The contract shall outline the conditions of approval and the obligations of the property owner. The contract shall be binding upon the owner and the owner's heirs, assigns and successors, and the contract shall run with the land.

The Conditions of Approval below are recommendations from Planning Commission heard at the October 17, 2023 meeting. These Conditions have been revised from the Planning Commission October 17, 2023 Staff Report found in the 'Working Binder' and should be reflected in City Council's decision as Planning Commission recommendations.

Zoning Development Standards Conditions

1. Due to the proximity of residences, residential zoning, and location within the Downtown Urban Center comprehensive plan designation certain uses allowed by Auburn City Code 18.23.030 in the "M-1, Light Industrial" zoning district shall be prohibited for the four parcels identified by King County Parcel Nos. 3915000085, 3915000115, 3915000120, and 3915000125. The prohibited uses are as follows:

   INDUSTRIAL, MANUFACTURING AND PROCESSING, WHOLESALING
   a. Building contractor, heavy
   b. Manufacturing, assembling and packaging – Medium intensity
   c. Marijuana processor

d. Marijuana producer
e. Marijuana researcher
f. Marijuana retailer
g. Marijuana transporter
h. Outdoor storage
i. Warehousing and distribution requiring frequent deliveries (more than once a day) or deliveries by commercial vehicles or vehicles not licensed to operate on public streets

RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES

j. Commercial recreation facility, outdoor
k. Religious institutions, lot size more than one acre
l. Sexually oriented businesses
m. Sports and entertainment assembly facility

RETAIL

n. Building and landscape materials sales
o. Construction and heavy equipment sales and rental
p. Drive-through espresso stands
q. Drive-through facility, including banks and restaurants
r. Nursery
s. Outdoor displays and sales associated with a permitted use (auto/vehicle sales not included in this category)
t. Tavern

SERVICES

u. Outdoor equipment rental and leasing

TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE

v. Ambulance, taxi, and specialized transportation facility
w. Heliport
x. Towing storage yard

VEHICLE SALES AND SERVICES

y. Automobile washes (automatic, full or self service)
z. Auto parts sales with installation services
aa. Auto/vehicle sales and rental
bb. Fueling station
cc. Mobile home, boat, or RV sales
dd. Vehicle services – Repair/body work

OTHER

ee. Any commercial use abutting a residential zone which has hours of operation outside of the following: Sunday 9:00 a.am. to 10:00 p.m. or Monday – Saturday 6:00 a.m. to 10:00 p.m.

2. For the four parcels identified by King County Parcel Nos. 3915000085, 3915000115, 3915000120, and 3915000125, the front, side interior, and rear setbacks for new structures shall comply with the standards of the Downtown Urban Center zoning district.

3. For the four parcels identified by King County Parcel Nos. 3915000085, 3915000115, 3915000120, and 3915000125, landscaping shall be provided as defined in the Downtown Auburn Design Standards (ACC 18.29.060.J).

Architectural and Site Design Related Conditions

4. For the four parcels identified by King County Parcel Nos. 3915000085, 3915000115, 3915000120, 3915000125, new development shall comply with all City of Auburn Downtown Urban Center Architectural and Site Design Standards, adopted 2/12/07 with revision effective 09/20/21 and ACC 18.31.200, 'Architectural and Site Design Review Standards and Regulations, except for the standards listed as follows:

    a. A parking structure is not required, and parking shall be located over, under, behind, or to the side of principal buildings (Site Design Standard 1.A.1).
    b. A public plaza is not required (Site Design Standard 4.).
    c. Access to rooftops provided to the City which allows the installation of devices for wireless coverage and maintenance of said devices, is not required (Building Design Standard 8.B.).
    d. Installation of outdoor speaker systems and AM receiver is not required (Building Design Standard 8.C.).
    e. Along Pedestrian 1 Streets, ground floor uses that face the sidewalk shall be human-scale, active uses that create visual interest for pedestrians. Examples include breakrooms, lobbies, office spaces, etc. (Pedestrian Street Standard 1.A.).
    f. Twenty-five (25) foot-wide storefronts along Main Street, doors and windows reflecting the historic Main Street are not required (Pedestrian Street Standard 3.C.).

Overview of Contents
2023 Annual Comprehensive Plan Amendments Working Binder

2023 Comprehensive Plan Amendment Schedule, dated 11-2-2023

2023 Comprehensive Plan Docket *(spreadsheet listing*)

Tab: Staff Reports/Presentations:

a. **Staff Report of City-initiated Annual Comprehensive Plan Amendments, dated September 1, 2023 (CPA23-0003, CPA23-0004)**

b. **Staff Report for City-Initiated "Bridges" (Annexation) amendment, dated October 27, 2023 (CPA23-0004, CPM #1)**

c. **Staff Report for Private-Initiated "MultiCare Site" amendment, dated October 2, 2023 (CPA23-0001, CPM #2)**

d. **Staff Report for Private-Initiated "Auburn Dairy" amendment, dated October 2, 2023 (CPA23-0002, CPM #3)**

e. **Memorandum for Planning Commission meeting 7-18-23 describing overview of Annual Comprehensive Plan Amendments dated 7-11-23**

f. **Memorandum for Planning Commission meeting 10-3-23 describing overview of Annual Comprehensive Plan Amendments dated 9-8-23**

g. **Memorandum for Planning Commission meeting 10-17-23 describing overview of Annual Comprehensive Plan Amendments dated 10-17-23**

h. **Staff presentation to Planning Commission on 7-18-23 providing overview of Annual Comprehensive Plan Amendments**

i. **Staff presentation to Planning Commission on 10-3-23 providing overview of Annual Comprehensive Plan Amendments**

j. **Staff presentation to Planning Commission on 10-17-23 providing overview of Annual Comprehensive Plan Amendments for Public Hearing**

k. **Staff presentation to Planning Commission on 11-7-23 for continuation of 10-17-2023 Public Hearing related to "Bridges" (Annexation) (File No. CPA23-0004)**

Tab: Environmental Review:

a) **Notice of Application and Determination of Non-Significance (DNS) for City-initiated amendments (File No. SEP23-0029)**
b) **(SEPA) Completed Environmental Checklist Application for City-Initiated amendments (File No. SEP23-0029)**
c) **Notice of Public Hearing (NOH) for City-Initiated amendments (File No. SEP23-0029)**

Tab: General Information & Correspondence

a. **Agency Correspondence**
   i. Washington State Dept. of Commerce acknowledgement of receipt of proposed 2023 Annual Comprehensive Plan Amendments to WA State Dept. of Commerce for review (File No. CPA23-0001, CPA23-0002, CPA23-0003, CPA23-0004).
   ii. Washington State Dept. of Ecology acknowledgement of receipt of proposed 2023 City-Initiated Annual Comprehensive Plan (File No. CPA23-0003, CPA23-0004).

b. **Notice of Comprehensive Plan Amendment Notice of Application and Determination of Non-Significance**
   i. Affidavit of Publication - Seattle Times Newspaper Ad for City-initiated amendments
c. **Notice of Comprehensive Plan Amendment Noice of Public Hearing**
   i. Affidavit of Publication - Seattle Times Newspaper Ad for City-initiated amendments

Tab: City-Initiated Comp Plan **Policy/Text** Amendments

P/T #1 POLICY/TEXT AMENDMENT
AUBURN SCHOOL DISTRICT CAPITAL FACILITES PLAN
   i. Cover letter describing impact fee rates

ii. Auburn School District Capital Facilities Plan 2023 thru 2029
iii. (SEPA) Environmental Checklist Application
iv. Determination of Non-Significance (DNS)

P/T #2 POLICY/TEXT AMENDMENT
DIERINGER SCHOOL DISTRICT CAPITAL FACILITES PLAN

i. Cover letter describing impact fee rates
ii. Dieringer School District Capital Facilities Plan 2023-2029
iii. (SEPA) Environmental Checklist Application
iv. Determination of Non-Significance (DNS)

P/T #3 POLICY/TEXT AMENDMENT
FEDERAL WAY PUBLIC SCHOOLS CAPITAL FACILITES PLAN

i. Memorandum to Planning Commission for Public Hearing
ii. Cover letter describing impact fee rates
iii. Federal Way Public Schools Capital Facilities Plan 2024
iv. (SEPA) Environmental Checklist Application
v. Determination of Non-Significance (DNS)

P/T #4 POLICY/TEXT AMENDMENT
KENT SCHOOL DISTRICT CAPITAL FACILITES PLAN

i. Kent School District Capital Facilities Plan 2022/2023 through 2028/2029
ii. (SEPA) Environmental Checklist Application
iii. Determination of Non-Significance (DNS)

Tab: City-Initiated Comp. Plan **Map** Amendments

CPM#1 (CPA23-0004): "**Bridges" (Annexation)**
Volume 1: Land Use Element. This proposed amendment updates the Comprehensive Land Use Map and related zoning map and text to incorporate the proposed City-initiated "Bridges" (Annexation) map amendment.

i. Staff Memorandum on "Bridges" (Annexation) dated August 31, 2023
ii. Staff Memorandum on "Bridges" (Annexation) dated October 10, 2023
iii. Staff Supplemental Memorandum on "Bridges" (Annexation) dated October 23, 2023
iv. Proposed Land Use Map and Amendment
v. Proposed Zoning Map Amendment
vi. Proposed Zoning Text Amendment
vii. Affidavit of Mailing

viii. Affidavit of Posting

Tab: Private-Initiated Comp. Plan **Map** Amendments

CPM#2 (CPA23-001): **MultiCare Site Amendment**
Volume 1: Land Use Element. This proposed amendment updates the Comprehensive Land Use Map and related zoning map to incorporate the proposed Private-initiated MultiCare map amendment.

i. Staff Memorandum on MultiCare Site
ii. Existing and Proposed Land Use Map Amendment
iii. Existing and Proposed Zoning Map Amendment
iv. Completed CPA and REZ Application
v. SEPA Environmental Checklist Application
vi. Combined Notice of Application and Determination of Non-Significance
vii. Notice of Public Hearing
viii. Affidavits of Publication, Mailing, and Posting

CPM#3 (CPA23-002): **Auburn Dairy Amendment**
Volume 1: Land Use Element. This proposed amendment updates the Comprehensive Land Use Map and related zoning map to incorporate the proposed Private-initiated Auburn Dairy map amendment.

i. Staff Memorandum on Auburn Dairy Site dated September 1, 2023
ii. Staff Supplemental Memorandum on Auburn Dairy Site dated October 17, 2023
iii. Existing and Proposed Land Use Map Amendment
iv. Existing and Proposed Zoning Map Amendment
v. Applicant Written Narrative
vi. SEPA Environmental Checklist
vii. Notice of Hearing and Determination of Non-Significance
viii. Confirmation of Noticing
ix. Affidavit of Publication
x. Auburn Dairy Traffic Impact Analysis

City of Auburn
2023 Comprehensive Plan Amendment Proposed Schedule

	7-18-23	**10-3-23**	**10-17-23**	**11-7-23**	**11-13-23**	**11-20-23**	**11-27-23**	**12-4-23**	**12-18-22**
	Planning Commission (PC) Regular Meeting	Planning Commission Regular Meeting	Planning Commission Extra Meeting	Planning Commission Regular Meeting	City Council **Study Session**	City Council **Regular Meeting**	City Council **Study Session**	City Council **Regular Meeting**	City Council **Regular Meeting**
City-initiated **Text** Amendments CPA23-0004 • School district CFP's P/T #1-4 City-initiated **Map** Amendments CPA23-0003 • Land Use Map CPM #1 Private-initiated **Map** Amendments CPA23-0001, CPA23-0002 • Land Use Map CPM #2 CPM #3	Introduction to 2023 Comp Plan Amendment docket	Briefing on 2023 Comp Plan amendments	Conduct Public Hearing #1 Suggested agenda order: School District Amendments (SD staff, if present) City Staff briefing on City-Initiated Amendments City Staff briefing on Private-Initiated Amendments	Continue Public Hearing for CPA23-0003	Discussion of PC recommendation.	Council Action	*Continued discussion of PC recommendation, if needed.*	*Council Action, if needed*	*Council Action, if needed*

2023 COMPREHENSIVE PLAN ANNUAL AMENDMENTS DOCKET

CITY INITIATED TEXT AMENDMENTS CPA23-0003

Item	Page(s)	Area to be changed	Change	Reason	Pros	Cons	Comments
P/T # 1	Auburn School District Capital Facilities Plan (CFP)	Volume 3: Capital Facilities Element *(District document is incorporated by reference on Page CF-2).*	N/A	Incorporate updated information	Reflect new projects and remove projects that have been completed as well as updated information related to development activity and projection of student levels.	None	The Auburn School District Board of Directors adopted the CFP on June 12, 2023.
P/T # 2	Dieringer School District Capital Facilities Plan	Volume 3: Capital Facilities Element *(District document is incorporated by reference on Page CF-2).*	N/A	Incorporate updated information	Reflect new projects and remove projects that have been completed as well as updated information related to development activity and projection of student levels.	None	The Dieringer School District Board of Directors adopted the CFP on June 20, 2023.
P/T # 3	Federal Way School District Capital Facilities Plan	Volume 3: Capital Facilities Element *(District document is incorporated by reference on Page CF-2).*	N/A	Incorporate updated information	Reflect new projects and remove projects that have been completed as well as updated information related to development and projection of student levels.	None	The Federal Way Public School's Board of Education published the CFP on June 27, 2023.
P/T # 4	Kent School District Capital Facilities Plan	Volume 3: Capital Facilities Element (District document is *incorporated by reference on Page CF-2).*	N/A	Incorporate updated information	Reflect new projects and remove projects that have been completed as well as updated information related to development activity and projection of student levels.	None	The Kent School Board published the CFP in June 2023.

CITY INITIATED MAP AMENDMENTS CPA23-0004

CPM #	Page	Area to be changed	Potential change	Reason	Pros	Cons	Comments	Corresponding Zoning Map Change
CPM #1	Map Section	Comprehensive Plan Map #1.1	Revise Land Use Element to establish Comprehensive Plan map designations of "Single Family Residential" and concurrent zoning of "R-1, and R-5 Residential" and establish "Moderate Density Residential" and establish concurrent zoning of R-10, Residential" for this future annexation area. CPA23-0004	Create consistency between Land Use Plan & Map and Zoning maps for a mostly developed area, known as "The Bridges" surrounded by Auburn to become part of the City of Auburn.	Create consistency between Land Use Plan & Map and Zoning maps for a mostly developed area, known as "The Bridges" surrounded by Auburn to become part of the City of Auburn.	None.	Concurrent zoning of "R-1 and R-5 Residential" and estblish "Moderate Density Residential" and establish concurrent zoning of R-10, Residential" for this futue annexation area.	Yes, establish Comprehensve Plan map designations of "Single Family Residential" and concurrent zoning of "R-1, and R-5 Residential" and establish "Moderate Density Residential" and establish concurrent zoning of R-10, Residential" for this futue annexation area.

PRIVATE INITIATED MAP AMENDMENTS CPA23-0001, CPA23-0002

CPM #	Page	Area to be changed	Potential change	Reason	Pros	Cons	Comments	Corresponding Zoning Map Change
CPM #2	Map Section	Comprehensive Plan Map #1.1	BCRA Design, acting as Agent on behalf of MultiCare Health Systems, property owner, submitted applications for a Comprehensive Plan Map Amendment and associated Rezone. The request is to change the Comprehensive Plan Map Land Use Designation of five contiguous parcels of land totaling approximately 2.27 acres to “Public/Quasi-Public” and a zoning map amendment or rezone of the properties to the P-1, Public Use District. No Comprehensive Plan policy/text wording is proposed to be updated. The purpose of this rezone request is to prepare for anticipated sale and development of the site for city services use.	Create consistency between Land Use Plan & Map and Zoning maps.	Create consistency between Land Use Plan & Map and Zoning maps.	None		Yes. Change Comprehensive Plan map designation of "Single Family Residential" and "Light Commercial" to "Public/Quasi-Public."
CPM #3	Map Section	Comprehensive Plan Map #1.1	Request by Chris Ferko, Director of Planning Services, Barghausen Consulting Engineers Inc. on behalf of Auburn Dairy Products Inc. to change the comprehensive plan designation six parcels totaling approximately 3.11 acres near W. Main Street & G Street SW from “Downtown Urban Center” to “Light Industrial” Comprehensive Plan map designation. The action also includes an associated zoning map amendment (rezone) for the eastern four of the six parcels representing approximately 0.67 acres from current classifications of DUC, Downtown Urban Center and R-20, Residential 20 dwelling units per acre zoning districts. The zoning is proposed to change to M-1, Light Industrial zoning district as a contract rezone where certain land use and architectural & site design conditions are applied.	Create consistency between Land Use Plan & Map and Zoning maps.	Create consistency between Land Use Plan & Map and Zoning maps.	None		Yes. Change Comprehensive Plan map designation of "Downtown Urban Centerl" to "Light Industrial."

STAFF REPORTS/PRESENTATIONS

STAFF REPORT
PLANNING COMMISSION

Agenda Subject/Title:
CPA23-0001, CPA23-0002, CPA23-0003, CPA23-0004, 2023 Annual Comprehensive Plan Amendments – Specifically, City Initiated Plan Policy/Text & Map Amendments

Date:
September 1, 2023

Department:
Community Development

Budget Impact:
Current Budget: $0
Proposed Revision: $0
Revised Budget: $0

Administrative Recommendation: Planning Commission to conduct public hearing and recommend to City Council approval of the 2023 City-Initiated and Private-Initiated Comprehensive Plan Amendments (Policy/Text & Map Amendments).

Background Summary: The City of Auburn adopted amendments to its Comprehensive Plan in 1995 in response to the Washington State Growth Management Act (GMA) requirements, as amended. Since then, the Auburn Comprehensive Plan has been amended annually. At the end of 2015, the City adopted a substantially updated Comprehensive Plan in compliance with state-required periodic updates.

Annual Comprehensive plan amendments can be initiated by the City of Auburn (city-initiated) and by private parties (private-initiated).

This year the city is initiating:
- Four policy/text amendments
- One map amendment

This year private parties submitted applications and are initiating:
- Two map amendments

This staff report and recommendation addresses the city-initiated and private-initiated amendments and specifically:
- Policy/Text (P/T) Amendments P/T # 1 through # 4, and;
- Map (CPM) Amendment CPM # 1-3.

In terms of process, the Comprehensive plan amendments are initially reviewed during a public hearing process before the City of Auburn Planning Commission, who then provides a recommendation to the City Council for final action. City Council consideration and action on the amendments generally occurs but is not required prior to the end of the year.

A. Findings

1. RCW 36.70A.130 (Washington State Growth Management Act (GMA)) provides for amendments to locally adopted GMA comprehensive plans. Except in limited circumstances as provided for in State law and City Code, comprehensive plan amendments shall be considered by the city legislative body no more frequently than once per year.

2. The City of Auburn established a June 2, 2023 deadline for the submittal of private initiated comprehensive plan applications (map or policy/text). Notice to the public of the application submittal deadline was provided on the City's website.

3. The City of Auburn received annual updates to the four (4) school district Capital Facilities Plans whose districts occur within the City of Auburn. These Capital Facilities Plans are proposed to be incorporated by reference in the current Capital Facilities Element (Volume 3), of the current Auburn Comprehensive Plan and are processed as Policy/Text (P/T) amendments.

4. The environmental review decision under the State Environmental Policy Act (SEPA) for the school district capital facilities plans were prepared separately by each school district acting as their own lead agency, as allowed by State law (State Environmental Policy Act (SEPA)).

5. The environmental review decision under the State Environmental Policy Act (SEPA) for the private-initiated amendments were prepared separately by city staff with the City acting as the lead agency, as allowed by State law (State Environmental Policy Act (SEPA)). See appropriate section of the working binder.

6. The environmental review under the State Environmental Policy Act (SEPA) for the remaining city-initiated policy/text and map amendments, resulted in a Determination of Non-Significance (DNS) issued for the City-initiated Comprehensive Plan Amendments on September 7, 2023 (City File # SEP23-0029). The comment period will end at 5:00 p.m. September 22, 2023 and the appeal period will end at 5:00 p.m. October 6, 2023. A copy of the DNS and environmental checklist application is provided in the working binder behind the "Environmental Review" tab.

7. Auburn City Code (ACC) Chapter 14.22 outlines the process for submittal of privately-initiated amendments and the general processing of comprehensive plan amendments as follows:

   "Section 14.22.100
   A. The planning commission shall hold at least one public hearing on all proposed amendments to the comprehensive plan. Notice of such public hearing shall be given pursuant to Chapter 1.27 ACC and, at a minimum, include the following:
   1. For site-specific plan map amendments:
   a. Notice shall be published once in the official newspaper of the city not less than 10 calendar days prior to the date of public hearing;

b. Notice shall be mailed by first class mail to all property owners of record within a radius of 300 feet of the proposed map amendment request, not less than 10 calendar days prior to the public hearing;

2. For area-wide plan map amendments:

a. Notice shall be published once in the official newspaper of the city not less than 10 calendar days prior to the date of public hearing;

b. Notice shall be mailed by first class mail to all property owners of record within the area subject to the proposed amendment;

c. Notice shall be posted in at least two conspicuous locations in the area subject to the proposed amendment not less than 10 calendar days prior to the date of the public hearing.

B. Notwithstanding the above, the director may expand the minimum noticing provisions noted above as deemed necessary.

C. Planning Commission Recommendation. The planning commission shall conduct a public hearing on all potential comprehensive plan amendments and shall make and forward a recommendation on each to the city council. The planning commission shall adopt written findings and make a recommendation consistent with those findings to the city council.

D. The city council, if it elects to amend the comprehensive plan, shall adopt written findings and adopt said amendments by ordinance.

E. State Review. All comprehensive plan amendments considered by the planning commission shall be forwarded for state agency review consistent with RCW 36.70A.106.

F. Any appeal of an amendment to the comprehensive plan shall be made in accordance with Chapter 36.70A RCW. (Ord. 6172 § 1, 2008.)"

8. As provided in the City code, the Comprehensive Plan amendments are initially reviewed during a public hearing process before the City of Auburn Planning Commission, who then provides a recommendation to the City Council for final action which generally occurs, but is not required to, prior to the end of the year.

9. Pursuant to RCW 36.70A.106, the proposed comprehensive plan amendments outlined in this agenda bill were sent to the Washington State Department of Commerce and other state agencies for the required state review. The Washington State Department of Commerce acknowledged receipt on September 1, 2023, by Submittal ID: # 2023-S-6408. No comments have been received from the Washington State Department of Commerce or other state agencies as of the writing of this report. A copy of the transmittal and acknowledgement is provided in the working binder behind the "General Information & Correspondence" tab.

10. The notice of Determination of Non-Significance was published on September 7, 2023, and notice Public Hearing is to be published on October 6, 2023 in the Seattle Times Newspaper and on the city website which is at least 10 days prior to the Planning Commission public hearing scheduled for October 17, 2023. A copy of the Determination of Non-Significance request to publish is provided in the working binder behind the "General Information & Correspondence" tab. Since there are no city initiated site-specific map changes, only city-wide map changes, the site-specific noticing by mailing by first class mail to all property owners of record within a radius of 300 feet was not conducted. Private-initiated site-specific

noticing by mailing by first class mail to all property owners of record within a radius of 300 feet was conducted.

11. The following report identifies Comprehensive Plan Policy/Text (P/T) and Map (CPM) amendments scheduled for the Planning Commission's October 17, 2023 public hearing with a staff recommendation.

Comprehensive Plan Policy/Text Amendments (File No. CPA23-0003, CPA23-0004, City initiated)

P/T #1
Incorporate the Auburn School District Capital Facilities Plan 2023 through 2029 into the City of Auburn Comprehensive Plan. *The CFP is provided in the working binder behind the "Comp. Plan Policy/Text Amendments" tab.*

Discussion
The Auburn School District has provided the City with its annually updated Capital Facilities Plan (CFP) covering from 2023-2029. The CFP was prepared by the District staff and adopted by the Auburn School District School Board of Directors on June 12, 2023 and has been subject to separate SEPA review and a Determination of Non-Significance (DNS) prepared by the District. Information contained in the School District CFP serves as the basis for the City's collection of school impact fees on behalf of the school district. The Planning Commission action is to incorporate the Auburn School District Capital Facilities Plan into the City's Comprehensive Plan by reference.

The CFP includes the following:

- Six–year enrollment projections
- Auburn school district level of service standards
- An inventory of existing facilities
- The district's overall capacity of the 6-year period
- District capital construction Plan
- Impact fee calculations

A review of the Auburn School District's updated Capital Facilities Plan indicates the District is requesting a decrease in the fee obligations. The net fee obligation for single-family dwellings is proposed to be $5,957.02, a decrease of $2,005.59 and the requested fee for multiple-family dwellings is $9,913.64, an increase of $0.82. The actual impact fees are established by ordinance through subsequent City Council action.

Recommendation
Planning Commission to recommend approval of the Auburn School District Capital Facilities Plan 2023 through 2029 to the City Council.

P/T#2
Incorporate the Dieringer School District Capital Facilities Plan 2023-2029 into the City of

Auburn Comprehensive Plan. *The CFP is provided in the working binder behind the "Comp. Plan Policy/Text Amendments" tab.*

Discussion

The Dieringer School District has provided the City with its annually updated Capital Facilities Plan 2023 - 2029. The CFP was adopted by the Dieringer School District Board of Directors on June 20, 2023. The CFP has been subject to separate SEPA review and a DNS prepared by the District. Information contained in the School District CFP serves as the basis for the City's collection of school impact fees on behalf of the school district. The Planning Commission action is to incorporate the School District Capital Facilities Plan into the City's Comprehensive Plan by reference.

The CFP includes the following:

- Overview
- An inventory of existing facilities
- Six–year enrollment projections
- Standard of service
- Capacity projects
- Finance plan
- Impact fee calculations

A review of the Dieringer School District's updated Capital Facilities Plan indicates the District has calculated an increase in fees compared to those currently adopted. The net fee obligation for single-family dwellings is $8,054, an increase of $1,887; and the fee for multiple family dwellings is $3,400, an increase of $1,340. The actual impact fees are established by ordinance through subsequent City Council action.

Recommendation

Planning Commission to recommend approval of the Dieringer School District Capital Facilities Plan 2023-2039 to the City Council.

P/T #3

Incorporate the Federal Way School District 2024 Capital Facilities Plan into the City of Auburn Comprehensive Plan. *The CFP is provided in the working binder behind the "Comp. Plan Policy/Text Amendments" tab.*

Discussion

The Federal Way School District has provided the City with its annually updated Capital Facilities Plan 2024. The CFP was adopted by the Federal Way School District School Board June 27, 2023. The CFP has been subject to separate SEPA review and a DNS prepared by the District. Information contained in the School District CFP serves as the basis for the City's collection of school impact fees on behalf of the school district. The Planning Commission action is to incorporate the School District Capital Facilities Plan into the City's Comprehensive Plan by reference.

The CFP includes the following:

- Introduction

- Inventory of educational facilities & non-instructional facilities
- Needs forecast, existing & new facilities
- Six–year finance plan
- Maps of district boundaries
- Building capacities & portable locations
- Student forecast
- Capacity summaries
- Student forecasts
- Impact fee calculations

A review of the Federal Way School District's updated Capital Facilities Plan indicates the District is not requesting to retain the $0 impact fee for single-single family development and increase the multiple family dwellings impact fee to $6,998, an increase of $6,998. Federal Way Public Schools requested to not adopt school impact fees for 2023. The actual impact fees are established by ordinance through subsequent City Council action.

Recommendation
Planning Commission to recommend approval of the Federal Way School District's 2024 Capital Facilities Plan to the City Council.

P/T #4
Incorporate the Kent School District Capital Facilities Plan 2022-2023 to 2028-2029 into the City of Auburn Comprehensive Plan. *The CFP is provided in the working binder behind the "Comp. Plan Policy/Text Amendments" tab.*

Discussion
The Kent School District has provided its annually updated 2022-2023 to 2028-2029 Capital Facilities Plan. The CFP was adopted by the Kent School District School Board in June 2023 and has been subject to separate SEPA review and a DNS prepared by the District. Information contained in the School District CFP serves as the basis for the City's collection of school impact fees on behalf of the school district. The Planning Commission action is to incorporate the School District Capital Facilities Plan into the City's Comprehensive Plan by reference.

The CFP includes the following:

- Executive Summary
- Six-year enrollment projection & history
- District standard of service
- Inventory, capacity & maps of existing schools
- Six-year planning & construction plan
- Portable classrooms
- Projected classroom capacity
- Finance Plan, cost basis and impact fee schedules
- Summary of changes to previous plan

A review of the Kent School District's updated Capital Facilities Plan indicates the

District is not requesting a change in the fee obligations. The net fee obligation for single-family dwellings is proposed to be maintained at $0, and the fee for multi-family dwellings is proposed to be maintained at $0. The District notes in the Capital Facilities Plan impact fees are not proposed in 2024 based on revised student generation rates, and capacity and enrollment projections.

Recommendation
Planning Commission to recommend approval of the Kent School District Capital Facilities Plan 2022-2023 to 2028-2029 to the City Council.

Comprehensive Plan Map Amendments (File No. CPA23-0004, City-initiated map changes)

CPM #1
This proposed amendment updates the Comprehensive Land Use Map and related zoning map and text. *The changes are shown in the working binder behind the "Comp. Plan Map Amendments" tab.*

Discussion
Comprehensive Land Use Map to be updated to reflect annexation of the area from the city of Kent for an approximately 155-acre area commonly known as The Bridges Planned Unit Development. This area is generally bounded by SE 288th, 124th Ave SE, SE 304th ST, and 118th Ave SE. Staff is proposing to establish Comprehensive Plan Map designations of "Single Family Residential" and "Moderate Density Residential" for the site where there were previously none. Changes will also include concurrent zoning changes including the establishment "R-1 Residential", "R-5, Residential" and "R-10, Residential" zoning districts and the Bridges zoning Overlay , which is intended to recognize and be in accordance with the development standards allowed by the City of Kent's municipal code as they were approved for the Bridges Planned Unit Development prior to its annexation into the City of Auburn.

Zoning map and text amendments are proposed to be processed concurrent with the Comprehensive Plan map amendments.

Recommendation
Planning Commission to recommend approval of map amendments to the Comprehensive Land Use Map and Zoning map and related zoning updates.

Comprehensive Plan Map Amendments (File No. CPA23-0001, CPA23-0002, Private-initiated map changes)

CPM #2
This proposed amendment updates the Comprehensive Land Use Map and related zoning map. *The changes are shown in the working binder behind the "Comp. Plan Map Amendments" tab.*

Discussion

BCRA Design, acting as Agent on behalf of MultiCare Health Systems, property owner, submitted applications for a Comprehensive Plan Map Amendment and associated Rezone. The request is to change the Comprehensive Plan Map Land Use Designation of five contiguous parcels of land totaling approximately 2.27 acres to "Public/Quasi-Public" and a zoning map amendment or rezone of the properties to the P-1, Public Use District. No Comprehensive Plan policy/text wording is proposed to be updated. The purpose of this rezone request is to prepare for anticipated sale and development of the site for city services use.

Recommendation

Planning Commission to recommend approval of map amendments to the Comprehensive Land Use Map and Zoning map.

CPM #3

This proposed amendment updates the Comprehensive Land Use Map and related zoning map. This is consistent and in conjunction with P/T #6. *The changes are shown in the working binder behind the "Comp. Plan Map Amendments" tab.*

Discussion

Request by Chris Ferko, Director of Planning Services, Barghausen Consulting Engineers Inc. on behalf of Auburn Dairy Products Inc. to change the comprehensive plan designation six parcels totaling approximately 3.11 acres near W. Main Street & G Street SW from "Downtown Urban Center" to "Light Industrial" Comprehensive Plan map designation. The action also includes an associated zoning map amendment (rezone) for the eastern four of the six parcels representing approximately 0.67 acres from current classifications of DUC, Downtown Urban Center and R-20, Residential 20 dwelling units per acre zoning districts. The zoning is proposed to change to M-1, Light Industrial zoning district as a contract rezone where certain land use and architectural & site design conditions are applied.

Recommendation

Planning Commission to recommend approval of map amendments to the Comprehensive Land Use Map and Zoning map.

AGENDA BILL APPROVAL FORM
STAFF REPORT

BACKGROUND:

Agenda/Subject Title:	City File No. CPA23-0004 (CPM#1) - Bridges Annexation Amendments
Department:	Community Development
Date:	October 27, 2023
Administrative Recommendation:	Establish Comprehensive Plan Map designations of “Single Family Residential” and “Moderate Density Residential” for the site where there were previously none. Changes will also include concurrent zoning changes including the establishment “R-1 Residential”, “R-5, Residential” and “R-10, Residential” zoning districts and the Bridges zoning Overlay , which is intended to recognize and be in accordance with the development standards allowed by the City of Kent’s municipal code as they were approved for the Bridges Planned Unit Development prior to its annexation into the City of Auburn.
Notice of Application/SEPA DNS:	September 7, 2023
Application Complete:	September 3, 2023
Permit Application:	August 9, 2023
File No.	CPA23-0004
Applicant’s Representative:	Alexandria D. Teague, Senior Planner Department of Community Development City of Auburn 25 W Main St. Auburn, WA 98001
Applicant:	Josh Steiner, Senior Planner Department of Community Development City of Auburn 25 W Main St. Auburn, WA 98001
Property Owner:	N/A
Location:	The Bridges Planned Unit Development. This area is generally bounded by SE 288th, 124th Ave. SE, SE 304th St., and 118th Ave. SE.

PROPOSAL: Adopt amendments to the City's Comprehensive Plan Land Use Map, Zoning Map (rezone), and zoning text for City-initiated application (City File No. CPA23-0004 (CPM #1)) to reflect annexation of the area from the city of Kent for a 155-acre area commonly known as The Bridges Planned Unit Development. This area is generally bounded by SE 288th, 124th Ave. SE, SE 304th St., and 118th Ave. SE. Staff is proposing to establish Comprehensive Plan Map designations of "Single Family Residential" and "Moderate Density Residential" for the area on Lea Hill known as the "Bridges". Changes will also include concurrent zoning changes including the establishment of "R-1 Residential", "R-5, Residential" and "R-10, Residential" zoning districts and the Bridges zoning Overlay, which is intended to recognize and be in accordance with the development standards allowed by the City of Kent's municipal code as they were approved for the Bridges Planned Unit Development prior to its annexation into the City of Auburn. Zoning map and text amendments are proposed to be processed concurrent with the Comprehensive Plan map amendments.

FINDINGS OF FACT:

Background Summary and Proposal:

1. Beginning in 2019, the cities of Kent and Auburn determined that it is advantageous to both cities that the area located on Lea Hill known as the "Bridges" to be annexed to Auburn. The Bridges area is an approximately 155-acre area island of incorporated city of Kent surrounded completely by the city of Auburn. The Bridges area is already mostly subdivided into single family residential lots of varying sizes. The southeast portion of the Bridges area contains four "future development tracts".
2. As part of the process of annexation by Auburn and de-annexation Kent, the cities have committed to coordinate and cooperate with respect to any emergency services, utilities, transportation, planning, and development issues affected by the annexation.
3. The City's Zoning Code (Title 18) provides Auburn the authority to establish zoning and land use designations for all lands within the City. Specifically, per ACC 18.02.100 prior to any parcel of land being annexed to the city, properties can be rezoned to an Auburn zoning classification and the Comprehensive Plan (Map) can be amended to reflect the future annexation area. In preparation of the annexation effective date, staff has analyzed which land use designations and zoning classifications are appropriate for the Bridges area.
4. Generally, all land within a City is assigned a land use designation and is divided into zoning districts.
5. The Bridges area was developed as a Planned Unit Development (PUD) by a single developer using Kent standards and code provisions.
6. Upon annexation, the Bridges area is proposed to adopt Auburn comprehensive plan land use designations and Auburn zoning classifications (also known as zones or zoning districts).
7. Under Kent's jurisdiction the Bridges area features two land use designations. The northern portion of the Bridges area (approx. 63 acres) is currently designated "Single Family 3 Units Per Acre (SF-3)" and the southern portion (approx. 92 acres) is designated "Urban Separator". The SF-3 designation allows densities of up to three dwelling units per acre and implemented by the SR-3 zoning district. The Urban Separator designation is implemented by Kent's SR-1 zoning district.
8. Staff is proposing to designate the majority of the Bridges area to Auburn's "Single-Family Residential Designation". The Single-Family Land Use Designation is the predominant land use category in the city and accommodates interconnected subdivisions, neighborhoods, and communities that have a mix of lower density housing types. This designation is

appropriate for previously the developed single-family residential areas in Bridges. Staff is proposing to designate these tracts as “Moderate Density Residential”.

9. Staff is proposing to rezone the area into three Auburn zoning districts. The developed northern portion, currently zoned SR-3 under Kent’s zoning, will be zoned “R-5, Residential 5 dwelling units per acre”. The southern developed portion, currently zoned SR-1 under Kent’s zoning, will be zoned “R-1, Residential 1 dwelling unit per acre”. Both the R-1 and R-5 zoning districts implement Auburn’s “Single Family Residential” land use designation. The four “future development tracts” located in the southeast portion of Bridges are proposed to be zoned “R-10, Residential 10 dwelling units per acre”.
10. To accommodate the Kent standards and approvals by which the Bridges area was developed, staff is proposing a zoning overlay, and will be herein referenced as the “Bridges Overlay”. The intent of the zoning overlay is to adopt the development standards under which the PUD was developed.
11. In conjunction with the proposed Bridges Overlay, Staff is proposing a new section, ACC 18.21.040, of code within Chapter 18.21 “Overlays” of the Auburn City Code. This new section of code will contain the zoning development standards under which the Bridges PUD was developed.
12. Following annexation, the four future development tracts will be developed under Auburn’s jurisdiction. This future development will require Auburn permit applications (building, architectural and site design review, civil, and utilities) as well as an environmental review under the State Environmental Policy Act (SEPA). The future processing of these applications will necessitate observance of future public comment periods.
13. The proposed comprehensive plan land use map amendment, zoning map amendment, and zoning text amendment has been discussed with the Planning Commission previously at the October 3, 2023 regular meeting, the October 17, 2023 special meeting, and at the November 7, 2023 regular meeting. Staff has provided three memorandums and presentations as follows:
    a. At the October 3rd meeting staff introduced the comprehensive plan land use map, zoning map, and text amendment to the Planning Commission.
    b. Following the Oct. 3rd meeting staff provided a supplemental memo addressing commissioner’s concerns and questions regarding changing the Comprehensive Plan land use designation and zoning classification of the project including four “future development tracts” (Tracts LLL, MMM, NNN, and OOO) shown on the Bridges PUD Plat Map. Staff addressed four main issues in the supplemental memo including: 1) impacts to wetlands and associated buffers, 2) opportunity to provide public comment, 3) impacts to services and impact fees, and 4) increased density in the surrounding area.
    c. At the Oct. 17th special meeting staff provided a presentation of the proposed amendment. Commissioners asked questions regarding opportunities for the public to comment on the proposed amendments. By the date of the public hearing on Oct. 17th no comment public had been received. After staff’s presentation a public hearing was held. Following close of the public hearing, the planning commission a recommendation to City Council was provided.
    d. At the Nov. 7th regular meeting, staff requested that the Planning Commission reopen the public hearing to allow the opportunity to accept public comment by the Commission in response to staff providing additional noticing methods prior to the hearing. Following another presentation by staff, in which the additional noticing methods and public comment were discussed, Planning Commission reopened the public hearing. Following close of the public hearing a recommendation to City Council was provided by the Commission.

Procedural Steps:

1. Pursuant to Revised Code of Washington (RCW) 36.70A, the text and map amendment were transmitted to the Washington State Department of Commerce on September 1, 2023. The 60-day notice period ends October 31, 2023.
2. A State Environmental Policy Act (SEPA) non-project environmental checklist was prepared that evaluates the environmental impacts of the map and text amendments.
3. A SEPA Determination of Non-Significance (DNS), City File No. SEP23-0029, was issued on September 22, 2023, and the City observed a fourteen-day public comment period, which expired on October 6, 2023. No comments were received.
4. A Notice of Public Hearing (NOH) was issued on October 3, 2023. Pursuant to Chapter 14.22 ACC, the following methods of noticing for the Planning Commission public hearing were conducted:
   a. The NOH was published in the Seattle Times on October 3, 2023.
   b. The NOH was posted in two conspicuous locations public locations (City Hall and the City Annex). The notice was also posted to the City's Public Land Use Notice webpage).
5. A supplemental Notice of Public Hearing (NOH) was issued on October 24, 2023 for the November 7, 2023 meeting. Pursuant to Chapter 14.22 ACC, the following methods of noticing for the Planning Commission public hearing were conducted:
   a. The NOH was published in the Seattle Times on October 24, 2023.
   b. The NOH was mailed by first class mail to all property owners of record within the area subject to the proposed amendment.
   c. The NOH was mailed by first class mail to all property owners of record within a radius of 300 feet of the exterior boundary of the proposed map amendment request.
   d. The Notice was posted in four conspicuous locations in the area subject to the proposed amendment (City Hall, City Annex, one notice board at the Bridges entrance off of 124th Ave. SE, and one notice board near the intersection of SE 304th St. and 124th Ave. SE). The notice was also posted to the City's Public Land Use Notice webpage).

DECISION CRITERIA FOR <u>COMPREHENSIVE PLAN AMENDMENTS</u>: The City Code provides certain criteria for decisions on amending the Comprehensive Plan Land Use Map under ACC 14.22.110. These criteria are listed below in bold, followed by a Staff Analysis.

1. The proposed change will further and be consistent with the goals and objectives of the plan and the plan will remain internally consistent.

Staff Analysis: City of Auburn staff are proposing comprehensive plan and zoning amendments in preparation of annexation by the City of Auburn so that there are land use controls in place upon effective date of annexation. The application of a land use designation and classification prior to annexation will help ensure an orderly transition of the Bridges area into the City. This is consistent with Comprehensive Plan Land Use Policy No LU-128 (provided below in italics).

> *LU-128 Prior to annexation, develop strategies and agreements that address the orderly transition of areas into the City such as transfer of permit authority, infrastructure financing, financing of fire and police services, and interim development regulations.*

2. Whether the capacity to provide adequate services is diminished or increased;

Staff Analysis: Resolution No. 5736, adopted on September 18, 2023, is an initiating action the triggers several procedures and actions designed to achieve an annexation of the Bridges area on Lea Hill into the City of Auburn by an effective date of January 1, 2024. Per the resolution, both cities have committed to coordinate and cooperate with respect to any emergency services, planning, utilities, transportation or development issues that may arise subsequent to Auburn' s annexation of the Bridges and acquisition of ownership of the roads, bridges, and rights-of-way within Bridges. Also, the jurisdictions have coordinated Valley Regional Fire Authority (VRFA). The required process by the Washington State Boundary Review Board (BRB) for King County prior to annexation will provide additional opportunity for coordination and address concerns of utility providers and special purpose districts.

3. Assumptions upon which the comprehensive plan is based are found to be invalid;

Staff Analysis: This provision is not applicable since the Bridges as part of the City of Kent has not previously been addressed by the Comprehensive Plan. Upon annexation it is necessary to adopt a city of Auburn land use designation and zoning classification for the Bridges annexation area and this is addressed in Item 1 above.

4. A determination of change or lack of change in conditions or circumstances has occurred since the adoption of the latest amendment to the specific section of the comprehensive plan that dictates the need for a proposed amendment;

Staff Analysis: The annexation of the Bridges area of Lea Hill into the City of Auburn is a change in conditions. Annexation necessitates the adoption of a City of Auburn land use designation and zoning classification for the Bridges area.

5. If applicable, a determination that a question of consistency exists between the comprehensive plan and Chapter 36.70A RCW, the countywide planning policies for either King and/or Pierce County, as appropriate, and Vision 2050: Growth and Transportation Strategy for the Puget Sound Region;

Staff Analysis: Annexations are authorized and codified under Washington State Law. Specifically, RCW 35.10.217(2) authorizes the legislative body of a city that desires to annex all or part of another, second city to initiate the annexation process by adopting a resolution indicating that desire and transmitting a copy of the resolution to the other city. The annexation will be effective upon the Kent City Council' s adoption of a resolution concurring in the annexation, which may not be adopted until the proposed annexation has been approved by the Washington State Boundary Review Board for King County. Staff from both cities have worked on the preparation of the 1) initiating resolution and Interlocal Agreement (ILA), which defines details between the two cities for how assets will be managed and transferred (e.g. roads and utilities), how to manage open permits and code, and 2) preparation of a Boundary Review Board (BRB) application.

6. If the request is to change the land use designation of a specific property on the comprehensive land use map, the applicant must demonstrate one of the following:

a. The current land use designation was clearly made in error or due to an oversight;

b. The proposed land use designation is adjacent to property having a similar or compatible designation, or other conditions are present to ensure compatibility with surrounding properties;

c. There has been a change in conditions since the current land use designation came into effect.

Staff Analysis: Consistent with ACC 14.22.110(A)(6)(c), the annexation of the Bridges area of Lea Hill into the City of Auburn is a change in conditions (Option C). Annexation necessitates the adoption of a City of Auburn land use designation and zoning classification for the Bridges area.

DECISION CRITERIA FOR REZONES: The City Code provides criteria for amending the Comprehensive Plan Zoning Map under ACC 18.68.040. These criteria are listed below in bold, followed by a Staff Analysis.

A. The rezone implements the policies of the comprehensive plan; or

Staff Analysis: City of Auburn staff are proposing comprehensive plan and zoning amendments in preparation of annexation so that there are land use controls in place upon annexation. The application of a designation and classification prior to annexation will help ensure an orderly transition of the Bridges area into the City. This is consistent with Comprehensive Plan Land Use Policy No LU-128 (provided below in italics).

> *LU-128 Prior to annexation, develop strategies and agreements that address the orderly transition of areas into the City such as transfer of permit authority, infrastructure financing, financing of fire and police services, and interim development regulations.*

B. The rezone is necessary due to a substantial change in circumstances since the current zoning; and

Staff Analysis: The annexation of the Bridges area of Lea Hill into the City of Auburn is a change in conditions. Annexation necessitates the adoption of a city of Auburn land use designation and zoning classification for the Bridges area.

C. The rezone bears a substantial relationship to the public health, safety, or welfare.

Staff Analysis: Representatives of the cities of Kent and Auburn have worked cooperatively together and have determined that it is advantageous to both cities for the Bridges aera to be annexed into the city of Auburn. Both cities have committed to coordinate and cooperate with respect to any emergency services, planning, utilities, transportation or development issues that may arise subsequent to Auburn' s annexation of the Bridges and acquisition of ownership of the roads, bridges, and rights-of-way within the Bridges.

STAFF RECOMMENDATION: Establish Comprehensive Plan Map designations of “Single Family Residential” and “Moderate Density Residential” for the Bridges site where City of Auburn land use did not apply prior to annexation. Amendments will also include concurrent zoning changes including the establishment “R-1 Residential”, “R-5, Residential” and “R-10, Residential” zoning districts and the Bridges Zoning Overlay , which is intended to recognize and be in accordance with the development standards allowed by the City of Kent’s municipal code as they were approved for the Bridges Planned Unit Development prior to its annexation into the City of Auburn.

ATTACHMENTS:

Exhibit A – Proposed Comprehensive Plan Land Use Map Amendment
Exhibit B – Proposed Comprehensive Zoning Map Amendment
Exhibit C – Proposed Text Amendment to Chapter 18.21 ACC "Overlays"

AGENDA BILL APPROVAL FORM
PLANNING COMMISSION

Agenda Subject/Title:
CPA23-0001, MultiCare Site Comprehensive Plan Map Amendment and Rezone

Date:
October 2, 2023

Department:
Community Development

Budget Impact:
Current Budget: $0
Proposed Revision: $0
Revised Budget: $0

Administrative Recommendation: Planning Commission to conduct public hearing and recommend to City Council approval of MultiCare Comprehensive Land Use Plan Map Amendment and Rezone.

APPLICANTS/OWNERS: MultiCare Health Systems
PO Box 5299
Tacoma, WA 98415

AGENT: BCRA Design
Attn: Meghan Howey, Associate
2106 Pacific Ave, Suite 300
Tacoma, WA 98402

REQUEST: City File No. CPA23-0001 & REZ23-0003:
Request to amend the Comprehensive Plan Land Use Map designation of five contiguous parcels of land totaling approximately 2.27 acres from the current designations of "Single-Family" and "Light Commercial" to "Public/Quasi-Public" and amend the Comprehensive Zoning Map (Rezone) the five contiguous parcels from "R-7, Residential Seven Dwelling Units per Acre" and "C-1, Light Commercial" to "P-1, Public Use". The map amendments are non-project actions.

LOCATION: The proposal consists of five parcels (King County Parcel Nos: 1921059161, 1921059111, 1921059088, 1921059140, 1921059160) located on the north side of 12th St. SE, approx. 350 west of Auburn Way S.

EXISTING ZONING: Four of the five parcels are currently zoned "C-1, Light Commercial" (Parcel Nos: 1921059161, 1921059111, 1921059088, 1921059140). The remaining parcel (no. 1921059160) is currently zoned "R-7, Residential 7 Dwelling Units Per Acre".

EXISTING COMPREHENSIVE PLAN DESIGNATION: Four of the five parcels currently have a land use designation of "Light Commercial" (Parcel Nos: 1921059161, 1921059111,

1921059088, 1921059140). The remaining parcel (no. 1921059160) located to the west currently has a land use designation of "Single Family Residential".

SEPA STATUS: A application was received on May 6, 2023. A SEPA Environmental Checklist – Non Project Action, and Comprehensive Plan Amendment Exhibit and Rezone Exhibit were submitted and reviewed with the application. A DNS was issued on August 16, 2023, with the appeal period expiring on September 14, 2023.

GENERAL FINDINGS OF FACT

1. The Applicant, Meghan Howey of BCRA Design, representing MultiCare Health Systems, submitted applications for a Comprehensive Plan Land Use Map amendment (Comprehensive Plan map amendment) (File No. CPA23-0001) and a related Comprehensive Zoning Map amendment (Rezone) (File No. REZ23-0003). More specifically, the applications request a change in the designation of five contiguous parcels of land totaling approximately 2.27 (the "subject site") acres from the current designations of "Single-Family" and "Light Commercial" to "Public/Quasi-Public" and rezone the site from "R-7, Residential Seven Dwelling Units per Acre" and "C-1, Light Commercial" to "P-1, Public Use". The Applicant identifies that this is a non-project action.

2. The subject site is located on the north side of 12th St. SE and to the west of Auburn Way S, the properties are southwest of the Les Gove Park Campus. The total site area is 2.27 acres or 98,675 sq ft. and is flat, sparsely vegetated, and mostly undeveloped. Parcel no.1921059111 contains an approximately 12,760 sq ft. single-story medical office building and an associated parking lot, parcel no. 1921059140 to the north contains an additional parking lot to support the medical building. On July 20, 2023, a Demolition Permit was issued for the medical building on site (File No. DEM22-0027).

3. The subject site, comprised of five parcels, is located on the north side of 12th St. SE and approximately 350 west of Auburn Way S. The parcels are identified as King County Parcel Nos: 1921059161, 1921059111, 1921059088, 1921059140, 1921059160.

4. The site is bordered to the northeast by Auburn Way S, which is owned by the Washington State Department of Transportation, serving as State Route 164, and classified by the City as a "Principle Arterial" street. South of the site is bordered by 12th St. SE, a public road classified as a "Residential Collector".

5. The property is located within the King County portion of the City of Auburn. Records indicate the annexation of this and surrounding properties occurred in 1954.

6. A Determination of Non-Significance (DNS), the environmental review decision required under the State Environmental Policy Act (SEPA), for the application by MultiCare Health Systems for a Comprehensive Plan map amendment and rezone was applied for under City File No. SEP23-0019 on May 26, 2023. The staff review was completed and a DNS was issued on August 16, 2023. The appeal period expired on September 14, 2023.

7. The public hearing notice was published in the Seattle Times on October 4, 2023, which is at least 10-days prior to the Planning Commission public hearing scheduled for October 17, 2023. Public notice was also mailed to property owners of record within 300 feet, posting on-site and on the city's webpage.

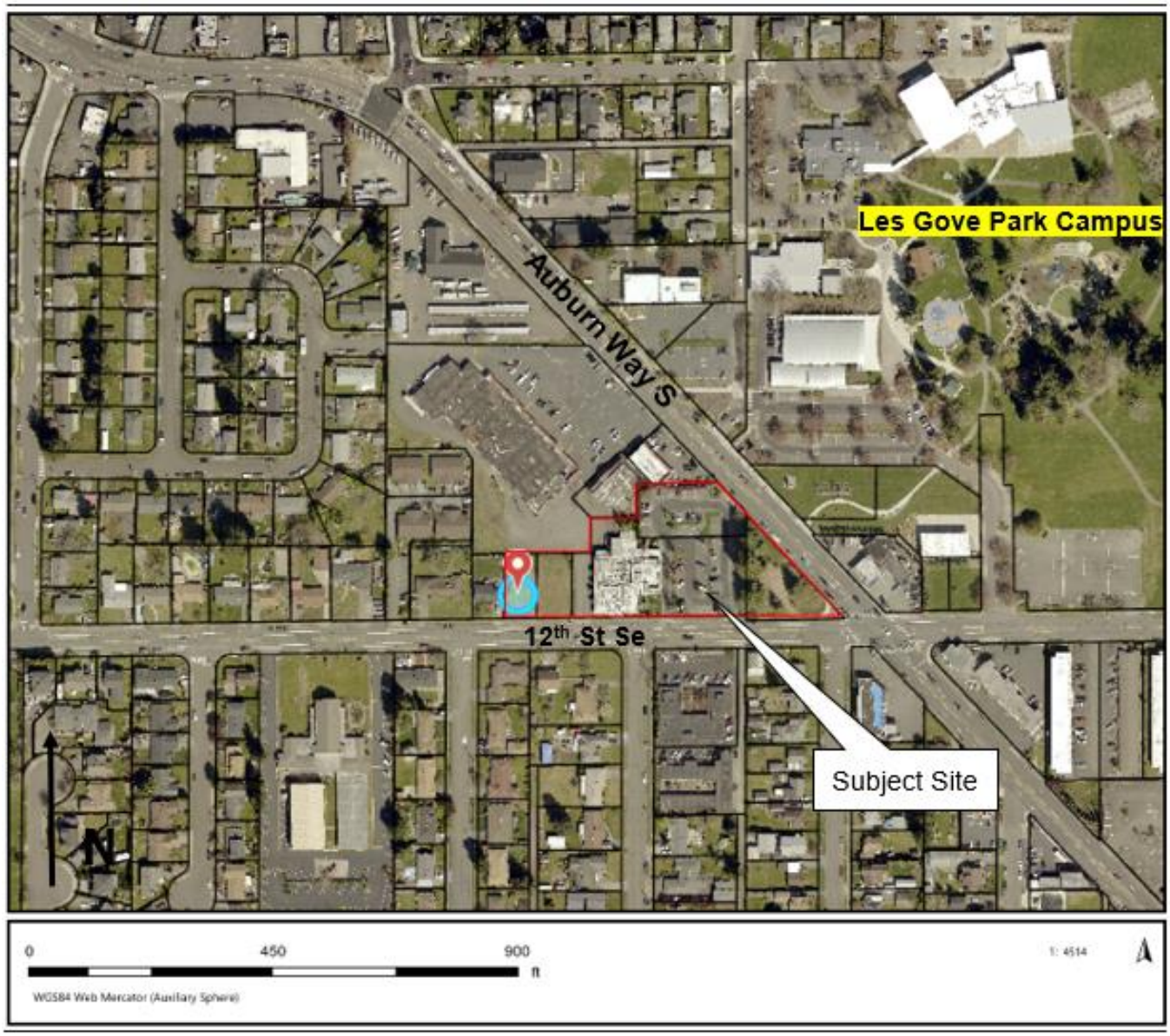
8. The following report identifies a Comprehensive Plan map amendment and rezone requested by MultiCare Health Systems scheduled for the Planning Commission's October 17, 2023, public hearing with a staff recommendation.

9. As indicated by the Applicant's narrative statement submitted with the application, the Comprehensive Plan Map amendment and related rezone have been requested for the purpose of preparing for the anticipated sale and development of the site for city services use.

10. The current Comprehensive Plan land use designation, zoning classification and current land uses of the sites and surrounding properties are as follows:

	Comprehensive Plan Designation	**Zoning Classification**	**Existing Land Use**
On-Site	"Single-Family' and "Light Commercial"	R-7, Residential 7 Dwelling Units per Acre and C-1, Light Commercial	Medical Office Building
North	"Light Commercial"	C-1, Light Commercial	Commercial Building
South	"Single-Family" and "Light Commercial"	R-7, Residential 7 Dwelling Units per Acre and C-1, Light Commercial	Neighborhood Commercial Center and Single-Family dwellings
East	"Heavy Commercial" and "Public/Quasi-Public"	C-3, Heavy Commercial	Commercial Gas Station
West	"Single Family"	R-7, Residential 7 Dwelling Units per Acre	Single-Family Dwelling

Vicinity Map with Site outlined:



Comprehensive Plan Related Findings

11. The Applicant submitted a Comprehensive Plan map amendment application on May 31, 2023, before the year 2023 application submittal deadline for comprehensive plan amendments (June 1, 2023).

12. The City of Auburn first-adopted amendments to its Comprehensive Plan in compliance with the Washington State Growth Management Act (GMA) requirements, as amended in 1995. The Auburn Comprehensive Plan has been amended annually each year since generally for housekeeping items and for capital facilities plan coordination.

13. The City of Auburn adopted a substantially revised Comprehensive Plan (including map amendments) in response to periodic updates required by the GMA by Ordinance No. 6584 on December 14, 2015.

14. City Code Section 14.22, "Comprehensive Plan" provides the city's laws for amending the Comprehensive Plan. Amendments can be initiated by the City of Auburn (city-initiated) and by private citizens (privately-initiated).

15. RCW 36.70A.130 (GMA) provides for annual amendments to locally adopted comprehensive plans. Except in limited circumstances as provided for in State law, Comprehensive Plan amendments shall be considered by the city or county legislative body no more frequently than once per year. The annual limitation and exceptions are also restated in city code at ACC 14.22.060.

16. The City of Auburn established a June 5, 2023, submittal deadline for comprehensive plan amendments for the year 2023 (map or policy/text amendments). Notice to the public of the application filing deadline was provided on the City's website, publication of a legal notice the Seattle Times Newspaper, and sent to a notification list of potentially interested parties.

17. Auburn City Code Chapter 14.22, "Comprehensive Plan", outlines the process for submittal of private initiated amendments and the processing of Comprehensive Plan amendments as follows:

    "Section 14.22.100

    A. The planning commission shall hold at least one public hearing on all proposed amendments to the comprehensive plan. Notice of such public hearing shall be given pursuant to Chapter 1.27 ACC and, at a minimum, include the following:
        1. For site-specific plan map amendments:
            a. Notice shall be published once in the official newspaper of the city not less than 10 calendar days prior to the date of public hearing;
            b. Notice shall be mailed by first class mail to all property owners of record within a radius of 300 feet of the proposed map amendment request, not less than 10 calendar days prior to the public hearing;
        2. For area-wide plan map amendments:
            a. Notice shall be published once in the official newspaper of the city not less than 10 calendar days prior to the date of public hearing;

b. Notice shall be mailed by first class mail to all property owners of record within the area subject to the proposed amendment;
c. Notice shall be posted in at least two conspicuous locations in the area subject to the proposed amendment not less than 10 calendar days prior to the date of the public hearing.

B. Notwithstanding the above, the director may expand the minimum noticing provisions noted above as deemed necessary.
C. Planning Commission Recommendation. The planning commission shall conduct a public hearing on all potential comprehensive plan amendments and shall make and forward a recommendation on each to the city council. The planning commission shall adopt written findings and make a recommendation consistent with those findings to the city council.
D. The city council, if it elects to amend the comprehensive plan, shall adopt written findings and adopt said amendments by ordinance.
E. State Review. All comprehensive plan amendments considered by the planning commission shall be forwarded for state agency review consistent with RCW 36.70A.106.
F. Any appeal of an amendment to the comprehensive plan shall be made in accordance with Chapter 36.70A RCW. (Ord. 6172 § 1, 2008.)"

18. Per Chapter 14.22 Auburn City Code ("ACC"), privately-initiated amendments to the Comprehensive Plan shall have at least one public hearing before the Planning Commission who then forward on a recommendation to the City Council. City Council consideration and action on the amendments generally occurs, but is not required, prior to the end of the year.

19. Pursuant to RCW 36.70A.106, the proposed comprehensive plan amendments outlined in this agenda bill were sent to the Washington State Office of Commerce and other state agencies as required for the 60-day state review (Submittal ID: 2023-S-6408). No comments have been received from the Washington State Department of Commerce or other state agencies as of the writing of this report.

20. Due to the scope and limited number of privately initiated policy/text changes, the optional process as provided in the city code for a public open house was not conducted.

<u>Zoning Code Related Findings</u>

1. In June 2018 the City Council adopted Ordinance No. 6655 which allows the Planning Commission and City Council to consider associated map changes (for Comprehensive Plan map amendments and rezones), concurrently. This eliminates the need for the Hearing Examiner to subsequently consider and conduct a public hearing for a rezone application when it is related to a Comprehensive Plan map amendment.
I
2. Chapter 18.68 ACC Amendments outlines the process for submittal of privately-initiated zoning amendments and the general processing. Per ACC 18.68.030(B)(1)(b), when the Planning Commission is considering a rezone which requires a Comprehensive Plan map amendment, the public hearings shall be conducted concurrently and a recommendation on both shall be forwarded to the City Council.

3. The intent of the P-1, Public Use Zone (P-1 zone) is "…intended to provide for the appropriate location and development of public uses that serve the cultural, educational, recreational, and public service needs of the community." The "Public/Quasi-Public" Comprehensive Plan designation is the most closely related comprehensive plan land use designation to the P-1zone.

Criteria for Comprehensive Plan Land Use Map Amendments

1. The City's Comprehensive Plan contains the following objectives and policy guidance, as it relates to this application:

   Volume 1 – Land Use Element

   "Public and Institutional Land Use Designations"

   "Character Sketch"
   "Public and institutional uses will occur in both low and high-density environments. For passive uses, land and views will be protected; limited access to these areas will be typical. For more active uses, usability and accessibility will be key features and new development will be subject to standards reflecting programmed space and interconnectivity. These spaces will be varied in type, providing service to areas large and small, urban and more rural in character. Sustainable solutions and innovations that are responsive to the native ecology will be typical of public and institutional uses."

   "General Policies"

   A general policy appropriate to this request is:

   "Policy LU-89. The primary purpose of this designation is to address public needs while taking advantage of synergies with the adjacent areas where they are sited."

   "Public/Quasi-Public Designation"
   "Description"

   "This category includes those areas that are reserved for public or quasi-public uses. It is intended to include those of a significant extent, and not those smaller public uses that are consistent with and may be included in another designation. These public uses include public schools, developed parks, and uses of quasi-public character such as large churches and private schools. Public uses of an industrial character are included in the industrial designation, and small-scale religious institutions of a residential character are included in the residential designation. Streets, utilities, and other separate uses are not intended to be mapped separately as Public/Quasi-Public."

   Designation Criteria
   1. Previously developed institutional uses; or
   2. Meets the development parameters of the Public/Quasi-Public designation.
   3. Properties identified in the Airport Master Plan as Landing Field.

Public/Quasi-Public-related policy appropriate to this request are:

"Policy LU-101 A responsible management entity and the purpose for the public/quasi-public designation should be identified for each property interest within this designation. Management policies and plans are appropriate for all lands in this designation."

"Policy LU-102 Appropriate uses for this designation include facilities that serve the needs of the larger community such as public schools, active parks, city operated municipal facilities, large churches, and fire stations."

"Policy LU-103 This designation permits a wide array of uses that tend to be located in the midst of other dissimilar uses. For this reason, the following must be considered of new requests for this designation:

a. The impacts that the designation may have on the surrounding community.

b. Site-specific conditions that should be attached to new requests for this designation that are designed to mitigate impacts on the surrounding community.

c. Site-specific conditions that should be attached to development proposals that are designed to mitigate impacts on the surrounding community."

"Policy LU-104 Coordination with other public or institutional entities is essential in the implementation of this land use designation."

The Capital Facilities Element also contains objectives and policies relevant to the request, as follows:

<u>Volume 3 – Capital Facilities Element</u>

"Planning Approach"

"The Capital Facilities planning approach is to manage growth in a manner that enhances rather than detracts from community quality and values by actively coordinating land use type and intensity with City facility and service development and provision."

"Objectives and Policies"

"Objective 1.1. Ensure that new development does not outpace the City's ability to provide and maintain adequate public facilities and services, by allowing new development to occur only when and where adequate facilities exist or will be provided, and by encouraging development types and locations that can support the public services they require."

"Policy CF-3. Development shall be allowed only when and where such development can be adequately served by public services (police and fire) without reducing the level of service elsewhere."

"Objective 1.2. To ensure that new developments are supported by an adequate level of public services through an effective system of public facilities."

"Policy CF-10. Public facilities shall be provided in accord with the guidance of the Capital Facilities Plan or, as may be appropriate a system plan for each type of facility designed to serve at an adequate level of service the locations and intensities of uses specified in this Comprehensive Plan."

"Objective 1.8. To site public and institutional buildings in accord with their service function and the needs of the members of the public served by the facility."

"Policy CF-63. Public and institutional facilities that attract a large number of visitors (City Hall, museums, libraries, educational facilities, permit and license offices, health and similar facilities, etc.) should be sited in areas that are accessible (within ¼ mile) by transit."

2. The purpose of the City's Comprehensive Plan document is to provide a policy basis for the zoning changes to ensure that the Comprehensive Plan and Zoning Ordinance are consistent as required by the following city code provision:

   "ACC 14.22.050 Conformance and consistency.
   The zoning, land division and other development codes contained or referenced within Auburn City Code shall be consistent with and implement the intent of the comprehensive plan. Capital budget decisions shall be made in conformity with the comprehensive plan. "

3. The City code provides certain criteria for decision-making for comprehensive plan amendments as follows:

   "ACC 14.22.110 Decision criteria for plan amendments.
   A. The comprehensive plan was developed and adopted after significant study and public participation. The principles, goals, objectives and policies contained therein shall be granted substantial weight when considering a proposed amendment. Therefore, the burden of proof for justifying a proposed amendment rests with the applicant, who must demonstrate that the request complies with and/or relates to the following decision criteria:
   1. The proposed change will further and be consistent with the goals and objectives of the plan and the plan will remain internally consistent;
   2. Whether the capacity to provide adequate services is diminished or increased;
   3. Assumptions upon which the comprehensive plan is based are found to be invalid;
   4. A determination of change or lack of change in conditions or circumstances has occurred since the adoption of the latest amendment to the specific section of the comprehensive plan that dictates the need for a proposed amendment;
   5. If applicable, a determination that a question of consistency exists between the comprehensive plan and Chapter 36.70A RCW, the countywide planning policies

for either King and/or Pierce County, as appropriate, and Vision 2040: Growth and Transportation Strategy for the Puget Sound Region."

COMPREHENSIVE PLAN LAND USE MAP RELATED – CONCLUSIONS

The City Code provides certain criteria for decisions on amending the Comprehensive Plan Land Use Map under ACC 14.22.110. These criteria are listed below in **bold**, followed by a Staff Analysis.

1. **The first criterion is that the change must further and be consistent with the goals and objectives of the plan and the plan will remain internally consistent.**

   Staff analysis: The Comprehensive Plan Land Use Map amendment is accompanied by a Site-Specific Rezone request. The proposed P-1, Public Use Zone is an implementing zoning designation of the "Public/Quasi Public" land use designation (City of Auburn Comprehensive Plan, Land Use Element, Page LU-14).

   As discussed above, the site subject to the proposed Comprehensive Plan map amendment is adjacent to existing single-family, light commercial, and institutional properties. The subject sites designation is proposed to be changed to support the anticipated future sale and development of the site for city services use. The proposed change would increase the capacity for essential city and/or public services necessary to support the community and future development within the City.

2. **The second decision criterion is that the comprehensive plan amendment must not diminish or increase the ability to provide adequate services.**

   Staff analysis: The requested Comprehensive Plan map amendment and rezone applications have been reviewed by Valley Regional Fire Agency and the City Utilities and Traffic divisions. Based on these reviews, the changes would not adversely affect the provision of services. The proposed Comprehensive Plan map change by itself, if approved will not affect the ability to provide adequate services. As typical with development in the city, the infrastructure improvements needed to support the development would be the responsibility of the future development. At the time of development, adequate services would be required to be provided concurrent with the development in order for the project to be authorized. Therefore, it is not anticipated that approval of the request negatively affects provision of services.

   Amending the Comprehensive Plan land use designation to Public/Quasi-Public increases the capacity for essential City services will have room to grow and increase. This land use designation's permitted uses are focused on the provision of services, such as government facilities,
   public schools, parks, colleges, libraries, and museums to name a few.

3. **The third decision criterion is that the assumptions on which the comprehensive plan is based are found to be invalid.**

Staff analysis: While the policies of the Comprehensive Plan are not invalid, changing the land use designation of the properties to “Public/Quasi Public” and zoning classification to “P-1, Public Use” supports the City’s Comprehensive Plan goals by increasing the capacity for essential City services that support future growth in housing as well as jobs within the City of Auburn. The location of the MultiCare site is near single-family homes and commercial uses with a slight variation in intensity, the provision of essential City and/or public services would be beneficial for the surrounding land uses and the City of Auburn in its entirety.

4. **The fourth decision criterion is that there has been a change or lack of change in conditions or circumstances has occurred since the adoption of the latest amendment to the comprehensive plan that dictates the need for a proposed amendment.**

   Staff analysis: Changing the land use designation of the properties supports the City’s Comprehensive Plan and regional growth targets set by the Puget Sound Regional Council (PSRC). The City is currently in the process of updating the previous Comprehensive Plan adopted in 2015, which must be consistent with multicounty and countywide policies. VISION 2050 notes that the region is projected to grow by about 1.6 million people and 1.1 million jobs by 2050. Auburn’s share of growth is found in Countywide Planning Policies (CPP). King County’s CPP identifies 2019-2044 housing targets (12,000 net new residential units, 19,520 net new jobs). Increased density is accompanied by a need for increased public services. Rezoning this area to P-1, Public Use will create more space for uses that support the public, such as government facilities, municipal parks and playgrounds, universities, public schools, retail facilities, and more.

   The area adjacent to the subject site is occupied by the City of Auburn’s Les Gove Community Campus Area. This campus provides more than twenty acres of services which includes a library, museum, park and playground, senior activity center, gymnasium, recreation center, and event center. It is helpful for families and individuals to have these services in one accessible area easily reached by public transportation. The proposed Comprehensive Plan map amendment expands the available land for the City to provide public use and services. The surrounding area is currently developed with residential, commercial, and institutional uses. The land use designation change and rezone support the comprehensive plan’s intent to address public needs while taking advantage of synergies with the adjacent area where they are sited.

5. **The fifth decision criterion is that the change must be determined to be consistent with the Growth Management Act (RCW 36.70A), the Countywide Planning Policies of the relevant county and “Vision 2040: Growth and Transportation Strategy for the Puget Sound Region”.**

   Staff analysis: The change if approved would continue to be consistent with the Growth Management Act (RCW 36.70A), the King County Countywide Planning Policies and “Vision 2040: Growth and Transportation Strategy for the Puget Sound Region”. The proposal is consistent because it provides land suitable for public and institutional development, which will directly provide services to the immediate community within an urban area.

6. **The sixth decision criterion, applies only to changes of the mapped land use designation of a specific property, the applicant must demonstrate one of the following:**
   a. **The current land use designation was clearly made in error or due to an oversight;**
   b. **The proposed land use designation is adjacent to property having a similar or compatible designation, or other conditions are present to ensure compatibility with surrounding properties;**
   c. **There has been a change in conditions since the current land use designation came into effect.**

   Staff analysis: The proposed land use designation, Public/Quasi-Public, is compatible with surrounding land uses and the Light Commercial land use designation to the north. According to the Comprehensive Plan policy LU-89 "The primary purpose of Public/Quasi-Public land use designation is to address public needs while taking advantage of synergies with the adjacent areas where they are sited" (City of Auburn Comprehensive Plan Land Use Element, Page LU-13). The Public/Quasi-Public land use designation takes advantage of synergies with the adjacent light commercial area by drawing people to public uses which will in-turn activate businesses in this area.

   The Light Commercial and Single-Family land use designations to the south of the subject site are compatible. The Single-Family land use designation will be supported by proximity to the public services accommodated in the "Public/Quasi-Public" land use designation, which is consistent with Comprehensive Plan policyLU-89.

   The Heavy Commercial and Public/Quasi-Public land use designations to the east are compatible with the subject site. The Heavy Commercial area covers a small parcel that is occupied by a gas station. A substantial area east of the subject site is designated Public/Quasi-Public, which is the proposed land use designation. This area is occupied by the City of Auburn's Les Gove Community Campus Area. This campus provides more than twenty acres of services, such as a library, museum, park and playground, senior activity center, gymnasium, recreation center, and event center.

   The Single-Family land use designations to the west of the subject site are compatible. The Single-Family land use designation will be supported by proximity to the public services accommodated in the Public/Quasi-Public designation, which is consistent with. Comprehensive Plan policy LU-89

REZONE RELATED – CONCLUSIONS

The City Code provides criteria for amending the Comprehensive Plan Zoning Map under ACC 18.68.040. These criteria are listed below in bold, followed by a Staff Analysis.

While the City of Auburn does not have rezone criteria adopted, the following criteria are analyzed to ensure that the proposed rezone is consistent with Washington State case law.

1. **(A) The rezone implements the policies of the comprehensive plan.**

Staff analysis: As provided in ACC 18.35.020, “Intent of Special Purpose Zones”, the intent of the P-1, Public Use Zone is: “The P-1 zone is intended to provide for the appropriate location and development of public uses that serve the cultural, educational, recreational, and public service needs of the community.” The P-1 zone is in effect on parcels located to the east of the site, and the remaining nearby land uses would benefit from the proximity to public services provided for in the P-1 zone.

Provided that the concurrent Comprehensive Plan map amendment is granted, the proposal will change the Comprehensive Plan land use designation from Single Family and Light Commercial to a Public/Quasi-Public . The P-1 zone is an implementing zoning designation within this land use designation (City of Auburn Comprehensive Plan, Land Use Element, Page LU-14).

2. (B) The rezone is necessary due to a substantial change in circumstances since the current zoning

Staff analysis: Due to the regional growth that has occurred, communities have become increasingly denser. Increased density is accompanied by a need for increased public services. Rezoning this area to Public Use (P-1) will create more space for uses that support the public, such as government facilities, municipal parks and playgrounds, universities, public schools, retail facilities, and more. These are uses permitted in this zone per ACC Table 18.35.030.

The proposed location for the rezone is a natural area for this amendment to occur. The area adjacent to the subject site is occupied by the City of Auburn’s Les Gove Community Campus Area. This campus is over twenty acres and includes services, such as a library, museum, park and playground, senior activity center, gymnasium, recreation center, and event center. It is helpful for families and individuals to have these services in one accessible area easily reached by public transportation. By expanding this area for public services to grow, the community of Auburn is better served.

3. (C) The rezone bears a substantial relationship to the public health, safety, or welfare.

Staff analysis: The proposed rezone bears a substantial relationship to the public health, safety, morals, and welfare in that it will allow increase the capacity for public services to meet the current and future needs of the communities in Auburn. Future development of the site will require review and compliance with the City’s Unified Development Code which ensures the promotion of public health, safety, and general welfare. The proposed amendment will not put undue burden on municipal services, emergency response capability, or similar existing requirements. In fact, the provision of more space for public use by the City will enhance public health, safety, and welfare. Furthermore, any future development will be reviewed as a site plan application which will allow for the appropriate City departments to consider municipal services and emergency response capability.

STAFF RECOMMENDATION

Planning Commission to recommend to the City Council **approval** of the MultiCare Site Comprehensive Plan Land Use Map Amendment and Rezone (CPA23-0001 & REZ23-0003) request for a Comprehensive Plan Land Use Map Amendment to change the map designation of five contiguous parcels, parcel No. 1921059160 from "Single-Family" to "Public/Quasi-Public" and Parcel Nos: 1921059161, 1921059111, 1921059088, and 1921059140 from "Light Commercial" to "Public/Quasi-Public". And rezone parcel No. 1921059160 from "R-7, Residential Seven Dwelling Units Per Acre" to "P-1, Public Use" and Parcel Nos: 1921059161, 1921059111, 1921059088, and 1921059140 from "C-1, Light Commercial" to "P-1, Public Use".

EXHIBIT LIST

(For exhibits, please see behind the "Comp. Plan Map Amendments" tab in the 'working binder'.)

Exhibit 1	Staff Report CPA23-0001 & REZ23-0003
Exhibit 2	Comprehensive Plan Map Amendment - Proposed Change
Exhibit 3	Zoning Map Amendment - Proposed Change
Exhibit 4	Completed Comprehensive Plan Amendment and Rezone Application forms and materials including Applicant's Narrative Statement
Exhibit 5	Completed SEPA Environmental Checklist Application SEP23-0019
Exhibit 6	Combined Notice of Application and Determination of Non-Significance SEP23-0019
Exhibit 7	Notice of Public Hearing
Exhibit 8	Affidavits of Publication, Mailing, and Posting

AGENDA BILL APPROVAL FORM
PLANNING COMMISSION

Agenda Subject/Title:
CPA23-0002 / REZ23-0004, Auburn Dairy Products Inc. Auburn Dairy Comprehensive Plan Map Amendment and Contract Rezone

Date:
October 2, 2023

Department:
Community Development

Budget Impact:
Current Budget: $0
Proposed Revision: $0
Revised Budget: $0

Administrative Recommendation: Planning Commission to conduct public hearing and recommend to City Council approval of Auburn Dairy Comprehensive Land Use Plan Map Amendment and Rezone.

OWNERS:
Jerry Williams, Vice President
Auburn Dairy Products Inc.
702 West Main Street
Auburn, WA 98001

AGENT:
Jacob Miller, Project Planner
Barghausen Consulting Engineers
18215 72nd Avenue South
Kent, WA 98032

REQUEST:
City File Nos. CPA23-0002 and REZ23-0004:
Request to amend the Comprehensive Plan Land Use map designation of six contiguous parcels consisting of approximately 3.11 acres from the current designation of "Downtown Urban Center" to "Light Industrial". Request to rezone parcel no. 3915000085 from "DUC, Downtown Urban Center" to "M-1, Light Industrial" and to rezone parcel nos. 3915000115, 3915000120, 3915000125 from "R-20, Residential 20 Dwelling Units per Acre" to "M-1, Light Industrial". The map amendment is a non-project action.

LOCATION:
Project site is located south of the T-intersection of W Main Street and G Street SW within SE ¼ of Section 13 Township 21, Range 4. King County Assessor Parcel Nos. 3915000005, 3915000050, 3915000085, 3915000115, 3915000120, 3915000125.

EXISTING ZONING:
3915000005 – "M-1, Light Industrial"
3915000050 – "M-1, Light Industrial"
3915000085 – "DUC, Downtown Urban Center"
3915000115 – "R-20, 20 Dwelling Units per Acre"
3915000120 – "R-20, 20 Dwelling Units per Acre"
3915000125 – "R-20, 20 Dwelling Units per Acre"

EXISTING COMPREHENSIVE PLAN DESIGNATION: The Comprehensive Plan designation of this site is Downtown Urban Center.

SEPA STATUS: An application was received on June 1, 2023. A SEPA Environmental Checklist – Non Project Action, and Comprehensive Plan Amendment Exhibit and Contract Rezone Exhibit were submitted and reviewed with the application. A DNS using the Optional process was issued on October 2, 2023, with the appeal period expiring on October 30, 2023.

GENERAL FINDINGS OF FACT

1. The Applicant, Jacob Miller of Barghausen Consulting Engineers, representing Auburn Dairy submitted applications for a Comprehensive Plan map amendment (File No. CPA23-0002) and a related contract rezone (File No. REZ23-0004). More specifically, the applications request a change to amend the Comprehensive Plan Land Use map designation of six contiguous parcels consisting of approximately 3.11 acres from the current designation of "Downtown Urban Center" to "Light Industrial". The contract rezone consists of a request to rezone parcel no. 3915000085 from "DUC, Downtown Urban Center" to "M-1, Light Industrial" and to rezone parcel nos. 3915000115, 3915000120, 3915000125 from "R-20, Residential 20 Dwelling Units per Acre" to "M-1, Light Industrial". The Applicant identifies this is a non-project action.

2. The Site, comprised of six parcels, is located south of the T-intersection of W Main Street and G Street SW within SE ¼ of Section 13 Township 21, Range 4. King County Assessor Parcel Nos. 3915000005, 3915000050, 3915000085, 3915000115, 3915000120, 3915000125.

3. The existing Auburn Dairy operation consists of two parcels on the west side of G Street SW, and four parcels east of G Street SW. The four parcels are proposed for future expansion and improvements to the existing dairy operation.

4. The existing operation was established in 1923. Across G Street SW to the east, Auburn Dairy purchased two parcels (3915000120 and 3915000125) in 2013 and purchased two parcels (3915000085 and 3915000115) in 2020. The four recently purchased parcels are vacant. Demolition permits were issued in 2022 to demolish existing buildings on those parcels.

5. The site is bordered to the west by railroad tracks and the Interurban Trail, a recreational path that runs north/south through the City of Auburn. Development to the west is predominantly warehouses, large outdoor storage areas and industrial uses. To the east of the site the land is developed as an older single-family residential neighborhood.

6. The current Comprehensive Plan designation, zoning classification and current land uses of the sites and surrounding properties are as follows:

	Comprehensive Plan Designation	Zoning Classification	Existing Land Use
On-Site	Downtown Urban Center	"M-1, Light Industrial", "DUC, Downtown Urban Center", and "R-20, 20 Dwelling Units per Acre"	Auburn Dairy manufacturing plant, and vacant land
North	Downtown Urban Center	"M-2, Heavy Industrial" and "DUC, Downtown Urban Center"	Retail / Restaurants
South	Downtown Urban Center	"M-1, Light Industrial"	Warehouse and Industrial (General Purpose)
East	Downtown Urban Center	"DUC, Downtown Urban Center" and "R-20, 20 Dwelling Units per Acre"	Public School Employee offices and Single-family residences
West	Open Space	"Open Space"	Interurban Trail

Vicinity Map with Site outlined in yellow

7. A Determination of Non-Significance (DNS), the environmental review decision required under the State Environmental Policy Act (SEPA), for the application by Auburn Dairy for a Comprehensive Plan Map Amendment and Rezone was applied for under City File No. SEP23-0020 on June 1, 2023. The staff review was completed and a DNS using the optional process was issued on October 2, 2023. The appeal period expired on October 30, 2023

8. The public hearing notice was published in the Seattle Times on October 2, 2023, which is at least 10-days prior to the Planning Commission public hearing scheduled for October 17, 2023. Public notice was also mailed to property owners of record within 300 feet, posting on-site and on the city's webpage.

9. As indicated by the Applicant's narrative statement submitted with the application, the Comprehensive Plan Land Use map amendment and related contract rezone have been requested for the purpose of future expansion and improvements of the existing Auburn Dairy operation.

10. The following report identifies a Comprehensive Plan Land Use map amendment and contract rezone requested by Auburn Dairy scheduled for the Planning Commission's October 17, 2023 public hearing with a staff recommendation.

<u>Comprehensive Plan Related Findings</u>

11. The Applicant submitted a Comprehensive Plan Land Use map amendment application on June 1, 2023, before the year 2023 application submittal deadline for comprehensive plan amendments (June 1, 2023).

12. The City of Auburn first adopted amendments to its Comprehensive Plan in compliance with the Washington State Growth Management Act (GMA) requirements, as amended in 1995. The Auburn Comprehensive Plan has been amended annually each year since generally for housekeeping items and for capital facilities plan coordination.

13. The City of Auburn adopted a substantially revised Comprehensive Plan (including map amendments) in response to periodic updates required by the GMA by Ordinance No. 6584 on December 14, 2015.

14. City Code Section 14.22, "Comprehensive Plan" provides the city's laws for amending the Comprehensive Plan. Amendments can be initiated by the City of Auburn (city-initiated) and by private citizens (privately-initiated).

15. RCW 36.70A.130 (GMA) provides for annual amendments to locally adopted comprehensive plans. Except in limited circumstances as provided for in State law, Comprehensive Plan amendments shall be considered by the city or county legislative body no more frequently than once per year. The annual limitation and exceptions are also restated in city code at ACC 14.22.060.

16. The City of Auburn established a June 1, 2023 submittal deadline for comprehensive plan amendments for the year 2023 (map or policy/text amendments). Notice to the public of the application filing deadline was provided on the City's website, publication of a legal notice the Seattle Times Newspaper, and sent to a notification list of potentially interested parties.

17. Auburn City Code Chapter 14.22, "Comprehensive Plan", outlines the process for submittal of private initiated amendments and the processing of Comprehensive Plan amendments as follows:

    "Section 14.22.100

    A. The planning commission shall hold at least one public hearing on all proposed amendments to the comprehensive plan. Notice of such public hearing shall be given pursuant to Chapter 1.27 ACC and, at a minimum, include the following:
        1. For site-specific plan map amendments:
            a. Notice shall be published once in the official newspaper of the city not less than 10 calendar days prior to the date of public hearing;
            b. Notice shall be mailed by first class mail to all property owners of record within a radius of 300 feet of the proposed map amendment request, not less than 10 calendar days prior to the public hearing;
        2. For area-wide plan map amendments:
            a. Notice shall be published once in the official newspaper of the city not less than 10 calendar days prior to the date of public hearing;
            b. Notice shall be mailed by first class mail to all property owners of record within the area subject to the proposed amendment;
            c. Notice shall be posted in at least two conspicuous locations in the area subject to the proposed amendment not less than 10 calendar days prior to the date of the public hearing.
    B. Notwithstanding the above, the director may expand the minimum noticing provisions noted above as deemed necessary.
    C. Planning Commission Recommendation. The planning commission shall conduct a public hearing on all potential comprehensive plan amendments and shall make and forward a recommendation on each to the city council. The planning commission shall adopt written findings and make a recommendation consistent with those findings to the city council.
    D. The city council, if it elects to amend the comprehensive plan, shall adopt written findings and adopt said amendments by ordinance.
    E. State Review. All comprehensive plan amendments considered by the planning commission shall be forwarded for state agency review consistent with RCW 36.70A.106.
    F. Any appeal of an amendment to the comprehensive plan shall be made in accordance with Chapter 36.70A RCW. (Ord. 6172 § 1, 2008.)"

18. Per Chapter 14.22 Auburn City Code ("ACC"), privately-initiated amendments to the Comprehensive Plan shall have at least one public hearing before the Planning Commission who then forward on a recommendation to the City Council. City Council consideration and action on the amendments generally occurs, but is not required, prior to the end of the year.

19. Pursuant to RCW 36.70A.106, the proposed comprehensive plan amendments outlined in this agenda bill were sent to the Washington State Office of Commerce and other state agencies as required for the 60-day state review. No comments have been received from the Washington State Department of Commerce or other state agencies as of the writing of this report.

20. Due to the scope and limited number of privately initiated policy/text changes, the optional process as provided in the city code for a public open house was not conducted.

Zoning Code Related Findings

21. In June 2018 the City Council adopted Ordinance No. 6655 which allows the Planning Commission and City Council to consider associated map changes (for Comprehensive Plan map amendments and rezones), concurrently. This eliminates the need for the Hearing Examiner to subsequently consider and conduct a public hearing for a rezone when it is related to a Comprehensive Plan map amendment.

22. Chapter 18.68 ACC Amendments outlines the process for submittal of privately-initiated zoning amendments and the general processing. Per ACC 18.68.030(B)(1)(b), when the Planning Commission is considering a re-zone (zoning map amendment) which requires a Comprehensive Plan Land Use Map amendment, the public hearings shall be conducted concurrently and a recommendation on both shall be forwarded to the City Council.

23. The intent of the "M-1, Light Industrial Zone" is "…is to accommodate a variety of industrial, commercial, and limited residential uses in an industrial park environment, to preserve land primarily for light industrial and commercial uses, to implement the economic goals of the comprehensive plan and to provide a greater flexibility within the zoning regulations for those uses which are non-nuisance in terms of air and water pollution, noise, vibration, glare or odor." The light industrial/commercial character of this zone is intended to address the way in which industrial and commercial uses are carried out rather than the actual types of products made. The Auburn Dairy manufacturing operation is conducted inside of buildings.

Criteria for Comprehensive Plan Land Use Map Amendments

24. The Comprehensive Plan Map Amendment application seeks to change the designation of six parcels, King County Parcel Nos. 3915000005, 3915000050, 3915000085, 3915000115, 3915000120, 3915000125.

1) The City's Comprehensive Plan contains the following objectives and policy guidance, as it relates to this application:

Volume 1 – Land Use Element

"Industrial Land Use Designations"

"Character Sketch"

"Industrial uses will become a more integrated part of the physical and social life of the City. Since so many people work in these areas and these companies contribute so much to the

financial life of the city, it is important that they are connected though paths, roads and by public transportation. Locations that have access to rail and highways that also encourage intelligent growth patterns will be prioritized. Innovation will be a key requirement of new and infill projects as the City looks to mitigate impacts of production and limit damage to the environment."

"General Policies"

A general policy appropriate to this request is:

> "Policy LU-72. A wide range of industrial uses may be permitted, subject to performance standards."

"Light Industrial Designation"
"Description"

"This category is intended to accommodate a wide range of industrial and commercial uses. This designation is intended to provide an attractive location for manufacturing, processing and assembling land use activities that contribute to quality surroundings. A wide variety of appropriate commercial uses in this designation benefit from the location, access, physical configuration, and building types of these properties. It is distinguished from heavier industrial uses by means of performance criteria. All significant activities shall take place inside buildings, and the processing or storage of hazardous materials shall be strictly controlled and permitted only as an incidental part of another use."

Designation Criteria

1) Previously developed light industrial areas; or
2) Located along high-visibility corridors;
3) Provides buffering for heavy industrial areas or is buffered from the single-family designation by landscaping, environmental features, or the Residential Transition designation and buffered from all other Residential designations; and
4) Meets the development parameters of the Light Industrial designation.

Light Industrial-related policies appropriate to this request are:

"Policy LU-76. A wide range of industrial uses may be permitted, subject to performance standards. Heavy commercial uses that serve the needs of workers in light industries are also appropriate. These uses include indoor manufacturing, processing, and assembling of materials from previously prepared or raw materials and ancillary and necessary warehousing and distribution of finished goods associated with manufacturing and industrial uses."

"Policy LU-77. Parking lots must be located and designed in a manner that softens their appearance from adjacent public roads. This is accomplished through landscaping, pedestrian spaces, and the location of buildings on the property. Where practicable, low-impact development techniques and landscaping should be used to promote on site stormwater infiltration and shading of hard surfaces. Minimum and maximum parking ratios must be established for each type of permitted use."

"Policy LU-80. Where a light industrial use is located adjacent to a property with a less intense zoning designation, the light industrial use bears the burden of incorporating techniques that mitigate the visual, noise, dust, and odor impacts."

The Capital Facilities Element also contains objectives and policies relevant to the request, as follows:

Volume 3 – Capital Facilities Element

"Planning Approach"

"The Capital Facilities planning approach is to manage growth in a manner that enhances rather than detracts from community quality and values by actively coordinating land use type and intensity with City facility and service development and provision."

"Objectives and Policies"

"Objective 1.1. Ensure that new development does not outpace the City's ability to provide and maintain adequate public facilities and services, by allowing new development to occur only when and where adequate facilities exist or will be provided, and by encouraging development types and locations that can support the public services they require."

"Policy CF-3. Development shall be allowed only when and where such development can be adequately served by public services (police and fire) without reducing the level of service elsewhere."

Volume 6 – Economic Development Element

"Planning Approach"
"To ensure the long-term economic health of the City and the region through a diversified economic base that supports a wide range of employment opportunities for Auburn's residents and those of the region, and through the promotion of quality industrial and commercial development that matches the aspirations of the community."

"Objective 9.1. Promote a diversified economic base capable of withstanding changes in interest rates, inflation, tax structure and market conditions."

"Policy ED-3. The importance of downtown Auburn as unique retail environment and subregional center of commerce should be considered in the City's economic plan."

2) The purpose of the City's Comprehensive Plan document is to provide a policy basis for the zoning changes to ensure that the Comprehensive Plan and Zoning Ordinance are consistent as required by the following city code provision:

"ACC 14.22.050 Conformance and consistency.

The zoning, land division and other development codes contained or referenced within Auburn City Code shall be consistent with and implement the intent of the comprehensive plan. Capital budget decisions shall be made in conformity with the comprehensive plan. "

3) The City code provides certain criteria for decision-making for comprehensive plan amendments as follows:

"ACC 14.22.110 Decision criteria for plan amendments.

A. The comprehensive plan was developed and adopted after significant study and public participation. The principles, goals, objectives and policies contained therein shall be granted substantial weight when considering a proposed amendment. Therefore, the burden of proof for justifying a proposed amendment rests with the applicant, who must demonstrate that the request complies with and/or relates to the following decision criteria:

1. The proposed change will further and be consistent with the goals and objectives of the plan and the plan will remain internally consistent;
2. Whether the capacity to provide adequate services is diminished or increased;
3. Assumptions upon which the comprehensive plan is based are found to be invalid;
4. A determination of change or lack of change in conditions or circumstances has occurred since the adoption of the latest amendment to the specific section of the comprehensive plan that dictates the need for a proposed amendment;
5. If applicable, a determination that a question of consistency exists between the comprehensive plan and Chapter 36.70A RCW, the countywide planning policies for either King and/or Pierce County, as appropriate, and Vision 2040: Growth and Transportation Strategy for the Puget Sound Region."

COMPREHENSIVE PLAN LAND USE MAP RELATED – CONCLUSIONS

The City Code provides certain criteria for decisions on amending the Comprehensive Plan Land Use Map under ACC 14.22.110. These criteria are listed below in **bold**, followed by a Staff Analysis.

1. The first criterion is that the change must further and be consistent with the goals and objectives of the plan and the plan will remain internally consistent.

Staff analysis: The Auburn Dairy property is adjacent to industrial properties to the west and south and is adjacent to the railroad tracks to the west. Historically, the dairy manufacturing operation has not had an adverse impact on the surrounding neighborhoods, including the older residential area to the east. The four parcels across G Street SW were acquired for the need to develop an office for administrative staff, laboratory work, conference rooms, a surface parking lot for employees, and a dry good storage room. These uses are directly associated with the existing operation but are less intensive uses that will abut the older residential neighborhood. The area is served by public infrastructure.

The proposal to change the mapped land use designation of the site from Downtown Urban Center to Light Industrial is supported by numerous Comprehensive Plan policies within both the Land Use Element and the Capital Facilities Element, as noted above. The

proposal to change the land use designation on the site to Light Industrial will not be in conflict with the Comprehensive Plan or the City of Auburn Downton Urban Center since it allows for an expansion of a cornerstone institution which has existed in Auburn for 100 years that produces an exceptional product making it a unique center of commerce in the downtown. Additionally, the new development will be conditioned to prohibit more intensive land uses that would have an adverse impact on the sensitive nature of a residential neighborhood, and new development will be architecturally reviewed to meet pedestrian friendly and walkable design standards in harmony with Auburn's downtown and Main Street.

2. **The second decision criterion is that the comprehensive plan amendment must not diminish or increase the ability to provide adequate services.**

   Staff analysis: The applications for a change in Comprehensive Plan land use designation and zoning classification have been reviewed by Valley Regional Fire Agency and the City Utilities and Traffic divisions. Based on these reviews, the changes would not adversely affect the provision of services. The proposed Comprehensive Plan land use map change by itself, if approved will not affect the ability to provide adequate services. As typical with development in the city, the infrastructure improvements needed to support the development would be the responsibility of the future development. At the time of development, adequate services would be required to be provided concurrent with the development in order for the project to be authorized. Therefore, it is not anticipated that approval of the request negatively affects provision of services.

   Existing services either exist or can be provided to support the Comprehensive Plan Amendment to change the site's map designation from Downtown Urban Center to Light Industrial.

3. **The third decision criterion is that the assumptions on which the comprehensive plan is based are found to be invalid.**

   Staff analysis: While the policies of the Comprehensive Plan are not invalid, the uses proposed for the expansion of the existing operation (office, parking, and dry good storage) are most consistent with the "M-1, Light Industrial" zoning designation, compared to "DUC, Downtown Urban Center" and "Residential 20/ 20 Dwelling Units per Acre". The current land use designation of Downtown Urban Center does not implement the "M-1, Light Industrial" zoning district. The land use designation change to Light Industrial will conform with the existing dairy operation and its future expansion.

4. **The fourth decision criterion is that there has been a change or lack of change in conditions or circumstances has occurred since the adoption of the latest amendment to the comprehensive plan that dictates the need for a proposed amendment.**

   Staff analysis: There has been a change in conditions that generates the need for the map change. There has been a recent increase in business for the dairy operation which prompted the acquisition of four parcels across G Street SW in 2013 and 2020 which will provide additional land for the dairy's expansion.

5. **The fifth decision criterion is that the change must be determined to be consistent with the Growth Management Act (RCW 36.70A), the Countywide Planning Policies of the relevant county and "Vision 2040: Growth and Transportation Strategy for the Puget Sound Region".**

   Staff analysis: The change, if approved, would continue to be consistent with the Growth Management Act (RCW 36.70A), the Countywide Planning Policies of King County and "Vision 2040: Growth and Transportation Strategy for the Puget Sound Region". The proposal is consistent because it provides land suitable for the growth of an existing, 100-year-old establishment in downtown Auburn. Volume 1 of the Land Use Element of the Auburn Comprehensive Plan supports a "Robust Diversity of Land Use" where land uses that are mixed is a "strength because it exemplifies social, economic, and cultural diversity".

6. **The sixth decision criterion, applies only to changes of the mapped land use designation of a specific property, the applicant must demonstrate one of the following:**
   a. **The current land use designation was clearly made in error or due to an oversight;**
   b. **The proposed land use designation is adjacent to property having a similar or compatible designation, or other conditions are present to ensure compatibility with surrounding properties;**
   c. **There has been a change in conditions since the current land use designation came into effect.**

   Staff analysis: The proposal is consistent with findings (b) and (c). The most predominant land use designations surrounding the property are Downtown Urban Center and Light Industrial. South of SR 18 the parcels are Heavy Commercial land use designation. The subject parcels are on the western edge of the Downtown Urban Center. The present use and the proposed expansion of the dairy complies with the "M-1, Light Industrial" zoning district. The Downtown Urban Center and the Light Industrial designations allow many of the same land uses, however since the project is being reviewed in conjunction with a contract rezone, uses considered to have an adverse impact on the Downtown Urban Center and adjacent residential area will be prohibited by conditions of the contract rezone. The current Comprehensive Plan was adopted in 2015, prior to the recent growth in business at Auburn Dairy. This increase in business and plan for future expansion has effectively been a change in conditions over the past several years.

<u>REZONE RELATED – CONCLUSIONS</u>

1. **(A) The rezone implements the policies of the comprehensive plan.**

Staff analysis: As provided at ACC 18.23.020, "Intent of commercial and industrial zones", the intent of the

> *"M-1 – Light Industrial Zone" is to accommodate a variety of industrial, commercial and limited residential uses in an industrial park environment, to preserve land primarily for light industrial and commercial uses, to implement the economic goals of the comprehensive plan and to provide a greater flexibility within the zoning regulations for*

those uses which are non-nuisance in terms of air and water pollution, noise, vibration, glare or odor. The light industrial/commercial character of this zone is intended to address the way in which industrial and commercial uses are carried out rather than the actual types of products made.

The character of this zone will limit the type of primary activities which may be conducted outside of enclosed buildings to outdoor displays and sales. Uses which are not customarily conducted indoors or involve hazardous materials are considered heavy industrial uses under this title and are not appropriate for the M-1 zone. An essential aspect of this zone is the need to maintain a quality of development that attracts rather than discourages further investment in light industrial and commercial development. Consequently, site activities which could distract from the visual quality of development of those areas, such as outdoor storage, should be strictly regulated within this zone."

Provided that the concurrent Comprehensive Plan Land Use map amendment is granted, changing the site's current Downtown Urban Center designation to Light Industrial, the proposed rezone from "DUC and R-20" to "M-1, Light Industrial" will be consistent with and implement the intent of the Comprehensive Plan. The proposed use of the site as a light industrial manufacturing operation and supporting uses is consistent with the "M-1, Light Industrial" zoning intent statement.

2. (B) The rezone is necessary due to a substantial change in circumstances since the current zoning

Staff analysis: As previously noted in the Comprehensive Plan land use map amendment analysis #2, adequate services will be provided to the site, including water, sewer, roads, and fire and police protection.

Historical aerial photography accessed from City of Auburn GIS from 1990 to the present, shows that the area west and south of the existing dairy has historically been industrial and commercial development. The residential neighborhood to the east is an older neighborhood with homes built near the turn of the 20th century. The City of Auburn established the Auburn Downtown Plan in 2001 which includes the location of the Auburn Dairy, which has been compatible in its present location with surrounding land uses. The substantial change that has taken place is that the Auburn Dairy needs to expand its facilities because of increased demand for their products. The Comprehensive Plan supports the continued value of "cornerstone" institutions as being a valuable part of the downtown economy and character, therefore supporting the continued operation of the dairy in a manner that includes uses conducive to its exiting operation.

3. (C) The rezone bears a substantial relationship to the public health, safety, or welfare.

Staff analysis: The Auburn Dairy property is in the downtown area which has existing municipal facilities. The contract rezone will include conditions that prohibit uses causing adverse impacts to the surrounding neighborhoods. Additionally, the expansion of the dairy will be required to comply with City of Auburn Downtown Urban Center design standards making the expansion pedestrian friendly. The expansion will be required to meet all local zoning, building, and other requirements established by the City.

STAFF RECOMMENDATION

Planning Commission to recommend to the City Council **approval** of the Auburn Dairy Products, Inc. (CPA23-0002) request for a Comprehensive Plan Land Use Map Amendment to change the map designation of six parcels, King County Assessor Parcel Nos. 3915000005, 3915000050, 3915000085, 3915000115, 3915000120, 3915000125 from Downtown Urban Center to Light Industrial and to rezone (REZ23-0004) Parcel No. 3915000085 from "Downtown Urban Center" to "M-1, Light Industrial" and rezone Parcel Nos. 3915000115, 3915000120, 3915000125 from "R-20, Twenty Dwelling Units per Acre" to "M-1, Light Industrial" zoning district.

In accordance with Auburn City Code 18.68.060 Contract Rezone. "In order to mitigate any impacts that may result from a rezone the city may enter into a contract with the property owner. The contract shall outline the conditions of approval and the obligations of the property owner. The contract shall be binding upon the owner and the owner's heirs, assigns and successors, and the contract shall run with the land.

CONDITIONS OF APPROVAL

Land Use Related Conditions

1. The four parcels identified by King County Parcel Nos. 3915000085, 3915000115, 3915000120, and 3915000125 are currently owed by Auburn Dairy Inc, and proposed to be developed to support the existing Auburn Dairy operation (food product manufacturing plant) across G Street SW to the west (Parcel No. 3915000005 and 3915000050). Pursuant to the Comprehensive Plan and zoning amendment applications, the intended use of these four parcels is an office building at the corner of W Main Street and G Street SW, north of the alley (on Parcel No. 3915000085) with an accessory parking lot and narrow storage building on parcel Nos. 3915000115, 3915000120 and 3915000125 directly south of the alley.

2. Due to the proximity of residences, residential zoning, and Downtown Urban Center comprehensive plan designation certain uses allowed by Auburn City Code 18.23.030 in the "M-1, Light Industrial" zoning district shall be prohibited. The prohibited uses are as follows:

INDUSTRIAL, MANUFACTURING AND PROCESSING, WHOLESALING

a. Building contractor, heavy
b. Manufacturing, assembling and packaging – Medium intensity
c. Marijuana processor
d. Marijuana producer
e. Marijuana researcher
f. Marijuana retailer
g. Marijuana transporter
h. Outdoor storage

i. Warehousing and distribution requiring frequent deliveries (more than once a day) or deliveries by commercial vehicles or vehicles not licensed to operate on public streets

RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES

j. Commercial recreation facility, outdoor
k. Religious institutions, lot size more than one acre
l. Sexually oriented businesses
m. Sports and entertainment assembly facility

RETAIL

n. Building and landscape materials sales
o. Construction and heavy equipment sales and rental
p. Drive-through espresso stands
q. Drive-through facility, including banks and restaurants
r. Nursery
s. Outdoor displays and sales associated with a permitted use (auto/vehicle sales not included in this category)
t. Tavern

SERVICES

a. Outdoor equipment rental and leasing

TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE

b. Ambulance, taxi, and specialized transportation facility
c. Heliport
d. Towing storage yard

VEHICLE SALES AND SERVICES

e. Automobile washes (automatic, full or self service)
f. Auto parts sales with installation services
g. Auto/vehicle sales and rental
h. Fueling station
i. Mobile home, boat, or RV sales
j. Vehicle services – Repair/body work

OTHER

k. Any commercial use abutting a residential zone which has hours of operation outside of the following: Sunday 9:00 a.m. to 10:00 p.m. or Monday – Saturday 6:00 a.m. to 10:00 p.m.

<u>Architectural and Site Design Related Conditions</u>

3. The subject property (King County Parcel Nos. 3915000085, 3915000115, 3915000120, 3915000125) shall comply with the City of Auburn Downtown Urban Center Architectural and site Design Standards, adopted 2/12/07 with revision effective 09/20/21 and ACC 18.31.200, 'Architectural and Site Design Review Standards and regulations. Design Standards described in the Downtown Urban Center City of Auburn Design Standards that are <u>not required</u> are listed as follows:

   <u>Site Design</u>

   1.A. 1. -- A parking structure
   4. -- Public Plazas

Building Design

8.B. – Access easement to rooftops provided to City which allows the installation of devices for wireless coverage and maintenance of those devices…

8.C. -- Installation of outdoor speaker system and AM receiver.

Pedestrian Streets

3.C. -- Along Main Street, doors and windows reflecting the historic Main Street rhythm of 25-foot wide storefronts.

EXHIBIT LIST

Exhibit 1	CPM #3 Staff Report to the Planning Commission
Exhibit 2	CPM #3 Land Use Map
Exhibit 3	CPM #3 Zoning Map
Exhibit 4	CPM #3 Written Statement
Exhibit 5	CPM #3 Completed SEPA Environmental Checklist SEP23-0020
Exhibit 6	CPM #3 Notice of Hearing and ODNS
Exhibit 7	CPM #3 Confirmation of Noticing
Exhibit 8	CPM #3 Auburn Dairy Traffic Impact Analysis

MEMORANDUM

TO: Judi Roland, Chair, Planning Commission
Phillip Stephens, Vice-Chair, Planning Commission
Planning Commission Members

FROM: Jeff Dixon, Planning Services Manager, Comm. Development Dept.

DATE: July 11, 2023

RE: **Discussion Topic:** Introductory discussion of Docket of 2023 Annual Comprehensive Plan Amendments

---

BACKGROUND:

Annually the City amends its Comprehensive Plan ("Comp. Plan"). These are the "annual amendments" that the City considers routinely each year as distinguished from the periodic "major update" of the Comp Plan as required by the Growth Management Act (GMA) that was adopted at the end of year 2015.

Side note: While the Growth Management Act (RCW 36.70A.130) originally required the next periodic update be completed by the year 2023, the state legislature passed ESHB 2342 in 2020 that extends the timeframe for updates until 2024. The Legislature more recently changed the requirements applicable to Auburn to provide for a 10-year update cycle after the current update in 2024.

There are two types of amendments:

A. Map; and
B. Text.

In addition, there are two sources for these annual amendments:

1. City-initiated amendments which are typically items that Staff, Planning Commission, or the City Council have identified as items or issues that should be addressed in the next Comp Plan Amendment cycle; and,
2. Private-initiated amendments, which are in response to applications that are submitted. For the 2023 Comp Plan Amendment cycle, three private amendment applications were submitted (two map amendments and one text amendment).

DISCUSSION

At the July 18, 2023 Special Planning Commission meeting, staff would like to introduce and briefly discuss:

1. The docket of annual comprehensive plan amendments is proposed to consist of the following:

City-Initiated Comprehensive Plan Text Amendments (CPA23-0004) (each capital facilities plan is incorporated by reference)

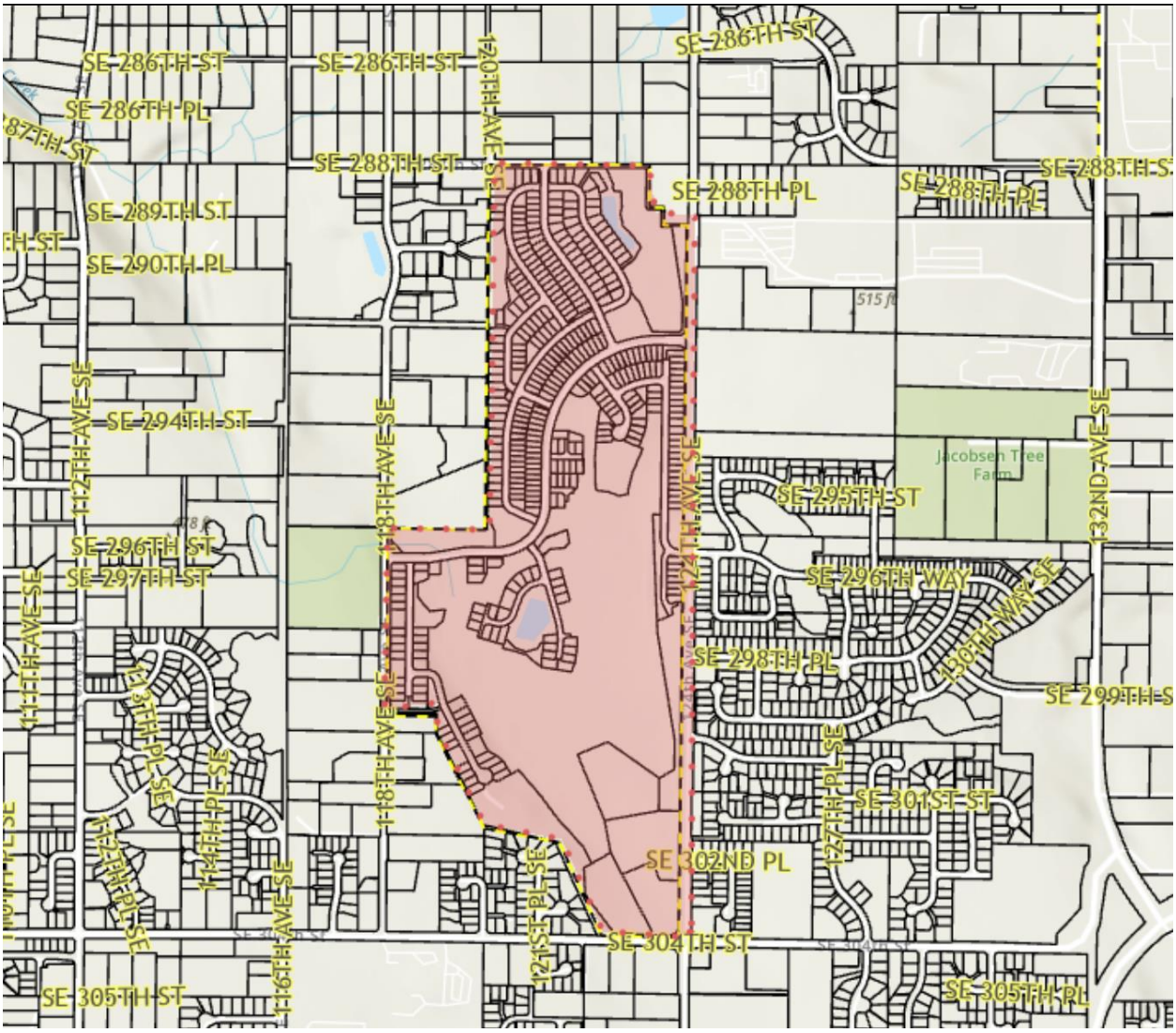
- **P/T #1** – Auburn School District Capital Facilities Plan
- **P/T #2** – Dieringer School District Capital Facilities Plan
- **P/T #3** – Federal Way School District Capital Facilities Plan
- **P/T #4** – Kent School District Capital Facilities Plan
- **P/T #5** – City of Auburn (COA) Capital Facilities Plan
- **P/T #6 – CPA23-0003**, In anticipation of the future annexation of the City of Kent island developed as “The Bridges”, revise the Land Use Element to establish Comprehensive Plan map designations of "Single Family Residential" and concurrent zoning of "R-1 and R-5 Residential" and establish "Moderate Density Residential" and establish concurrent zoning of R-10, Residential" for this future annexation area. See related map amendment, below.

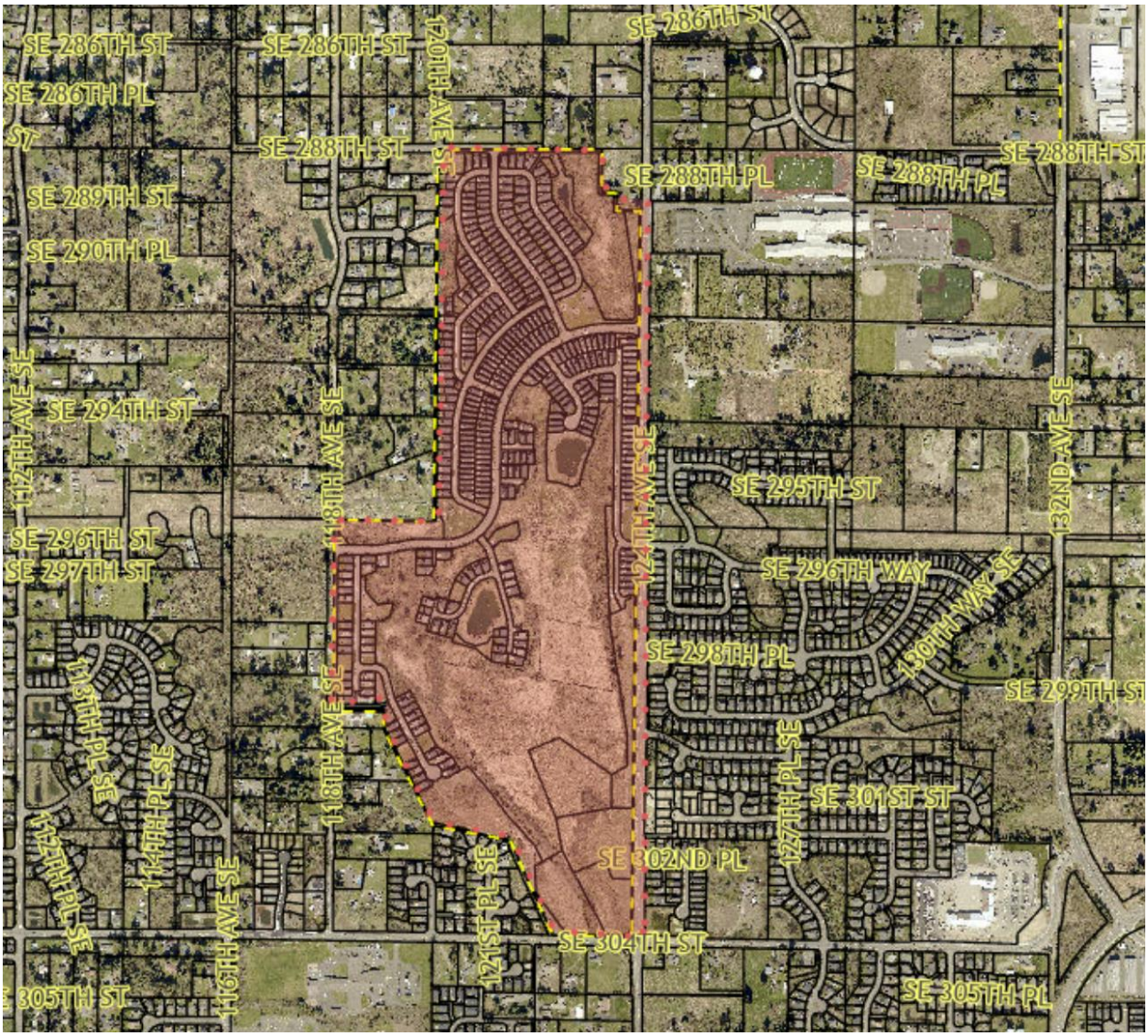
Comprehensive Plan <u>Map</u> Amendments

City-Initiated Map Amendments (CPA23-0003):

- **CPM#1 –** In anticipation of the future annexation of the City of Kent island developed as “The Bridges”, establish Comprehensive Plan map designations of "Single Family Residential" and concurrent zoning of "R-1, and R-5 Residential" and establish "Moderate Density Residential" and establish concurrent zoning of R-10, Residential" for this future annexation area.

Proposal Location




SE 286TH ST
SE 286TH ST
SE 286TH ST
SE 286TH PL
SE 288TH ST
SE 288TH PL
SE 288TH PL
SE 288TH ST
SE 289TH ST
SE 290TH PL
SE 294TH ST
112TH AVE SE
118TH AVE SE
120TH AVE SE
124TH AVE SE
132ND AVE SE
SE 295TH ST
SE 296TH ST
SE 297TH ST
SE 296TH WAY
130TH WAY SE
SE 298TH PL
SE 299TH ST
118TH PL SE
114TH PL SE
112TH PL SE
116TH AVE SE
118TH AVE SE
121ST PL SE
127TH PL SE
SE 301ST ST
SE 302ND PL
SE 304TH ST
SE 305TH ST
SE 305TH PL

Private-Initiated Map Amendments:

- **CPM #2** – CPA23-0001 – Request by BCRA on behalf of MultiCare for property at 617 12th St SE to change five contiguous parcels totaling approximately 2.27 acres. from “Single Family Residential” and "Light Commercial" to “Public/ Quasi-Public” (for future city property purchase) and associated rezone to P-1, Public Use zoning district.

Proposal Location

- **CPM#3** – CPA23-0002 - Request by Barghausen on behalf of Auburn Dairy Products for property at 16, 22, and 28 G ST SW, 3 parcels totaling approximately 0.41 acres from “Downtown Urban Center” to “Light Industrial” and associated to M-1, Light Industrial zoning district.

Proposal Location

SUMMARY:

Staff to is to provide an introductory overview of the subjects under consideration for amendments this year, including the 2 private applications received and that may be part of the "docket" of 2023 annual Comp Plan amendments. Additional information and more detailed analysis will be presented to the Planning Commission at future meetings.

Memorandum

To: Judi Roland, Chair, Planning Commission
Phillip Stephens, Vice-Chair, Planning Commission
Planning Commission Members

From: Josh Steiner, Senior Long Range Planner, Comm. Dev. Dept.
Jeff Dixon, Planning Services Manager, Comm. Dev. Dept.

Date: September 8, 2023

Re: **2023 Annual Comprehensive Plan Amendments – Working Binder**

As part of the 2023 Comprehensive Plan Amendment process, staff prepared a working binder for use by the Planning Commissioners during their consideration of the proposed annual comprehensive plan amendments.

WORKING BINDER OVERVIEW

Staff has prepared the 2023 Comprehensive Plan Amendment Working Binder with the following information:

- Introductory/Front Section:
    - Index to binder contents,
    - Proposed Updated Schedule, &
    - Comprehensive Plan Amendment Docket

- Tab 1: Staff Reports and presentations – the staff report that is provided will be used for the upcoming public hearing. Presentation materials for the July 18, 2023 Planning Commission meeting are also provided.

- Tab 2: Environmental Review – the environmental checklists and SEPA determinations for the proposed amendments.

- Tab 3: General Info. and Correspondence – correspondence related to the amendment process and public notices.

- Tab 4: City-Initiated Comp Plan Policy/Text Amendments – includes the 4 school district Capital Facilities Plans

- Tab 5: City-Initiated Comp Plan Map Amendments – includes city-initiated land use and zoning map amendments.

- Tab 6: Private-Initiated Comp Plan Map Amendments – includes private-initiated land use and zoning map amendments.

DISCUSSION

At the October 3, 2023 Planning Commission meeting, staff would like to briefly review and discuss the **following docket items** consisting of:

City Initiated Comprehensive Plan Text Amendments (CPA23-0003) (each capital facilities plan is to be adopted and incorporated by reference)

- **P/T #1** – Auburn School District Capital Facilities Plan
- **P/T #2** – Dieringer School District Capital Facilities Plan
- **P/T #3** – Federal Way School District Capital Facilities Plan
- **P/T #4** – Kent School District Capital Facilities Plan

City-Initiated Map Amendments (CPA23-0004):

- **CPM #1 –** Volume 1: Land Use Element. This proposes to revise the Land Use Element to establish Comprehensive Plan map designations of "Single Family Residential" and concurrent zoning of "R-1, and R-5 Residential" and establish "Moderate Density Residential" and establish concurrent zoning of R-10, Residential" for this future annexation area.

Private-Initiated Map Amendments (CPA23-0001, CPA23-0002):

- **CPM #2 –** Volume 1: Land Use Element. Request by BCRA on behalf of MultiCare for property at 617 12th St SE to change five contiguous parcels totaling approximately 2.27 acres. from “Single Family Residential” and "Light Commercial" to “Public/Quasi-Public” (for future city property purchase) and associated rezone to P-1, Public Use zoning district.

  CPM #3 – Volume 1: Land Use Element. Request by Barghausen on behalf of Auburn Dairy Products to rezone six parcels near W. Main Street & G Street SW from “Downtown Urban Center” to “Light Industrial” and associated to M-1, Light Industrial zoning district.

Feel free to contact either Josh Steiner, Senior Long Range Planner at jsteiner@auburnwa.gov or 253-804-5058 or Jeff Dixon, Planning Services Manager, at jdixon@auburnwa.gov or 253-804-5033, with any questions.

MEMORANDUM

TO: Judi Roland, Chair, Planning Commission
Phillip Stephens, Vice-Chair, Planning Commission
Planning Commission Members

FROM: Josh Steiner, Senior Planner, Comm. Development Dept.
Jeff Dixon, Planning Services Manager, Comm. Development Dept.

DATE: October 17, 2023

RE: **Public Hearing:** 2023 Annual Comprehensive Plan Amendments

---

At the October 3, 2023 meeting, City planning division staff reviewed and discussed the slate of annual comprehensive plan amendments and requested the public hearing be scheduled for October 17, 2023.

In anticipation of the public hearing, planning staff notified in advance the four school districts that have Capital Facilities Plans (CFP) that are the subject of the proposed City-Initiated Comprehensive Plan Amendments. One of the districts indicated they would not be able to send district representatives to the planning commission public hearing due to a conflict with the scheduled school board meeting. This District, Federal Way Public Schools, instead requested to and provided letters to add information to the CFPs and highlight their recent capital construction projects and add information to the justification of their approach to the school impact fee. This letter is provided in your packets since the letter was received after the "working binders" were prepared.

Additionally, staff reports for the two Private-Initiated Comprehensive Plan Amendment applications are included in the packet, since these were completed after "working binders" were prepared.

For the City-Initiated Comprehensive Plan Amendment staff reports, please see the corresponding "Staff Report/Presentations" tab in your "working binder".

Please bring your working binder to the meeting.

COMPREHENSIVE PLAN 2023 ANNUAL AMENDMENTS

PLANNING COMMISSION
JULY 18, 2023
JOSH STEINER, AICP

Department of Community Development

Planning • Building • Development Engineering • Permit Center
Sustainability • Community Services • Code Enforcement

AUBURN VALUES

SERVICE

ENVIRONMENT

ECONOMY

CHARACTER

SUSTAINABILITY

WELLNESS

CELEBRATION

2023 COMPREHENSIVE PLAN ANNUAL AMENDMENTS

- Annually the City amends its Comprehensive Plan. These routine amendments are distinguished from the "periodic update" completed on 8-year cycles.

- There are two sources:
  - **"city – initiated amendments"** in response to items that are "docketed" (text or map).
  - **"private–initiated amendments**" in response to applications that are submitted (text or map).

- Private-initiated Comprehensive Plan amendment applications (text or map) were publicly advertised in advance and accepted until Friday, June 2, 2023, this year.

PROPOSED 2023 COMPREHENSIVE PLAN AMENDMENT DOCKET

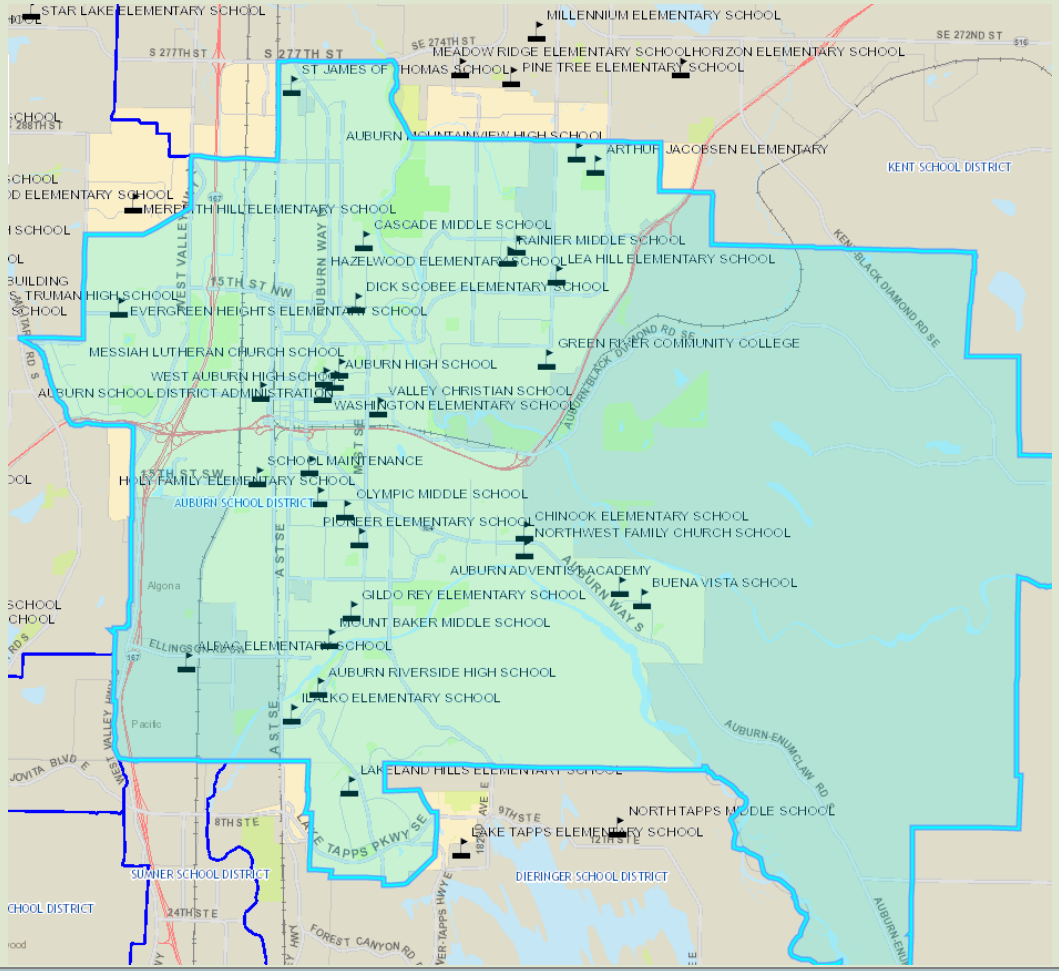
- The 2023 Comprehensive Plan amendment docket currently includes a total of 9 proposed amendments.
- Five updates are annually provided capital facilities plan updates for the city & school districts located within the City.
- Four updates to elements (chapters) of the comprehensive plan including issues relating to Land Use.
  - One text amendment, three map amendments

CITY INITIATED COMPREHENSIVE PLAN TEXT AMENDMENTS

- P/T #1 – Capital Facilities Plan (CFP) Update for Auburn School District
- P/T #2 – Capital Facilities Plan (CFP) Update for Dieringer School District
- P/T #3 – Capital Facilities Plan (CFP) Update for Federal Way School District
- P/T #4 – Capital Facilities Plan (CFP) Update for Kent School District
- P/T #5 – City of Auburn Capital Facilities Plan (CFP) Update
- P/T #6 – Land Use Element Update (Bridges Annexation)

CITY INITIATED COMPREHENSIVE PLAN TEXT AMENDMENTS

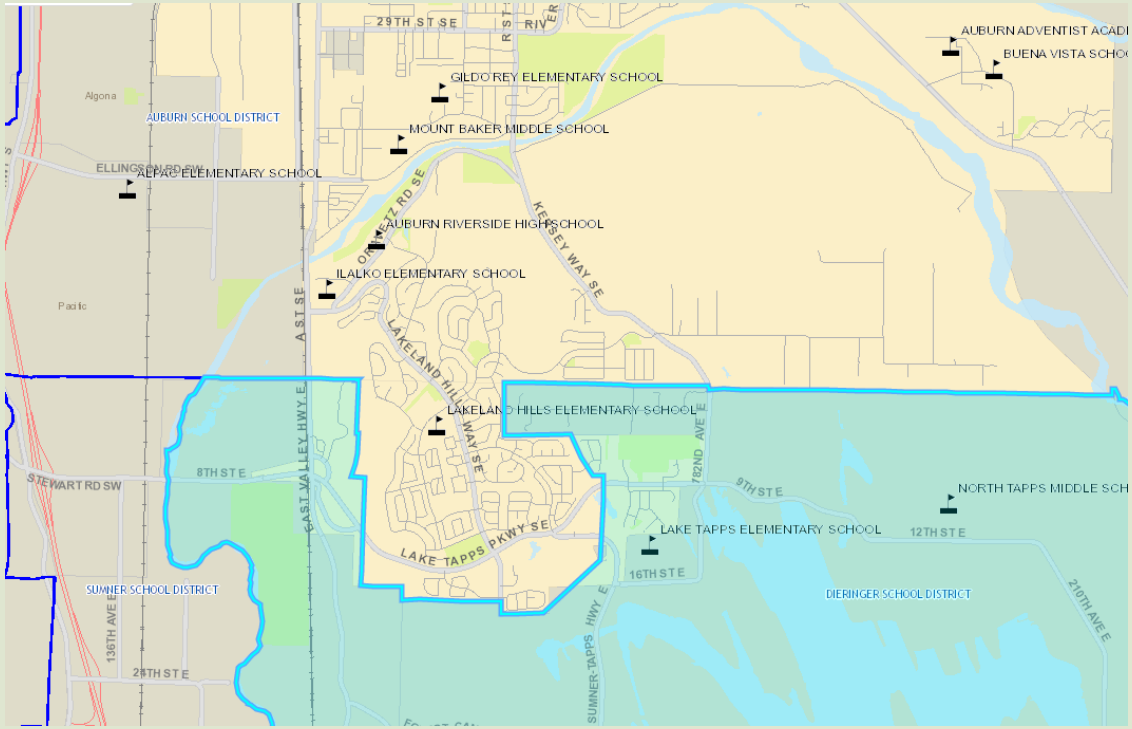
- **P/T #1 – Capital Facilities Plan (CFP) Update for Auburn School District**



(District boundary map)

CITY INITIATED COMPREHENSIVE PLAN TEXT AMENDMENTS

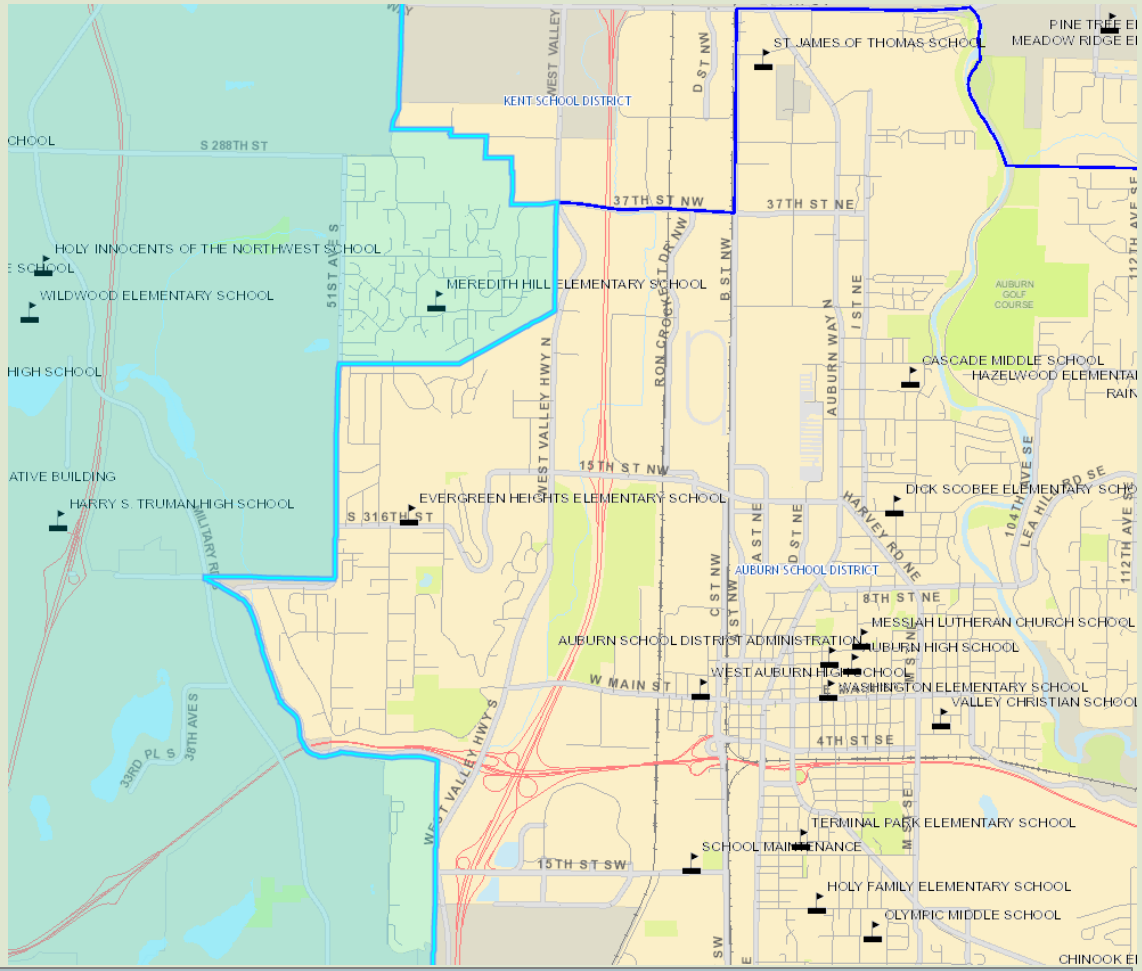
- **P/T #2 – Capital Facilities Plan (CFP) Update for Dieringer School District**



(District boundary map)

CITY INITIATED COMPREHENSIVE PLAN TEXT AMENDMENTS

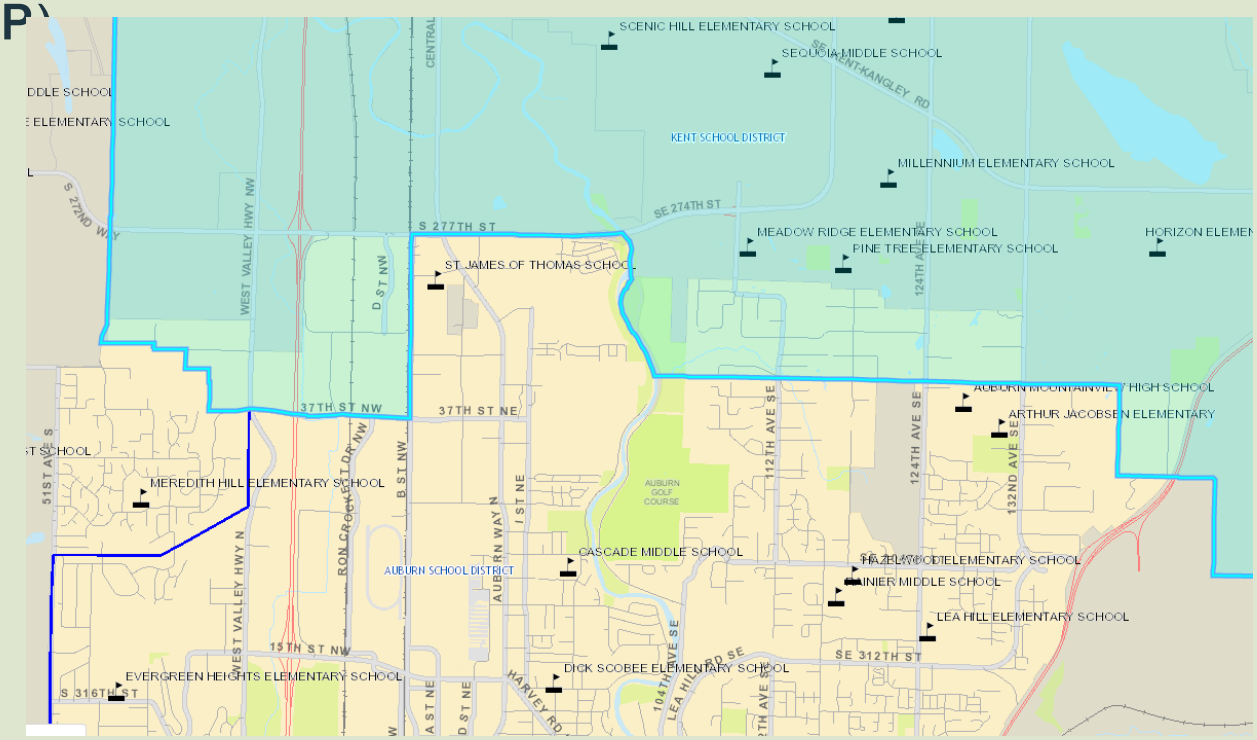
- **P/T #3 – Capital Facilities Plan (CFP) Update for Federal Way School District**



(District boundary map)

CITY INITIATED COMPREHENSIVE PLAN TEXT AMENDMENTS

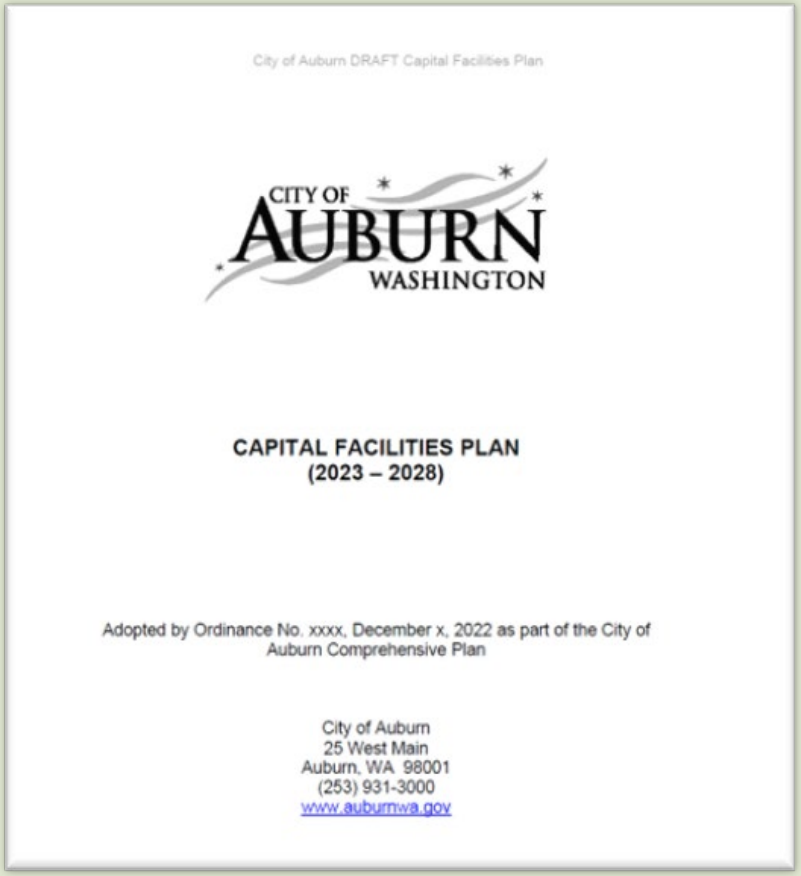
- **P/T #4 – Capital Facilities Plan (CFP) Update for Kent School District**



(District boundary map)

CITY INITIATED COMPREHENSIVE PLAN TEXT AMENDMENTS

- P/T #5 – City of Auburn Capital Facilities Plan Update



City of Auburn DRAFT Capital Facilities Plan

CITY OF AUBURN WASHINGTON

CAPITAL FACILITIES PLAN
(2023 – 2028)

Adopted by Ordinance No. xxxx, December x, 2022 as part of the City of Auburn Comprehensive Plan

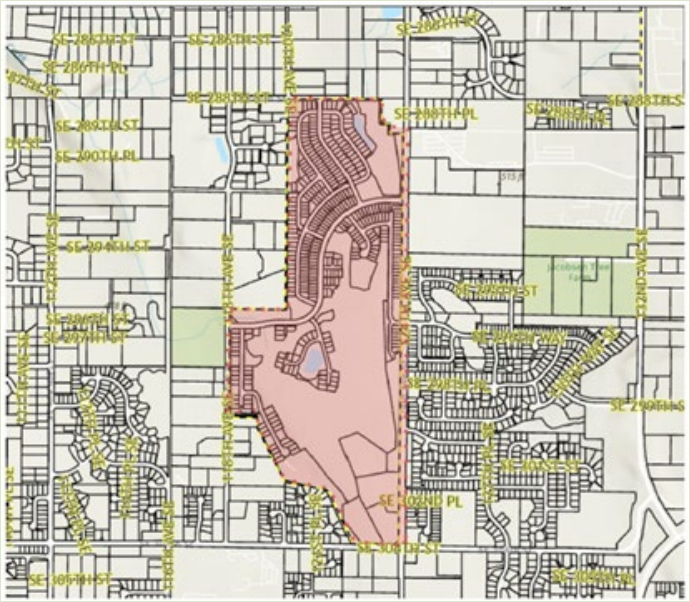
City of Auburn
25 West Main
Auburn, WA 98001
(253) 931-3000
www.auburnwa.gov

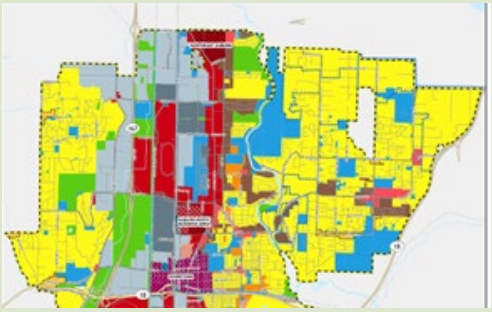
CITY INITIATED COMPREHENSIVE PLAN TEXT AMENDMENTS

- P/T #6 –Comprehensive Plan Volume 1, Land Use Element, Update
  - Revise the Land Use Element to establish Comprehensive Plan map designation of:
    - "Single Family Residential" and concurrent zoning of "R-1 and R-5 Residential" and
    - "Moderate Density Residential" and establish concurrent zoning of R-10, Residential" for this future annexation area.
  - Establish map and policy/text changes using City of Auburn framework for the existing development under City of Kent PUD in the event of annexation from Kent to the City of Auburn.

CITY-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS

- CPM #1 – Update Comprehensive Plan Land Use Map for Bridges Development area
- Establish Single Family Residential and Moderate Density land use designation and related zoning designations for area
- SE area of Bridges has most development potential for a variety of housing types





CITY-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS

- CPM #2 – Update Comprehensive Plan Land Use Map
- Request on behalf of MultiCare for property at 617 12th Street SE for demolition and future city use
- Change land use designation from "Single Family Residential" and "Light Commercial" to "Public/Quasi-Public"

CITY-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS

- CPM #3 – Update Comprehensive Plan Land Use Map
- Request on behalf of Auburn Dairy for property at 16, 22, and 28 G Street SW
- Change land use designation from "Downtown Urban Center" to "Light Industrial" and revise zoning designations to M-1, Light Industrial

NEXT STEPS

- City staff is reviewing the docket of items for consistency with intent and goals stated within the city's Comprehensive Plan and conducting the state required environmental review process (SEPA).
- Staff will provide additional information, including copies of the written materials, to the Planning Commission identifying the results of analysis and a staff report (staff recommendation) at future meetings. Generally, this is done by the "notebooks" prepared & distributed.
- Staff will schedule future briefings for the Planning Commission and public hearings so that the Commission may make recommendations on all proposed amendments to City Council.

2023 COMPREHENSIVE PLAN ANNUAL AMENDMENTS

	7-18-23	9-6-2023	10-3-23	10-17-23	11-13-23	11-27-23	12-4-23	12-18-22
	Planning Commission (PC) Regular Meeting	Planning Commission Regular Meeting	Planning Commission Regular Meeting	Planning Commission Extra Meeting	City Council **Study Session**	City Council **Study Session**	City Council **Regular Meeting**	City Council **Regular Meeting**
City-initiated **Text** Amendments CPA23-0004 • School district CFP's P/T #1-4 • City Capital Facilities Plan P/T #5 City Text Amendments • P/T #6 City-initiated **Map** Amendments CPA23-0003 • Land Use Map CPM #1 Private-initiated **Map** Amendments CPA23-0001, CPA23-0002 • Land Use Map CPM #2 CPM #3	Introduction to 2023 Comp Plan Amendment docket	Briefing on 2023 Comp Plan amendments	Conduct Public Hearing #1 Suggested agenda order: School District Amendments (SD staff, if present) City staff briefing on City Capital Facilities Plan City Staff briefing on other amendments	*Continued PC Public Hearing, if needed*	Discussion of PC recommendation.	*Continued discussion of PC recommendation, if needed.*	Council Action	*Council Action, if needed*

2023 COMPREHENSIVE PLAN ANNUAL AMENDMENTS

Any questions?

COMPREHENSIVE PLAN 2023 ANNUAL AMENDMENTS

PLANNING COMMISSION
OCTOBER 3, 2023
JOSH STEINER, AICP

Department of Community Development

Planning • Building • Development Engineering • Permit Center
Sustainability • Community Services • Code Enforcement

AUBURN VALUES

SERVICE

ENVIRONMENT

ECONOMY

CHARACTER

SUSTAINABILITY

WELLNESS

CELEBRATION

2023 COMPREHENSIVE PLAN ANNUAL AMENDMENTS

City of Auburn
2023 Comprehensive Plan Amendment Proposed Schedule

	7-18-23	**10-3-23**	**10-17-23**	**11-13-23**	**11-27-23**	**12-4-23**	**12-18-22**
	Planning Commission (PC) Regular Meeting	Planning Commission Regular Meeting	Planning Commission Extra Meeting	City Council **Study Session**	City Council **Study Session**	City Council **Regular Meeting**	City Council **Regular Meeting**
City-initiated **Text** Amendments CPA23-0004 • School district CFP's P/T #1-4 City-initiated **Map** Amendments CPA23-0003 • Land Use Map CPM #1 Private-initiated **Map** Amendments CPA23-0001, CPA23-0002 • Land Use Map CPM #2 CPM #3	Introduction to 2023 Comp Plan Amendment docket	Briefing on 2023 Comp Plan amendments	Conduct Public Hearing #1 Suggested agenda order: School District Amendments (SD staff, if present) City Staff briefing on City-Initiated Amendments City Staff briefing on Private-Initiated Amendments	Discussion of PC recommendation.	*Continued discussion of PC recommendation, if needed.*	Council Action	*Council Action, if needed*

2023 COMPREHENSIVE PLAN ANNUAL AMENDMENTS

- Annually the City amends its Comprehensive Plan. These routine amendments are distinguished from the "periodic update" completed on 8-year cycles.

- There are two sources:
  - **"city – initiated amendments"** in response to items that are "docketed" (text or map).
  - **"private–initiated amendments**" in response to applications that are submitted (text or map).

- Private-initiated Comprehensive Plan amendment applications (text or map) were publicly advertised in advance and accepted until Friday, June 2, 2023, this year.

PROPOSED 2023 COMPREHENSIVE PLAN AMENDMENT DOCKET

- The 2023 Comprehensive Plan amendment docket currently includes a total of 7 proposed amendments.
- Four updates are annually provided capital facilities plan updates for the school districts located within the City.
- Three updates to Elements (chapters) of the comprehensive plan including issues relating to Land Use.
  - Three land use map amendments
  - Related zoning map and zoning text amendments
- Per city Finance Department request, Auburn Capital Facility Plan will be moving to a bi-annual update schedule with next revision in 2024.

CITY-INITIATED COMPREHENSIVE PLAN TEXT AMENDMENTS

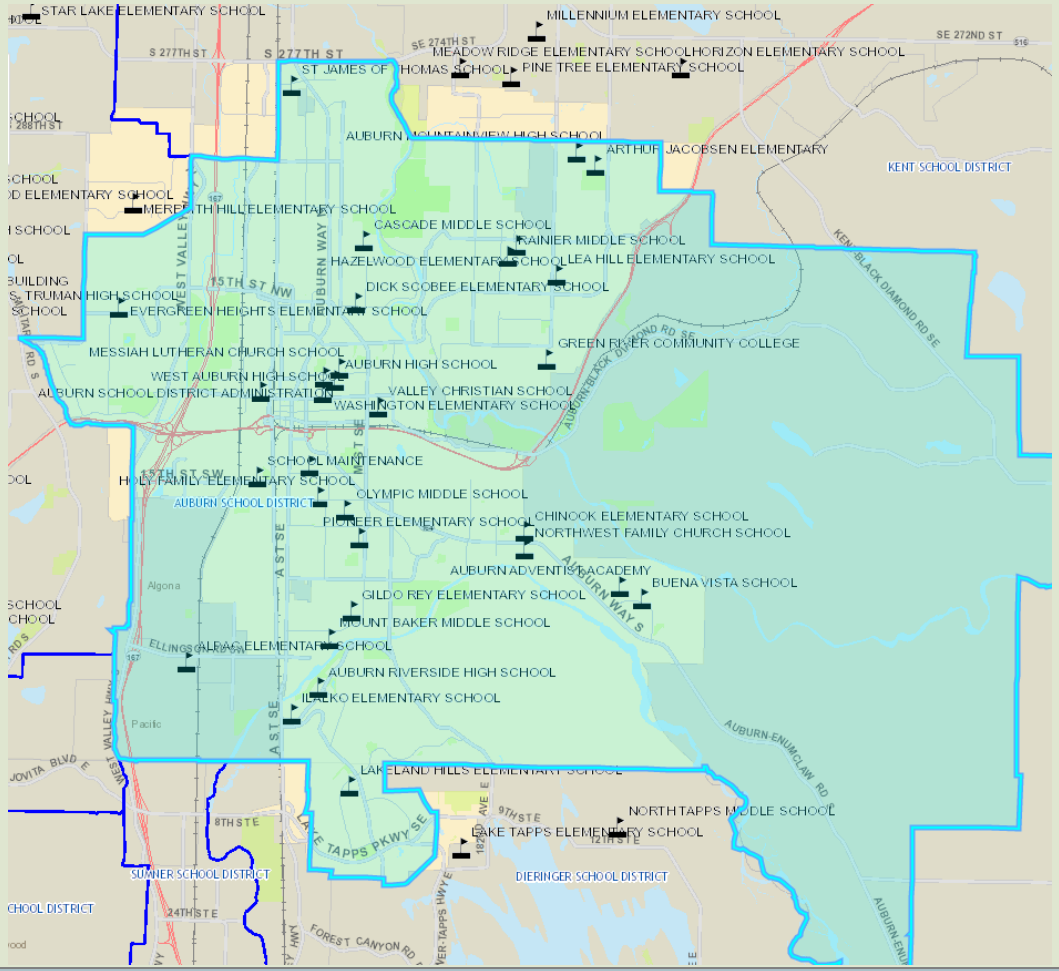
- P/T #1 – Capital Facilities Plan (CFP) Update for Auburn School District
- P/T #2 – Capital Facilities Plan (CFP) Update for Dieringer School District
- P/T #3 – Capital Facilities Plan (CFP) Update for Federal Way School District
- P/T #4 – Capital Facilities Plan (CFP) Update for Kent School District

CITY-INITIATED COMPREHENSIVE PLAN TEXT AMENDMENTS

	District	2022 Impact Fee		2023 Impact Fee	
		Single Family	Multi-Family	Single Family	Multi-Family
P/T#1	Auburn	$7,962.61	$9,912.82	$5,957.02	9,913.64
P/T#2	Dieringer	$6,167.00	$2,060.00	$8,054.00	$3,400.00
P/T#3	Federal Way	No Fee	No Fee	No Fee	$6,998.00
P/T#4	Kent	No Fee	No Fee	No Fee	No Fee

CITY INITIATED COMPREHENSIVE PLAN TEXT AMENDMENTS

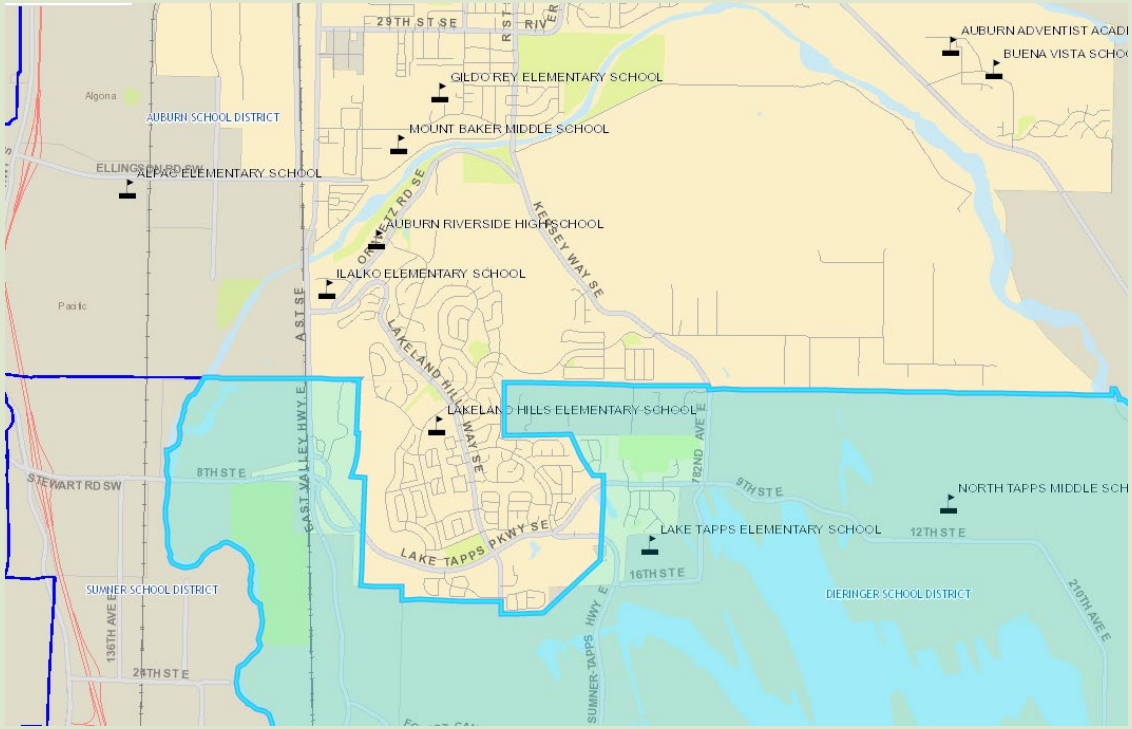
- **P/T #1 – Capital Facilities Plan (CFP) Update for Auburn School District**



(District boundary map)

CITY INITIATED COMPREHENSIVE PLAN TEXT AMENDMENTS

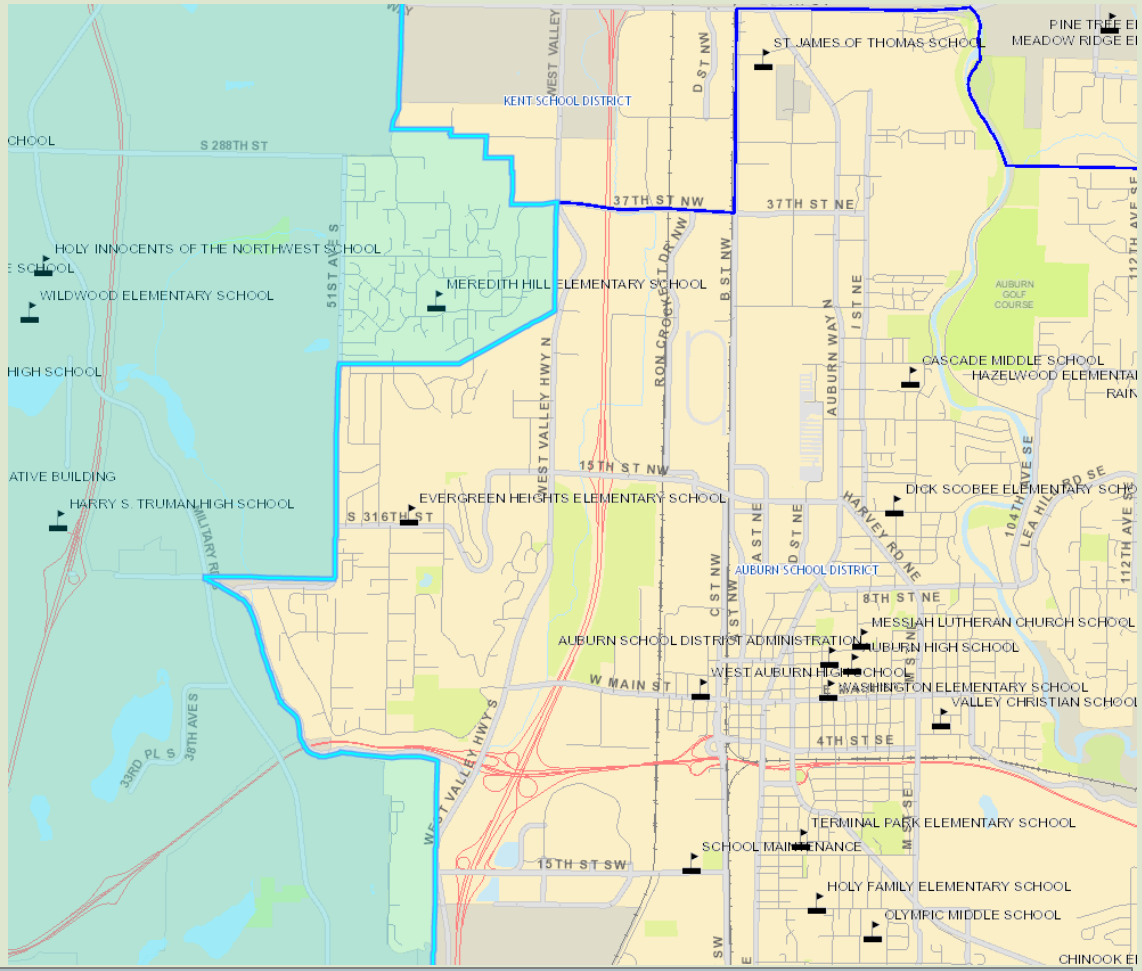
- **P/T #2 – Capital Facilities Plan (CFP) Update for Dieringer School District**



(District boundary map)

CITY INITIATED COMPREHENSIVE PLAN TEXT AMENDMENTS

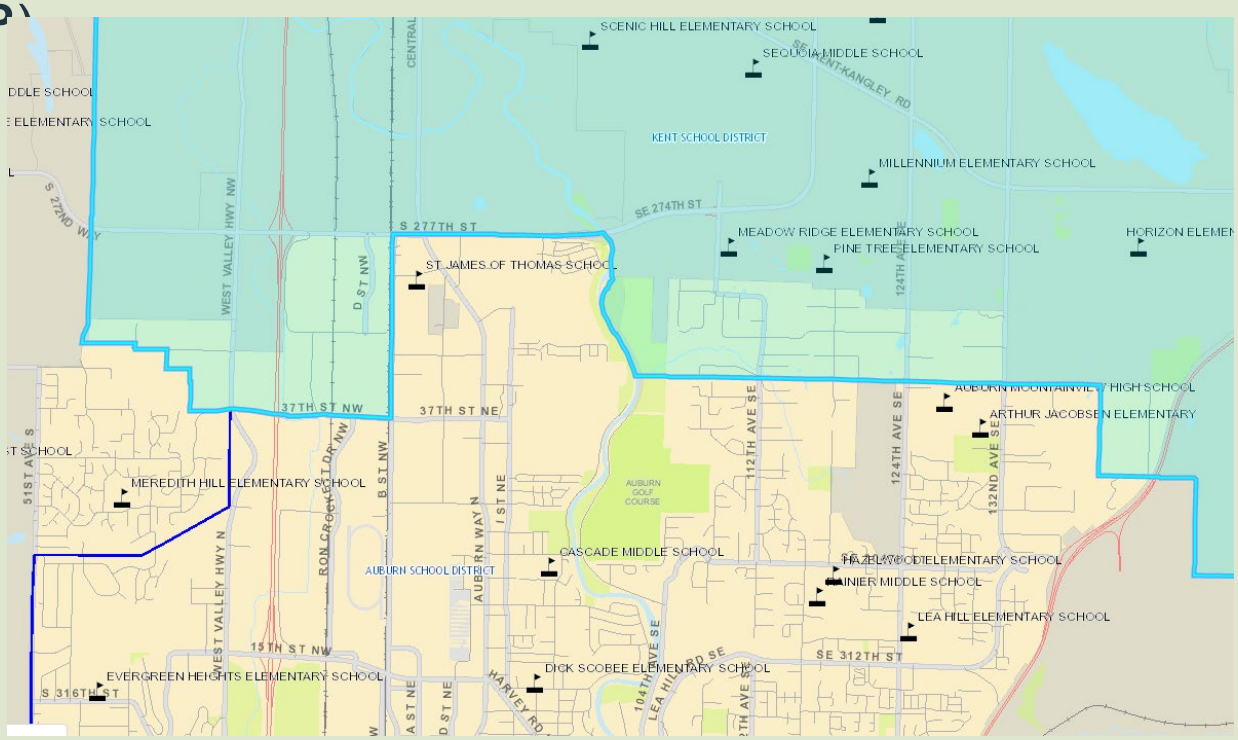
- **P/T #3 – Capital Facilities Plan (CFP) Update for Federal Way Public Schools**



(District boundary map)

CITY INITIATED COMPREHENSIVE PLAN TEXT AMENDMENTS

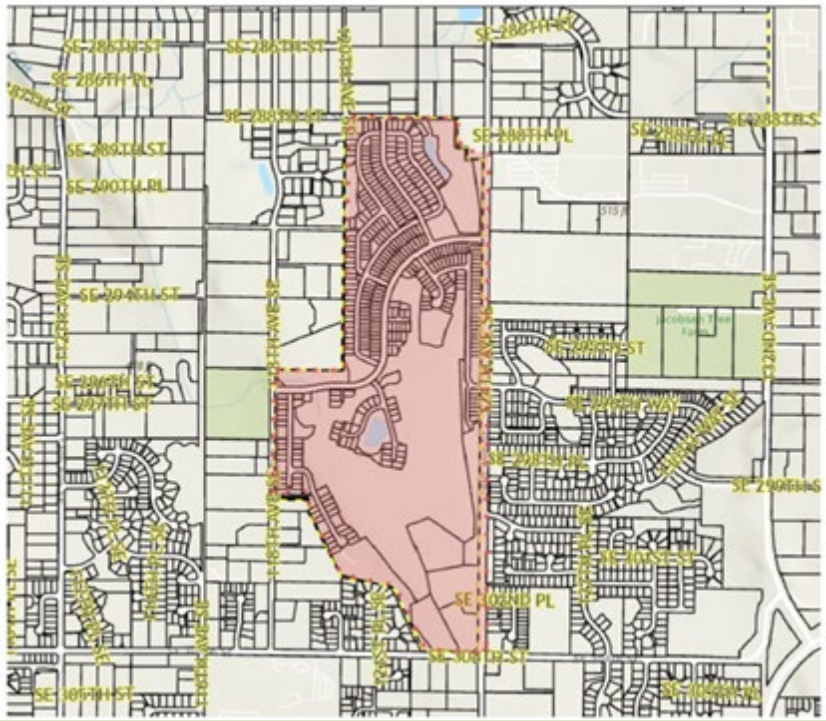
- **P/T #4 – Capital Facilities Plan (CFP) Update for Kent School District**



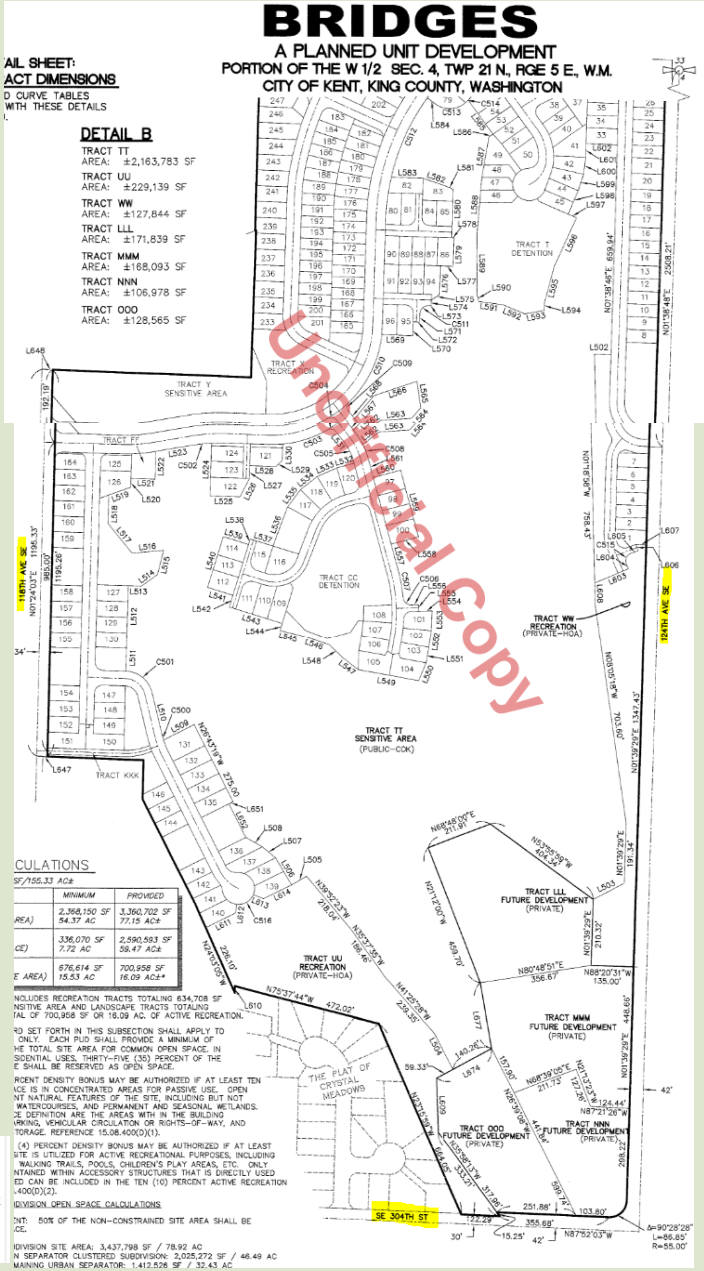
(District boundary map)

CITY-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS

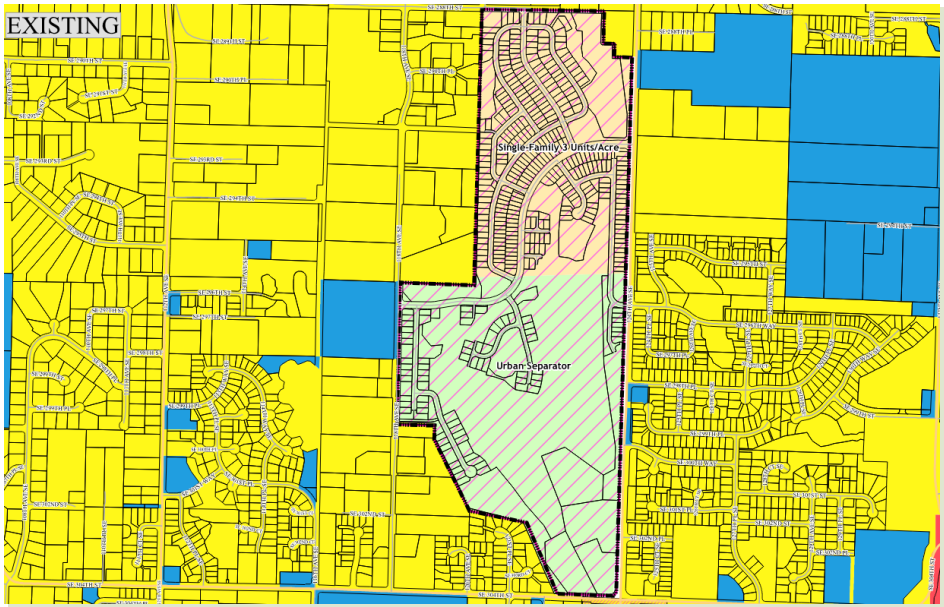
- **CPM #1** – Amendments related to the "Bridges area":
  - Update Comprehensive Plan Land Use Map
  - Update Comprehensive Zoning Map
  - New section for Chapter 18.21 "Overlays" of Auburn City Code

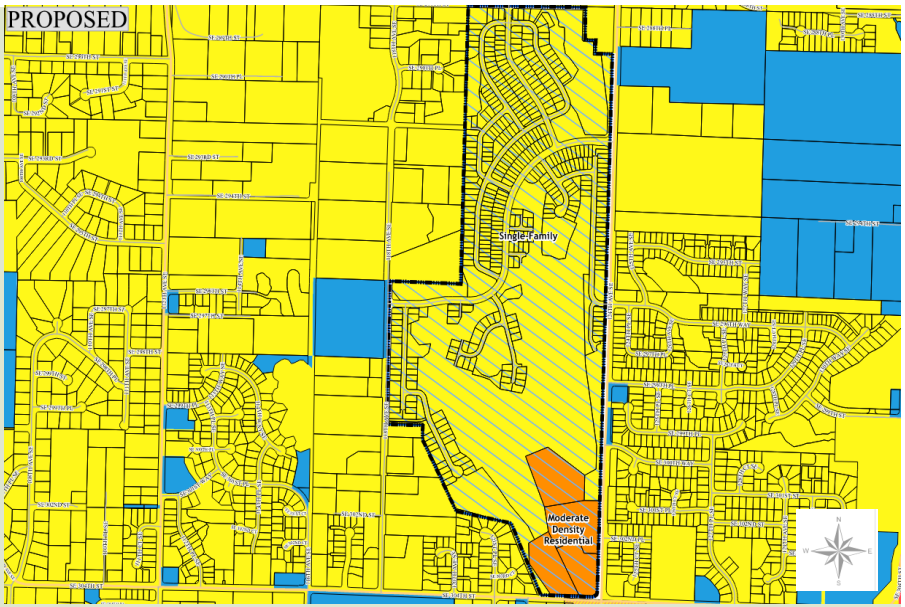


- The Bridges area is an approximately 155-acre area island of incorporated city of Kent
- The area was developed as a planned unit development (PUD)
- Bridges PUD features of mix of conventional SR-1 and SR-3 standards, some adjustments, to those standards, and lot clustering
- Majority of the area is developed with single family homes
- SE area of Bridges is undeveloped and consists of "future development tracts"
- Four environmentally sensitive area tracts exist within the Bridges area, with the largest being located in the southern portion of the Bridges areas.



CITY-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS





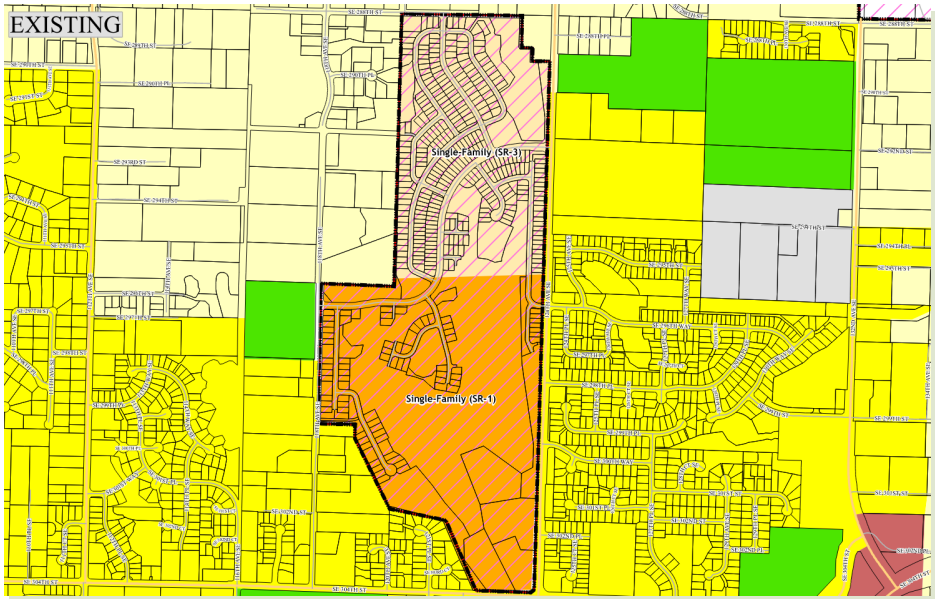
City of Auburn Land Use Designations

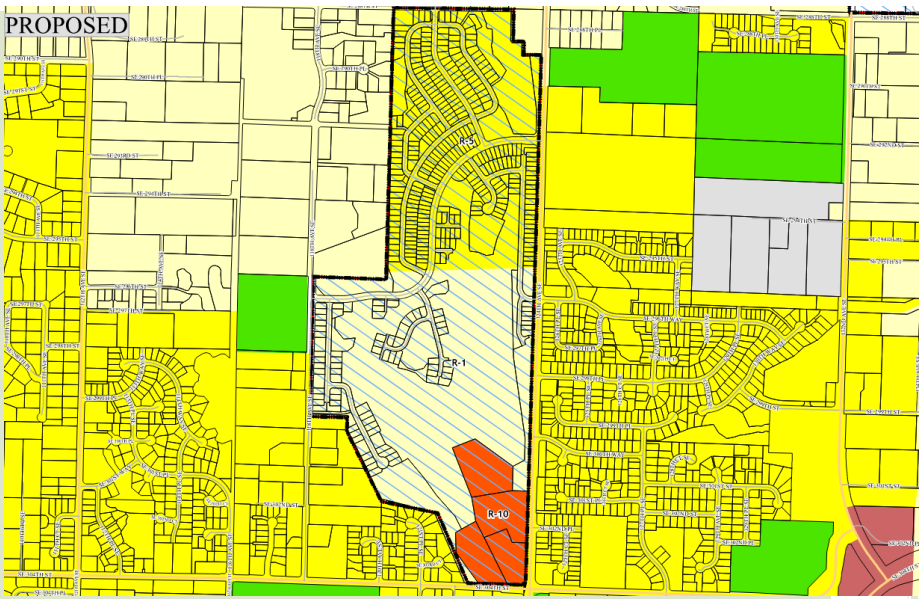
- Downtown Urban Center
- Heavy Commercial
- Heavy Industrial
- Public/Quasi-Public
- Light Commercial
- Light Industrial
- Moderate Density Residential
- Multiple-Family
- Neighborhood Commercial
- Neighborhood Commercial Overlay
- Open Space
- Public/Quasi-Public
- Residential Conservancy
- Residential Transition Overlay
- Single Family
- Parcels
- Existing Kent Land Use
- Proposed Auburn Land Use

City of Kent Land Use Designations

- Single-Family 3 Units/Acre
- Urban Separator

CITY-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS





City of Auburn Zoning

- C1 Light Commercial District
- I Institutional Use District
- P1 Public Use District
- R1 Residential 1 DU/Acre
- R10 Residential 10 DU/Acre
- R5 Residential 5 DU/Acre

- Existing Zoning
- Proposed Auburn Zoning/Bridges Overlay
- Parcels

City of Kent Zoning

- Single-Family (SR-3)
- Single-Family (SR-1)

CITY-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS

- Update to Chapter 18.21 ACC of Zoning Code corresponds to map updates
- New Section 18.21.040 proposed
- Contains the zoning development standards under which the Bridges PUD was developed

C. *Development Standards – Lots Previously Approved.*

1. For all uses of land occurring after the annexation date, the development standards in the following table shall apply to any residential lot in the annexation area that is part of a plat that received final plat approval prior to the annexation date.

2. With the exception of the Bridges PUD Future Development Tracts, as identified on the Bridges PUD Plat Map (Tract Nos. LLL, MMM, NNN, and OOO) any further subdivision of any lot and its subsequent use must conform to the permitted uses and standards

Zone	Min Lot Area (Sq. Ft.) (3)	Min Lot Area (Sq. Ft. per Unit)	Min Lot Width (Ft.)	Max Lot Coverage (%)	Max Impervious Surface (%)	Setbacks				Building Height	
						Front (Ft.) (4)	Rear (Ft.) (5)	Side, Interior (Ft.)	Side, Street (Ft.)	Main (Ft.) (6)	Accessory (Ft.)
R-1(1)	34,000(7)	N/A	30	37.5	50	10	5	5	10	35	23
R-5(2)	9,600	N/A	30	56.25	62.5	10	5	5	10	35	23

(1) Formerly Kent SR-1 zone prior to Auburn annexation.
(2) Formerly Kent SR-3 zone prior to Auburn annexation.
(3) Bridges PUD approved lot sizes ranging from 3,521 to 7,571 square feet. Per Bridges PUD Plat Map Restriction No. 2: "No lot or portion of a lot in this plat shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than the area required for the use district is which located."
(4) Garages and other similar structures with vehicular access require a 20-foot setback from any street.
(5) 15-foot setback from alley.
(6) 2.5-stories or 35 feet.
(7) A minimum lot area of 2,500 square feet per lot allowed under city of Kent Urban Separator (Cluster Development Kent City Code (KCC) 12.04.263) for SR-1 zoned properties.

D. *Bridges PUD Future Development Tracts.* Tract Nos. LLL, MMM, NNN, and OOO are subject to the R-10 zoning development standards contained in Chapter 18.07 ACC.

PRIVATE-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS

- **CPM #2** – Update Comprehensive Plan Land Use Map
- Request on behalf of MultiCare for property at 617 12th Street SE for demolition and future city use
- Change land use designation from "Single Family Residential" and "Light Commercial" to "Public/Quasi-Public"

PRIVATE-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS

- The MultiCare site spans 5 contiguous parcels, totaling 2.27 acres or 98,675 sq ft
- The parcels are flat, sparsely vegetated, and mostly undeveloped
- Located off 12th St SE and Auburn Way S
- Parcel # 1921059111 contains a 12,760 square foot single-story medical office building and associated parking lot, the parcel to the north contains an additional parking lot
- A Demolition Permit was issued for the medical building on site (City file No. DEM22-0027) on 7-20-2023

PRIVATE-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS

City of Auburn Land Use Designations

- Downtown Urban Center
- Heavy Commercial
- Heavy Industrial
- Public/Quasi-Public
- Light Commercial
- Light Industrial
- Moderate Density Residential
- Multiple-Family
- Neighborhood Commercial
- Neighborhood Commercial Overlay
- Open Space
- Public/Quasi-Public
- Residential Conservancy
- Residential Transition Overlay
- Single Family
- Parcels
- Existing Kent Land Use
- Proposed Auburn Land Use

City of Kent Land Use Designations

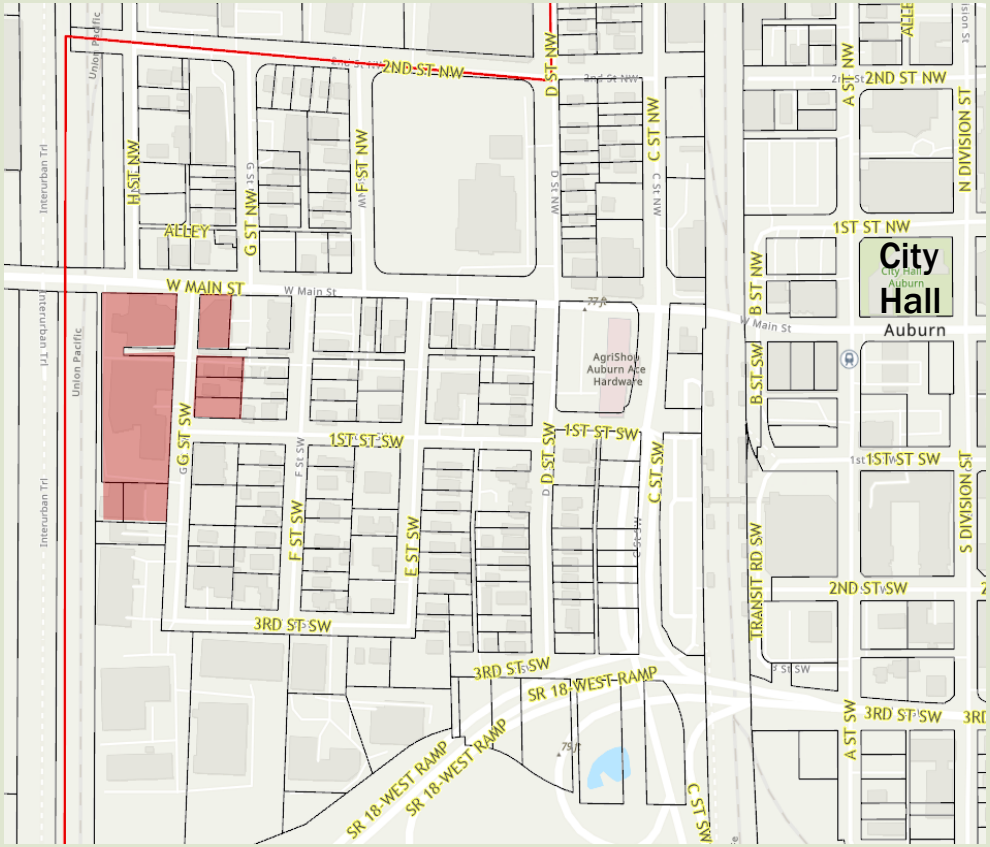
- Single-Family 3 Units/Acre
- Urban Separator

PRIVATE-INITIATED COMPREHENSIVE PLAN ZONING MAP AMENDMENTS

C1 Light Commercial District	Lakeland Hills South PUD	R1 Residential 1 DU/Acre	RMHC Residential Manufactured/Mobile Home Units
C2 Central Business District	LF Airport Landing Field District	R5 Residential 5 DU/Acre	RO Residential Office District
C3 Heavy Commercial District	M1 Light Industrial District	R7 Residential 7 DU/Acre	RO-H Residential Office District (Hospital)
C4 Mixed Use Commercial	M2 Heavy Industrial District	R10 Residential 10 DU/Acre	TV Terrace View
CN Neighborhood Shopping District	Open Space	R16 Residential 16 DU/Acre	UNC Unclassified Use District
DUC Downtown Urban Center	P1 Public Use District	R20 Residential 20 DU/Acre	Existing Zoning
I Institutional Use District	PUD Planned Unit Development	Residential Conservency	Proposed Zoning

PRIVATE-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS

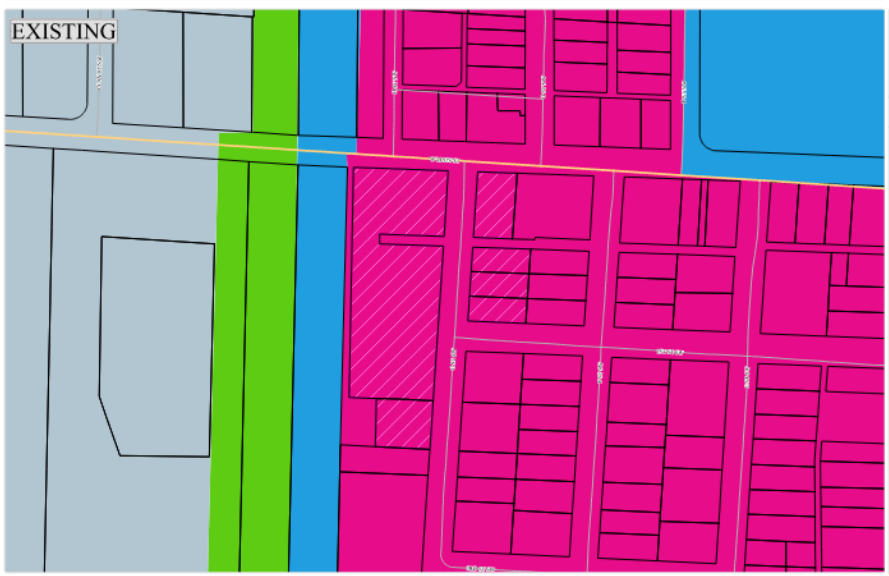
- **CPM #3** – Update Comprehensive Plan Land Use Map
  - Request on behalf of Auburn Dairy for property at 707 W Main Street, and 117,16, 22, and 28 G Street SW and southeast corner of W Main Street and G Street SW
  - Change land use designation from "Downtown Urban Center" to Light Industrial and revise zoning designations to "M-1, Light Industrial"

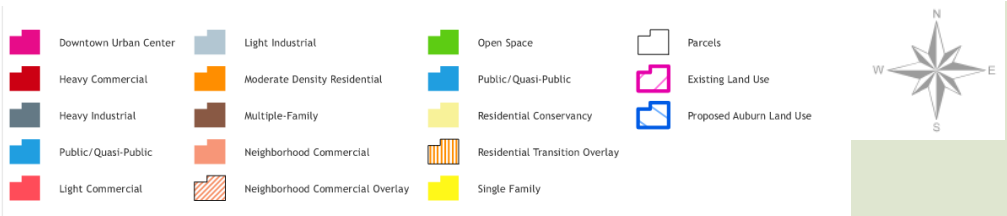


PRIVATE-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS

- The Auburn Dairy property consists of six parcels totaling approximately 3.11 acres in the Downtown Urban Center Land Use designation.
- The operation has existed for 100 years.
- The existing operation is zoned “M-1, Light Industrial”, across G Street SW parcels are zoned “DUC, Downtown Urban Center” and “R-20, 20 Dwelling Units per Acre”.
- To the west and south land is developed predominantly with warehousing and industrial uses.
- To the east land is developed as residential.

PRIVATE-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS

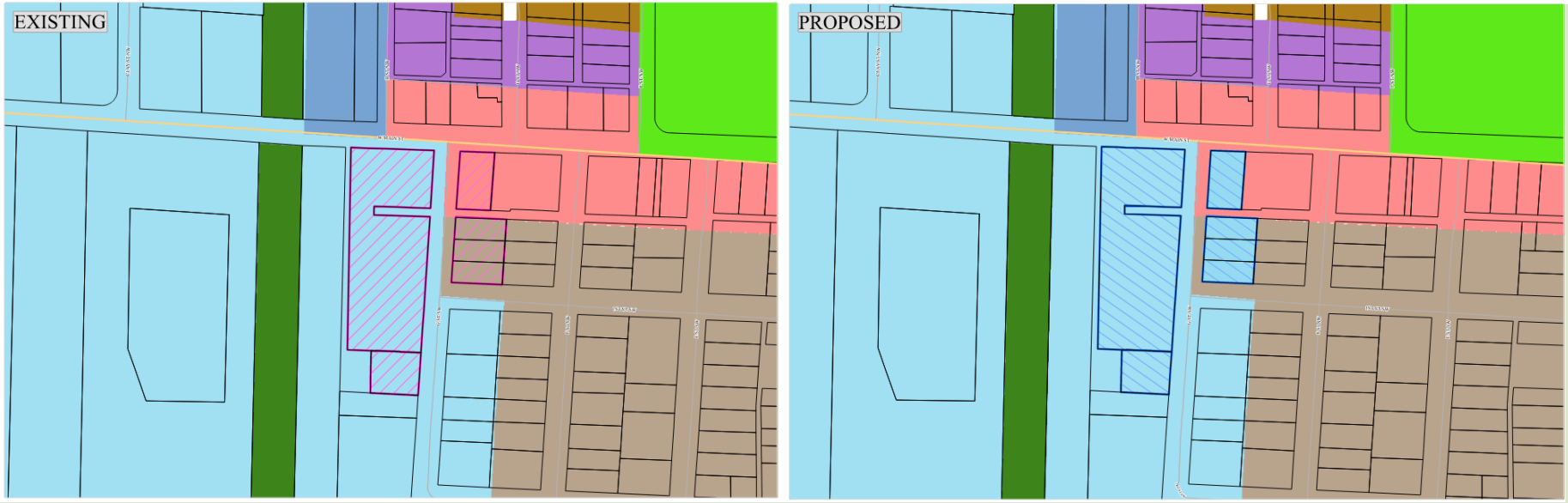


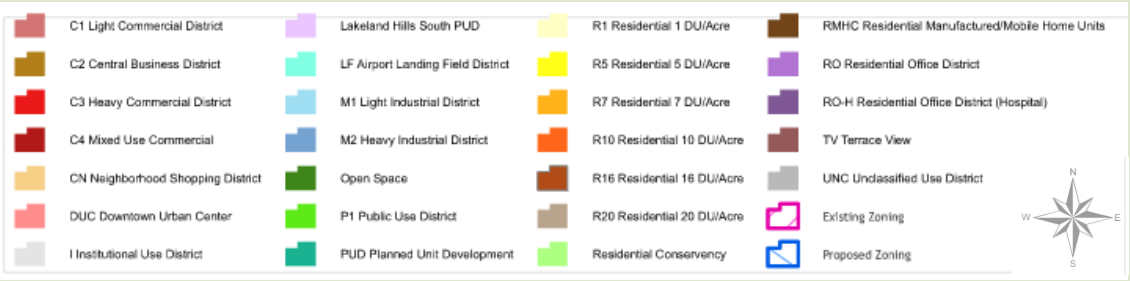


CPA23-0002 Land Use Designations

- **Existing – Downtown Urban Center**
- **Proposed – Light Industrial**

PRIVATE-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS





REZ23-0004 Zoning Districts

- **Existing – M-1, DUC, R-20**
- **Proposed – M-1**

NEXT STEPS

- Planning Commission Briefing Tonight (October 3rd)
- Planning Commission Public Hearing October 17th
- City Council Study Session November 13th
- City Council Regular Meeting December 4th

2023 COMPREHENSIVE PLAN ANNUAL AMENDMENTS

Any questions?

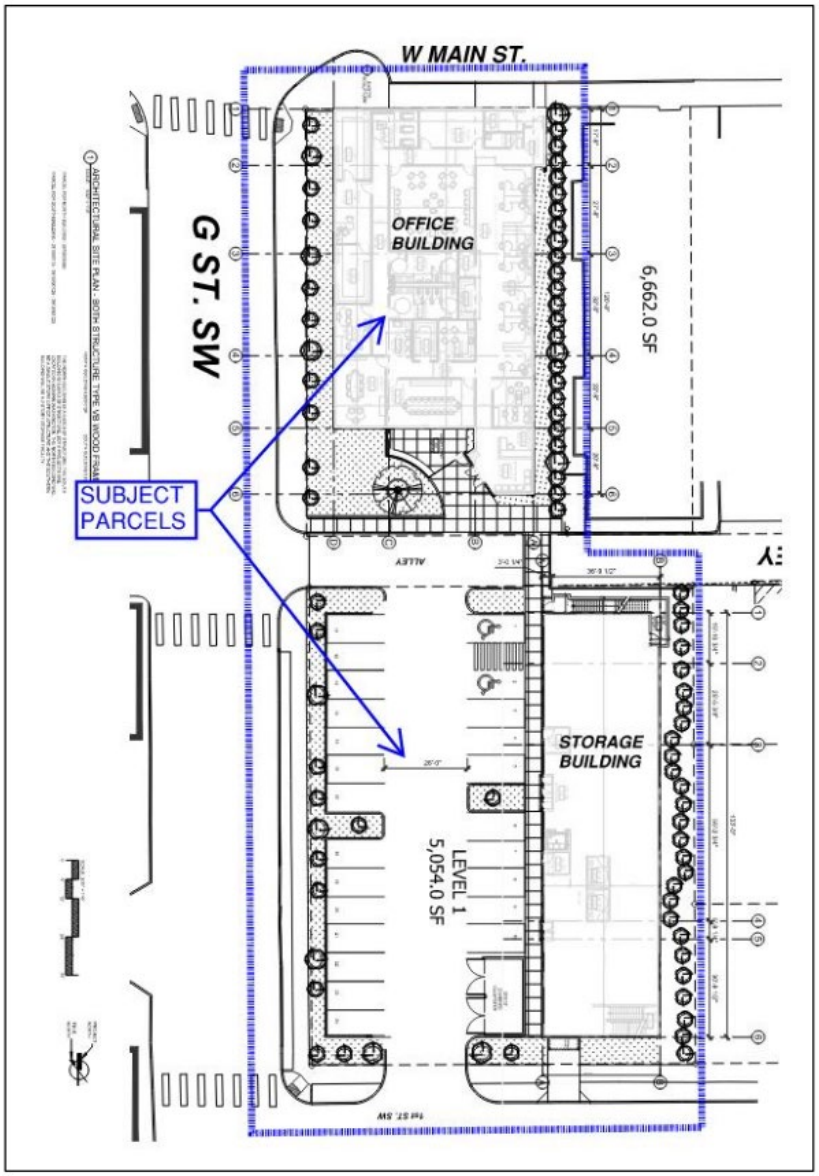


FIGURE 4 – CONCEPTUAL DEVELOPMENT PLAN

CPM #3 – AUBURN DAIRY PROPOSED SITE PLA FOR 4 PARCELS EAST OF G STREET SW

COMPREHENSIVE PLAN 2023 ANNUAL AMENDMENTS

PLANNING COMMISSION PUBLIC HEARING

OCTOBER 17, 2023

JOSH STEINER, AICP

AUBURN VALUES

SERVICE

ENVIRONMENT

ECONOMY

CHARACTER

SUSTAINABILITY

WELLNESS

CELEBRATION

Department of Community Development
Planning • Building • Development Engineering • Permit Center
Sustainability • Community Services • Code Enforcement

2023 COMPREHENSIVE PLAN ANNUAL AMENDMENTS

- Annually the City amends its Comprehensive Plan. These routine amendments are distinguished from the "periodic update" completed on 8-year cycles.

- There are two sources:
  - **"city – initiated amendments"** in response to items that are "docketed" (text or map).
  - **"private–initiated amendments**" in response to applications that are submitted (text or map).

- Private-initiated Comprehensive Plan amendment applications (text or map) were publicly advertised in advance and accepted until Friday, June 2, 2023, this year.

PROPOSED 2023 COMPREHENSIVE PLAN AMENDMENT DOCKET

- The 2023 Comprehensive Plan amendment docket currently includes a total of 7 proposed amendments.
- Four updates are annually provided capital facilities plan updates for the school districts located within the City.
- Three updates to Elements (chapters) of the comprehensive plan including issues relating to Land Use.
  - Three land use map amendments
  - Related zoning map and zoning text amendments
- Per city Finance Department request, Auburn Capital Facility Plan will be moving to a bi-annual update schedule with next revision in 2024.

CITY-INITIATED COMPREHENSIVE PLAN TEXT AMENDMENTS

- P/T #1 – Capital Facilities Plan (CFP) Update for Auburn School District
- P/T #2 – Capital Facilities Plan (CFP) Update for Dieringer School District
- P/T #3 – Capital Facilities Plan (CFP) Update for Federal Way School District
- P/T #4 – Capital Facilities Plan (CFP) Update for Kent School District

CITY-INITIATED COMPREHENSIVE PLAN TEXT AMENDMENTS

	District	2022 Impact Fee		2023 Impact Fee	
		Single Family	Multi-Family	Single Family	Multi-Family
P/T#1	Auburn	$7,962.61	$9,912.82	$5,957.02	9,913.64
P/T#2	Dieringer	$6,167.00	$2,060.00	$8,054.00	$3,400.00
P/T#3	Federal Way	No Fee	No Fee	No Fee	$6,998.00
P/T#4	Kent	No Fee	No Fee	No Fee	No Fee

STAFF RECOMMENDATION

- Planning Commission to recommend approval by City Council the following P/T numbers:
  - CPA23-0004, P/T #1 – Auburn School District Capital Facility Plan
  - CPA23-0004, P/T #2 – Dieringer School District Capital Facility Plan
  - CPA23-0004, P/T #3 – Federal Way Public Schools Capital Facility Plan
  - CPA23-0004, P/T #4 – Kent School District Capital Facility Plan

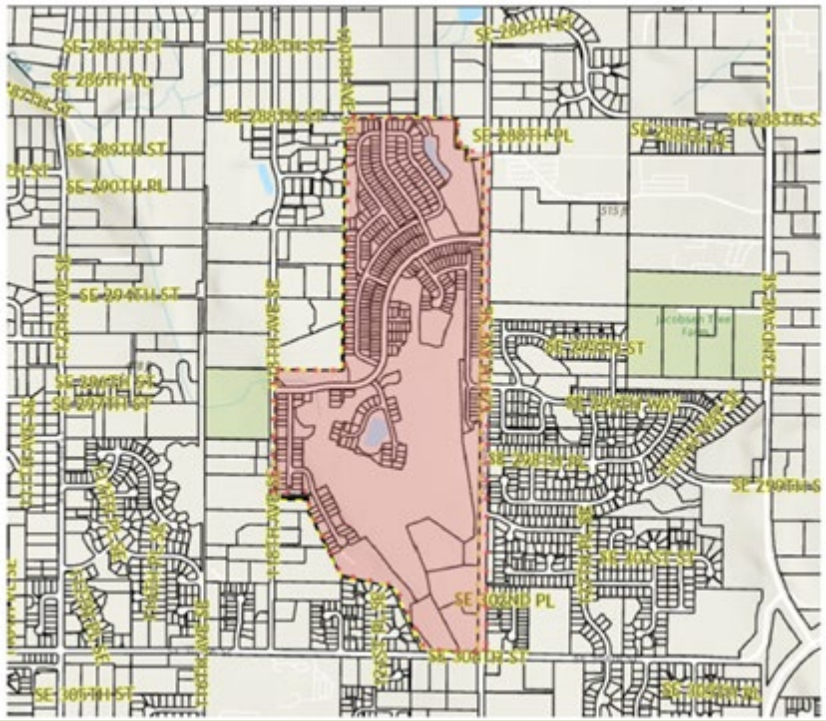
PUBLIC HEARING

- File No. CPA23-0004 (P/T = Policy/Text Amendment)
  - P/T #1 – Capital Facilities Plan (CFP) Update for Auburn School District
  - P/T #2 – Capital Facilities Plan (CFP) Update for Dieringer School District
  - P/T #3 – Capital Facilities Plan (CFP) Update for Federal Way School District
  - P/T #4 – Capital Facilities Plan (CFP) Update for Kent School District

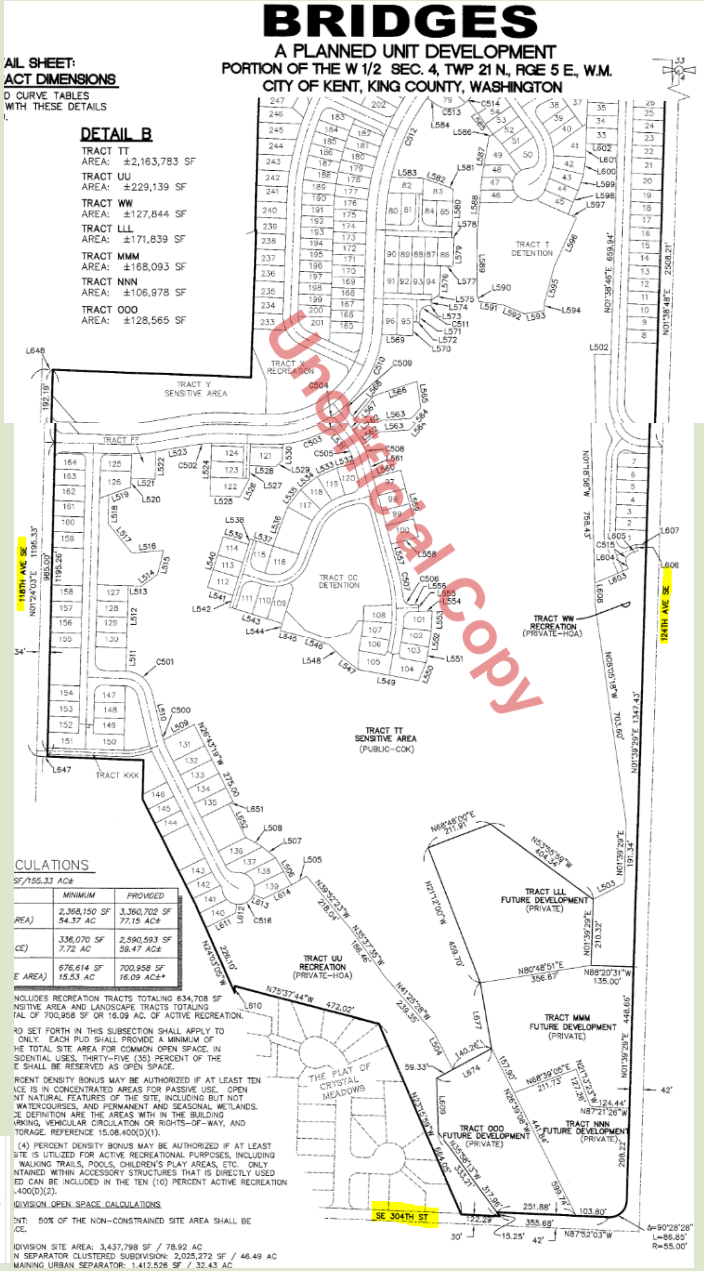
SERVICE • ENVIRONMENT • ECONOMY • CHARACTER • SUSTAINABILITY • WELLNESS • CELEBRATION

CITY-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS

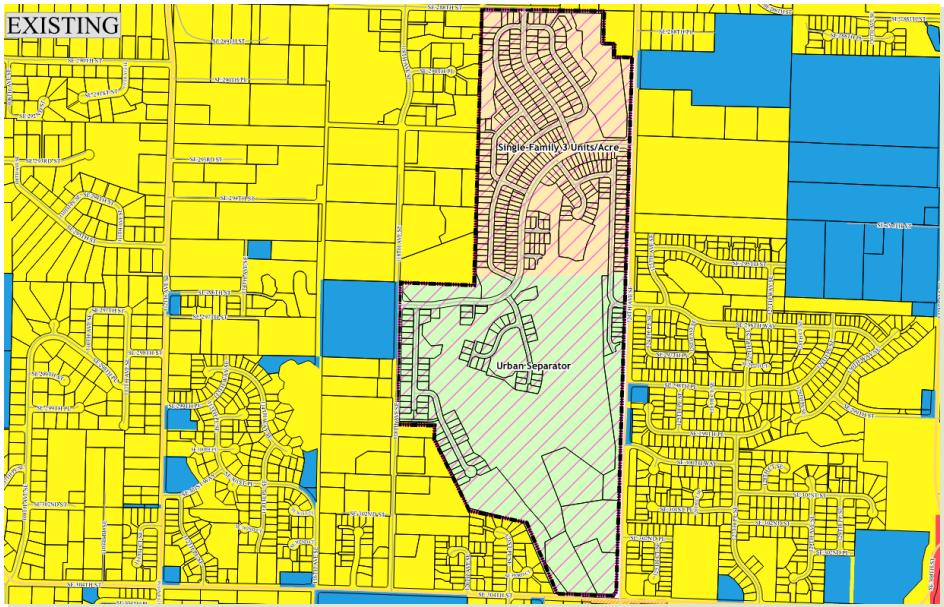
- **CPM #1** – Amendments related to the "Bridges area":
  - Update Comprehensive Plan Land Use Map
  - Update Comprehensive Zoning Map
  - New section for Chapter 18.21 "Overlays" of Auburn City Code

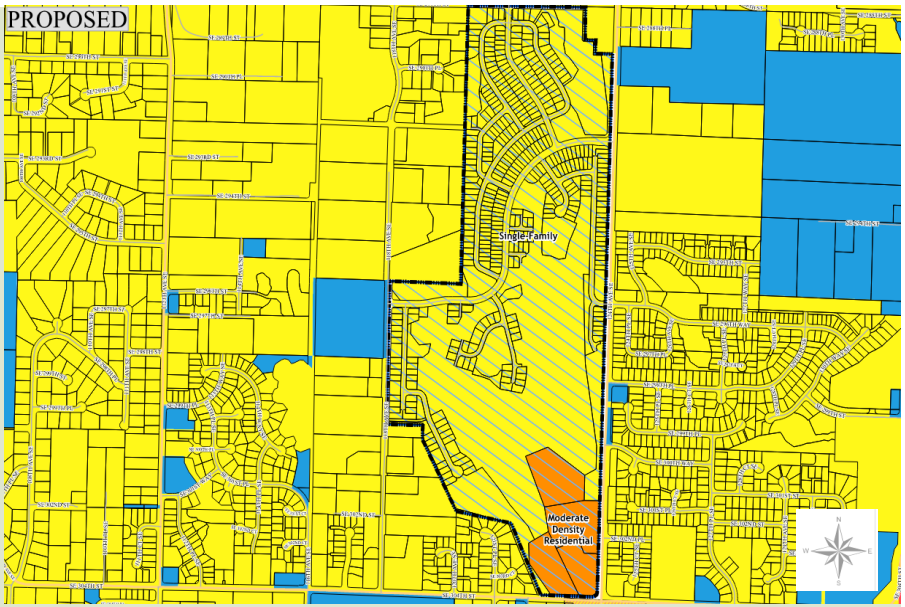


- The Bridges area is an approximately 155-acre area island of incorporated city of Kent
- The area was developed as a planned unit development (PUD)
- Bridges PUD features of mix of conventional SR-1 and SR-3 standards, some adjustments, to those standards, and lot clustering
- Majority of the area is developed with single family homes
- SE area of Bridges is undeveloped and consists of "future development tracts"
- Four environmentally sensitive area tracts exist within the Bridges area, with the largest being located in the southern portion of the Bridges areas.



CITY-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS





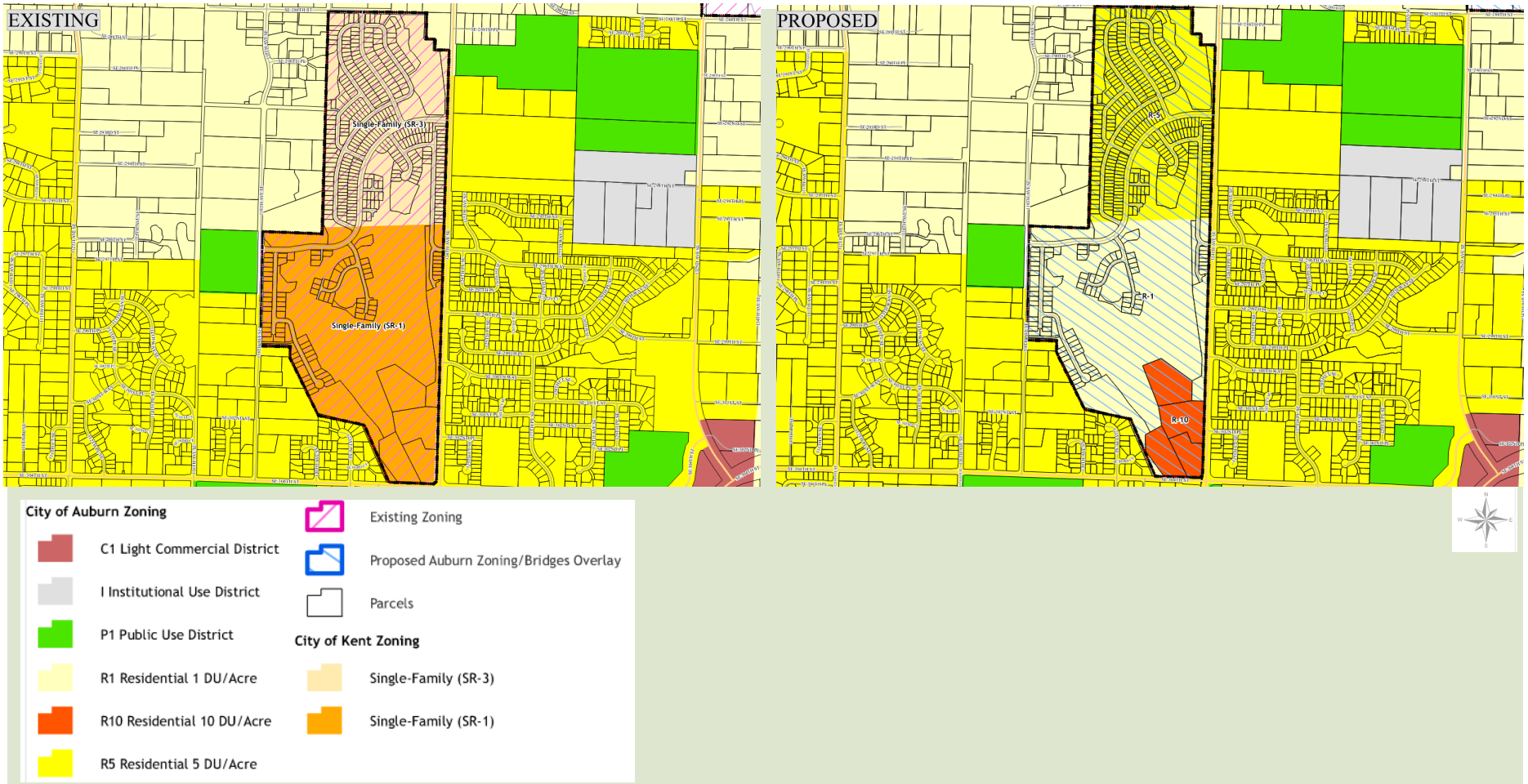
City of Auburn Land Use Designations

- Downtown Urban Center
- Heavy Commercial
- Heavy Industrial
- Public/Quasi-Public
- Light Commercial
- Light Industrial
- Moderate Density Residential
- Multiple-Family
- Neighborhood Commercial
- Neighborhood Commercial Overlay
- Open Space
- Public/Quasi-Public
- Residential Conservancy
- Residential Transition Overlay
- Single Family
- Parcels
- Existing Kent Land Use
- Proposed Auburn Land Use

City of Kent Land Use Designations

- Single-Family 3 Units/Acre
- Urban Separator

CITY-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS



CITY-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS

- Update to Chapter 18.21 ACC of Zoning Code corresponds to map updates
- New Section 18.21.040 proposed
- Contains the zoning development standards under which the Bridges PUD was developed

C. *Development Standards – Lots Previously Approved.*

1. For all uses of land occurring after the annexation date, the development standards in the following table shall apply to any residential lot in the annexation area that is part of a plat that received final plat approval prior to the annexation date.

2. With the exception of the Bridges PUD Future Development Tracts, as identified on the Bridges PUD Plat Map (Tract Nos. LLL, MMM, NNN, and OOO) any further subdivision of any lot and its subsequent use must conform to the permitted uses and standards

Zone	Min Lot Area (Sq. Ft.) (3)	Min Lot Area (Sq. Ft. per Unit)	Min Lot Width (Ft.)	Max Lot Coverage (%)	Max Impervious Surface (%)	Setbacks				Building Height	
						Front (Ft.) (4)	Rear (Ft.) (5)	Side, Interior (Ft.)	Side, Street (Ft.)	Main (Ft.) (6)	Accessory (Ft.)
R-1(1)	34,000(7)	N/A	30	37.5	50	10	5	5	10	35	23
R-5(2)	9,600	N/A	30	56.25	62.5	10	5	5	10	35	23

(1) Formerly Kent SR-1 zone prior to Auburn annexation.
(2) Formerly Kent SR-3 zone prior to Auburn annexation.
(3) Bridges PUD approved lot sizes ranging from 3,521 to 7,571 square feet. Per Bridges PUD Plat Map Restriction No. 2: "No lot or portion of a lot in this plat shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than the area required for the use district is which located."
(4) Garages and other similar structures with vehicular access require a 20-foot setback from any street.
(5) 15-foot setback from alley.
(6) 2.5-stories or 35 feet.
(7) A minimum lot area of 2,500 square feet per lot allowed under city of Kent Urban Separator (Cluster Development Kent City Code (KCC) 12.04.263) for SR-1 zoned properties.

D. *Bridges PUD Future Development Tracts.* Tract Nos. LLL, MMM, NNN, and OOO are subject to the R-10 zoning development standards contained in Chapter 18.07 ACC.

STAFF RECOMMENDATION

- Planning Commission to recommend approval by City Council the following case numbers:
  - CPA23-0003
  - CPM#1 – Comprehensive Plan Volume 1: Land Use Element, map change and related zoning map changes

PUBLIC HEARING

- File No. CPA23-0003 (CPM = Comp. plan map amendment)
  - CPM#1 – Comprehensive Plan Volume 1: Land Use Element, map change and related zoning map changes

SERVICE • ENVIRONMENT • ECONOMY • CHARACTER • SUSTAINABILITY • WELLNESS • CELEBRATION

PRIVATE-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS

- **CPM #2** – Update Comprehensive Plan Land Use Map
- Request on behalf of MultiCare for property at 617 12th Street SE for demolition and future city use
- Change land use designation from "Single Family Residential" and "Light Commercial" to "Public/Quasi-Public"

PRIVATE-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS

- The MultiCare site spans 5 contiguous parcels, totaling 2.27 acres or 98,675 sq ft
- The parcels are flat, sparsely vegetated, and mostly undeveloped
- Located off 12th St SE and Auburn Way S
- Parcel # 1921059111 contains a 12,760 square foot single-story medical office building and associated parking lot, the parcel to the north contains an additional parking lot
- A Demolition Permit was issued for the medical building on site (City file No. DEM22-0027) on 7-20-2023

PRIVATE-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS

City of Auburn Land Use Designations

- Downtown Urban Center
- Heavy Commercial
- Heavy Industrial
- Public/Quasi-Public
- Light Commercial
- Light Industrial
- Moderate Density Residential
- Multiple-Family
- Neighborhood Commercial
- Neighborhood Commercial Overlay
- Open Space
- Public/Quasi-Public
- Residential Conservancy
- Residential Transition Overlay
- Single Family
- Parcels
- Existing Kent Land Use
- Proposed Auburn Land Use

City of Kent Land Use Designations

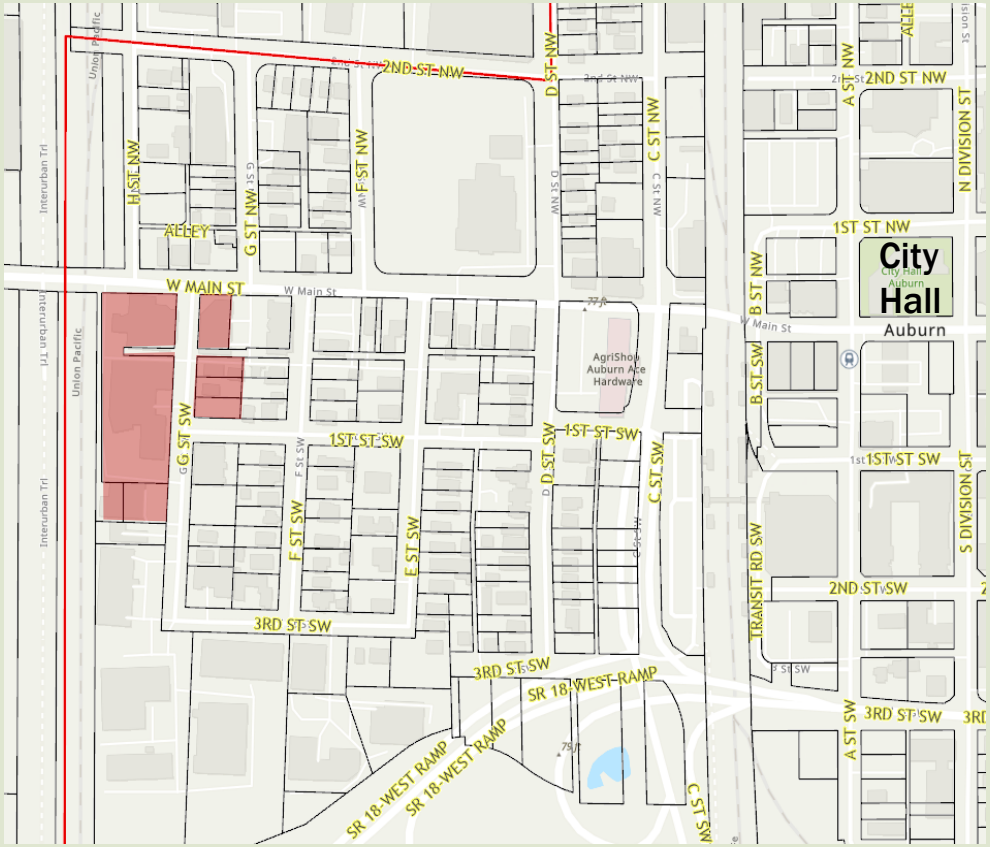
- Single-Family 3 Units/Acre
- Urban Separator

PRIVATE-INITIATED COMPREHENSIVE PLAN ZONING MAP AMENDMENTS

C1 Light Commercial District	Lakeland Hills South PUD	R1 Residential 1 DU/Acre	RMHC Residential Manufactured/Mobile Home Units
C2 Central Business District	LF Airport Landing Field District	R5 Residential 5 DU/Acre	RO Residential Office District
C3 Heavy Commercial District	M1 Light Industrial District	R7 Residential 7 DU/Acre	RO-H Residential Office District (Hospital)
C4 Mixed Use Commercial	M2 Heavy Industrial District	R10 Residential 10 DU/Acre	TV Terrace View
CN Neighborhood Shopping District	Open Space	R16 Residential 16 DU/Acre	UNC Unclassified Use District
DUC Downtown Urban Center	P1 Public Use District	R20 Residential 20 DU/Acre	Existing Zoning
I Institutional Use District	PUD Planned Unit Development	Residential Conservency	Proposed Zoning

PRIVATE-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS

- **CPM #3** – Update Comprehensive Plan Land Use Map
  - Request on behalf of Auburn Dairy for property at 707 W Main Street, and 117,16, 22, and 28 G Street SW and southeast corner of W Main Street and G Street SW
  - Change land use designation from "Downtown Urban Center" to Light Industrial and revise zoning designations to "M-1, Light Industrial"



STAFF RECOMMENDATION

- Planning Commission to recommend approval by City Council the following case numbers:
  - CPA23-0001
  - CPM#2 – Comprehensive Plan Volume 1: Land Use Element, map change and related zoning map changes

PUBLIC HEARING

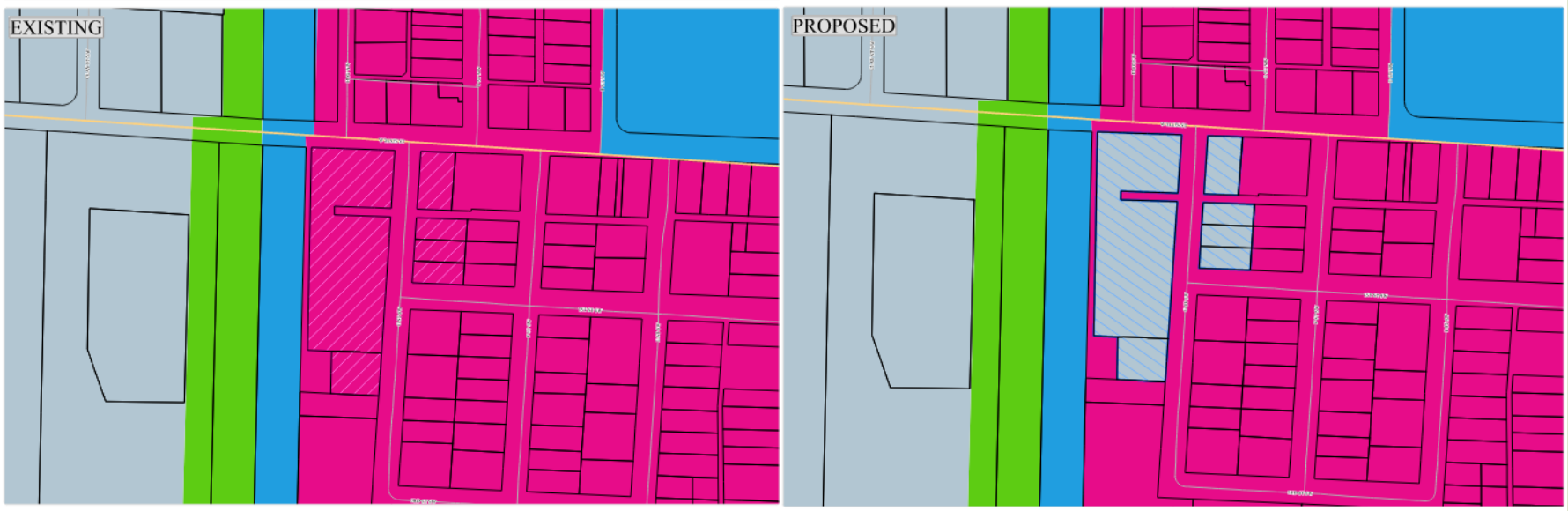
- File No. CPA23-0001 (CPM = Comp. plan map amendment)
  - CPM#2 – Comprehensive Plan Volume 1: Land Use Element, map change and related zoning map changes

SERVICE • ENVIRONMENT • ECONOMY • CHARACTER • SUSTAINABILITY • WELLNESS • CELEBRATION

PRIVATE-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS

- The Auburn Dairy property consists of six parcels totaling approximately 3.11 acres in the Downtown Urban Center Land Use designation.
- The operation has existed for 100 years.
- The existing operation is zoned “M-1, Light Industrial”, across G Street SW parcels are zoned “DUC, Downtown Urban Center” and “R-20, 20 Dwelling Units per Acre”.
- To the west and south land is developed predominantly with warehousing and industrial uses.
- To the east land is developed as residential.

PRIVATE-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS



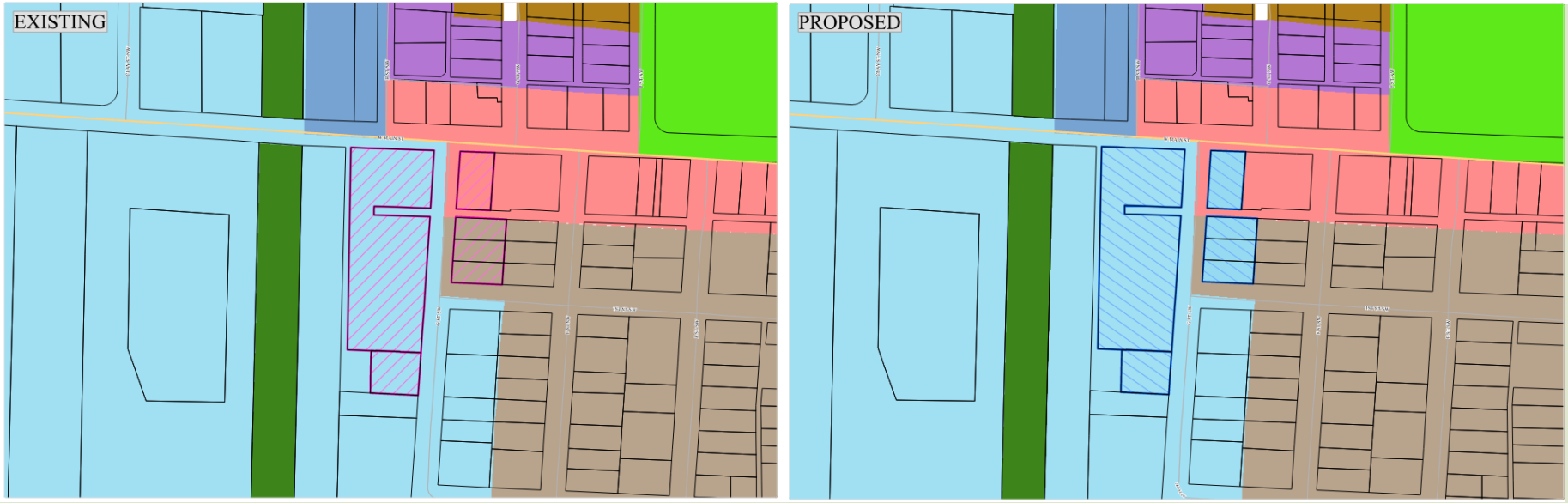
Downtown Urban Center
Heavy Commercial
Heavy Industrial
Public/Quasi-Public
Light Commercial
Light Industrial
Moderate Density Residential
Multiple-Family
Neighborhood Commercial
Neighborhood Commercial Overlay
Open Space
Public/Quasi-Public
Residential Conservancy
Residential Transition Overlay
Single Family
Parcels
Existing Land Use
Proposed Auburn Land Use

N
W
E
S

CPA23-0002 Land Use Designations

- **Existing – Downtown Urban Center**
- **Proposed – Light Industrial**

PRIVATE-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS



C1 Light Commercial District
C2 Central Business District
C3 Heavy Commercial District
C4 Mixed Use Commercial
CN Neighborhood Shopping District
DUC Downtown Urban Center
I Institutional Use District
Lakeland Hills South PUD
LF Airport Landing Field District
M1 Light Industrial District
M2 Heavy Industrial District
Open Space
P1 Public Use District
PUD Planned Unit Development
R1 Residential 1 DU/Acre
R5 Residential 5 DU/Acre
R7 Residential 7 DU/Acre
R10 Residential 10 DU/Acre
R16 Residential 16 DU/Acre
R20 Residential 20 DU/Acre
Residential Conservency
RMHC Residential Manufactured/Mobile Home Units
RO Residential Office District
RO-H Residential Office District (Hospital)
TV Terrace View
UNC Unclassified Use District
Existing Zoning
Proposed Zoning

REZ23-0004 Zoning Districts

- **Existing – M-1, DUC, R-20**
- **Proposed – M-1**

STAFF RECOMMENDATION

- Planning Commission to recommend approval by City Council the following case numbers:
  - CPA23-0002
  - CPM#3 – Comprehensive Plan Volume 1: Land Use Element, map change and related zoning map changes

PUBLIC HEARING

- File No. CPA23-0002 (CPM = Comp. plan map amendment)
  - CPM#3 – Comprehensive Plan Volume 1: Land Use Element, map change and related zoning map changes

SERVICE • ENVIRONMENT • ECONOMY • CHARACTER • SUSTAINABILITY • WELLNESS • CELEBRATION

2023 COMPREHENSIVE PLAN ANNUAL AMENDMENTS – NEXT STEPS

City of Auburn
2023 Comprehensive Plan Amendment Proposed Schedule

	7-18-23	**10-3-23**	**10-17-23**	**11-13-23**	**11-27-23**	**12-4-23**	**12-18-22**
	Planning Commission (PC) Regular Meeting	Planning Commission Regular Meeting	Planning Commission Extra Meeting	City Council **Study Session**	City Council **Study Session**	City Council **Regular Meeting**	City Council **Regular Meeting**
City-initiated **Text** Amendments CPA23-0004 • School district CFP's P/T #1-4 City-initiated **Map** Amendments CPA23-0003 • Land Use Map CPM #1 Private-initiated **Map** Amendments CPA23-0001, CPA23-0002 • Land Use Map CPM #2 CPM #3	Introduction to 2023 Comp Plan Amendment docket	Briefing on 2023 Comp Plan amendments	Conduct Public Hearing #1 Suggested agenda order: School District Amendments (SD staff, if present) City Staff briefing on City-Initiated Amendments City Staff briefing on Private-Initiated Amendments	Discussion of PC recommendation.	*Continued discussion of PC recommendation, if needed.*	Council Action	*Council Action, if needed*

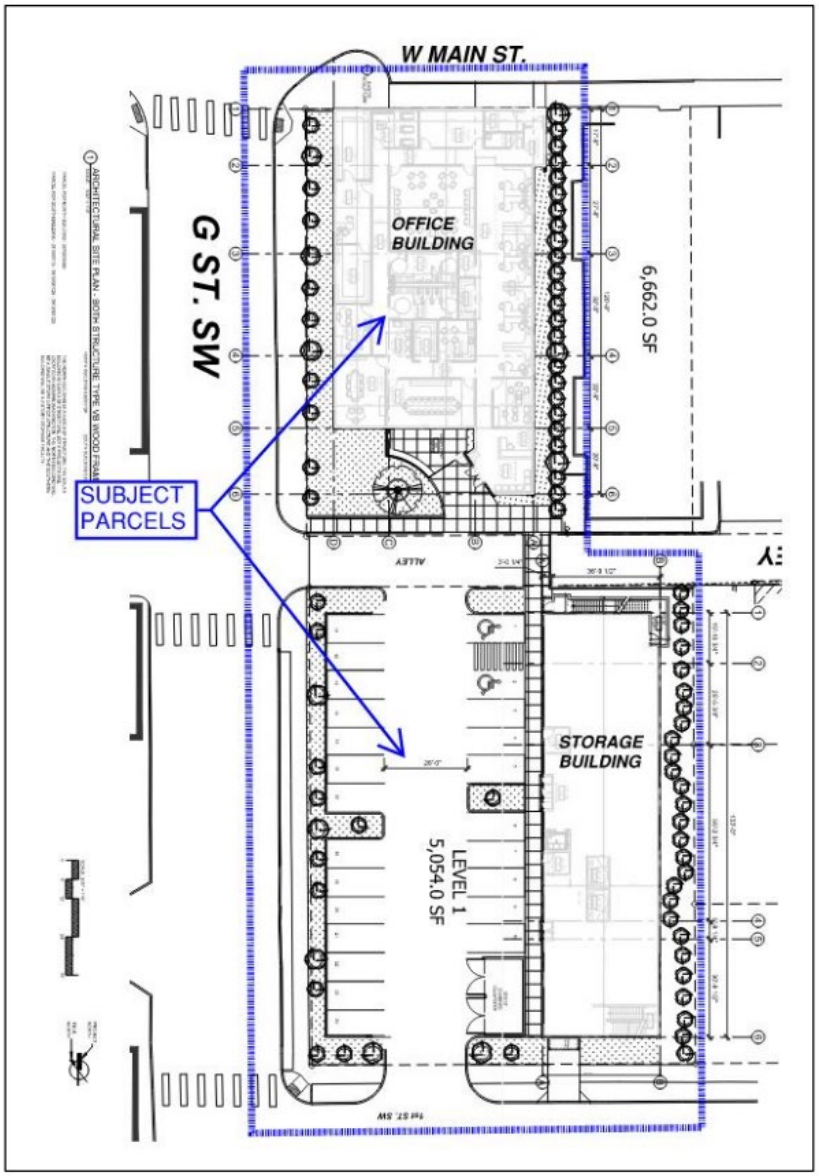


FIGURE 4 – CONCEPTUAL DEVELOPMENT PLAN

CPM #3 – AUBURN DAIRY PROPOSED SITE PLA FOR 4 PARCELS EAST OF G STREET SW

COMPREHENSIVE PLAN 2023 ANNUAL AMENDMENTS

PLANNING COMMISSION PUBLIC HEARING

NOVEMBER 7, 2023

ALEXANDRIA TEAGUE, AICP

AUBURN VALUES

SERVICE

ENVIRONMENT

ECONOMY

CHARACTER

SUSTAINABILITY

WELLNESS

CELEBRATION

Department of Community Development
Planning • Building • Development Engineering • Permit Center
Sustainability • Community Services • Code Enforcement

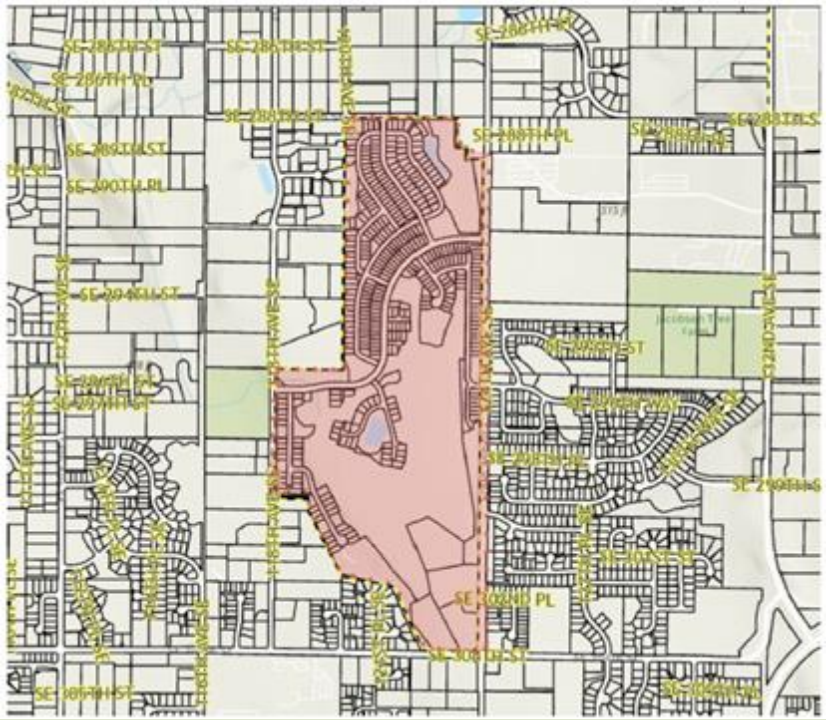
PUBLIC HEARING

- File No. CPA23-0004 (CPM = Comp. plan map amendment)
  - CPM#1 – Comprehensive Plan Volume 1: Land Use Element, map change and related zoning map changes

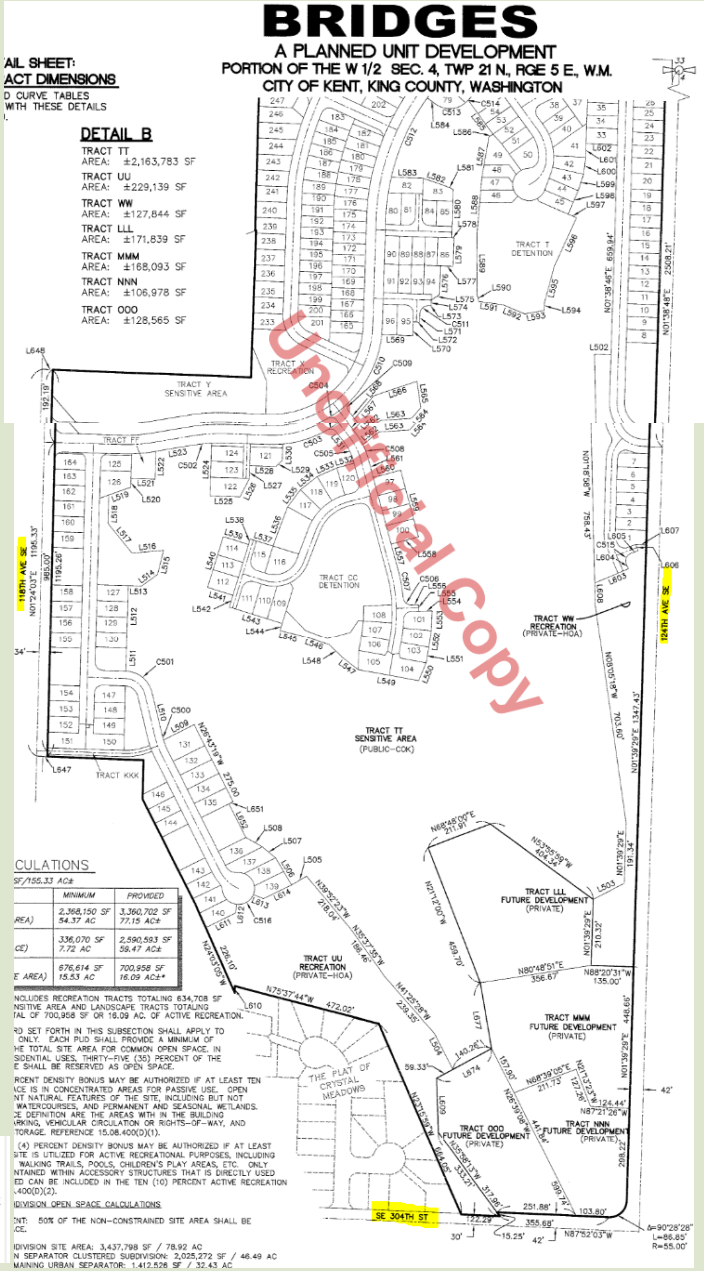
CITY-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS

- **CPM #1** – Amendments related to the "Bridges area":
  - Update Comprehensive Plan Land Use Map
  - Update Comprehensive Zoning Map
  - New section for Chapter 18.21 "Overlays" of Auburn City Code

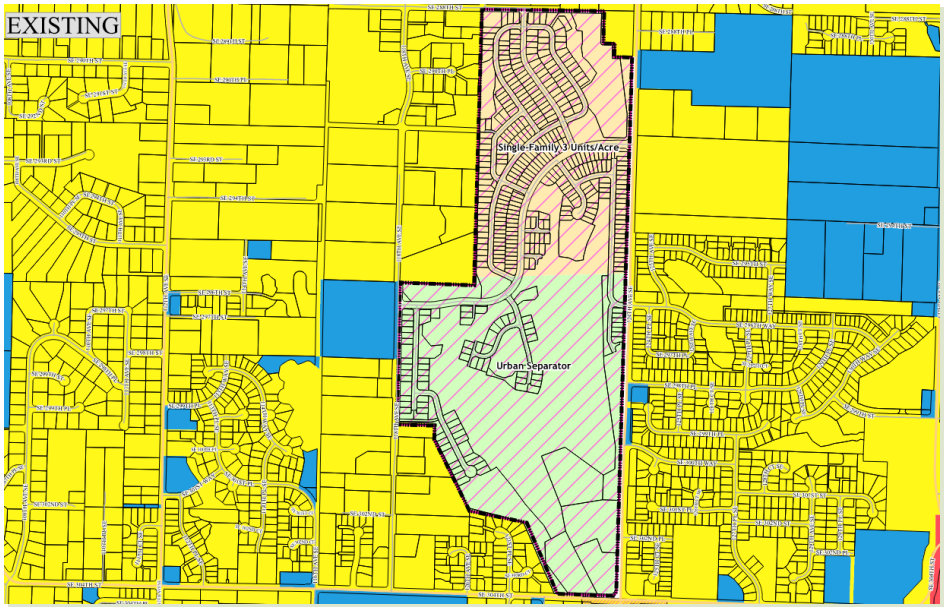
- **PUBLIC COMMENT & FINDINGS**
  - Methods of noticing
  - Public comments received

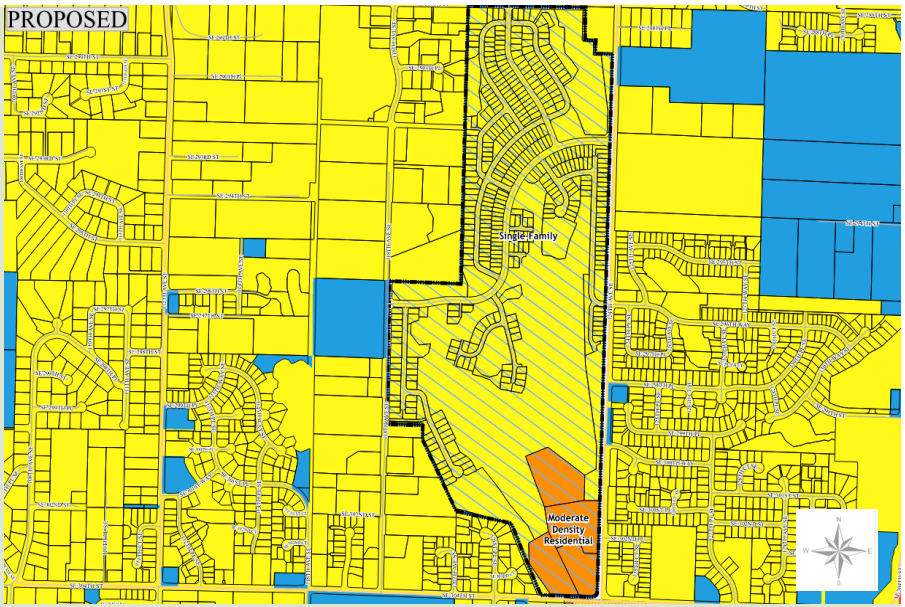


- The Bridges area is an approximately 155-acre area island of incorporated city of Kent
- The area was developed as a planned unit development (PUD)
- Bridges PUD features of mix of conventional SR-1 and SR-3 standards, some adjustments, to those standards, and lot clustering
- Majority of the area is developed with single family homes
- SE area of Bridges is undeveloped and consists of "future development tracts"
- Four environmentally sensitive area tracts exist within the Bridges area, with the largest being located in the southern portion of the Bridges areas.



CITY-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS





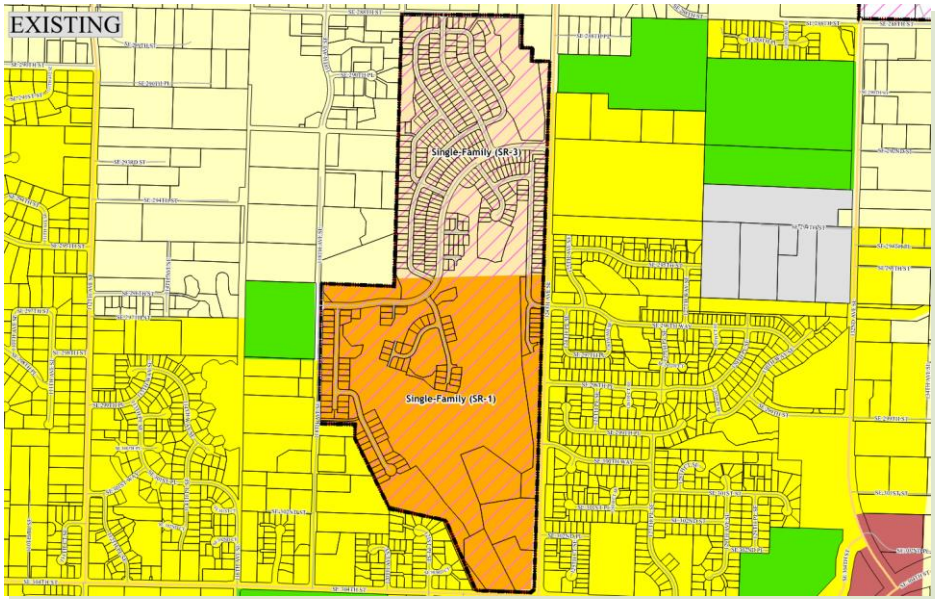
City of Auburn Land Use Designations

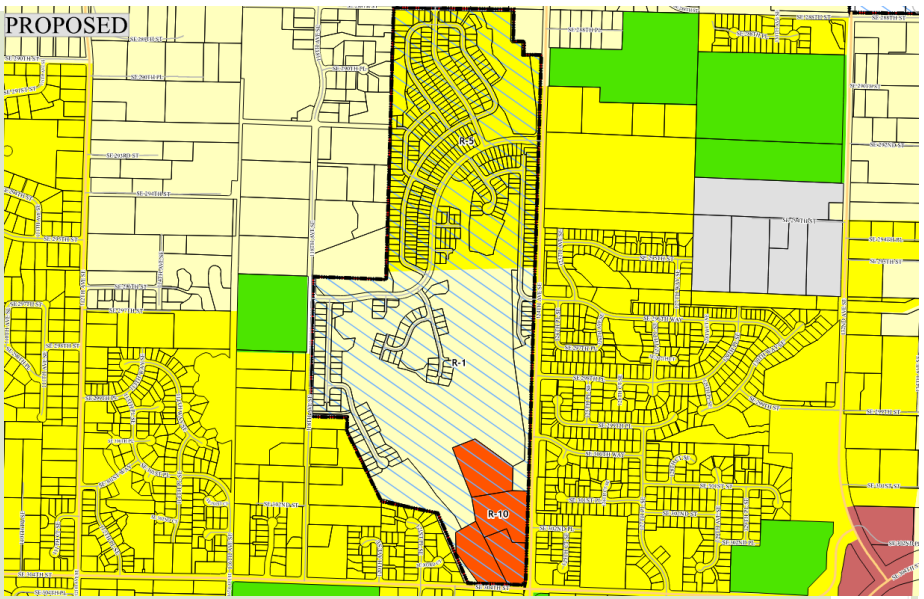
- Downtown Urban Center
- Heavy Commercial
- Heavy Industrial
- Public/Quasi-Public
- Light Commercial
- Light Industrial
- Moderate Density Residential
- Multiple-Family
- Neighborhood Commercial
- Neighborhood Commercial Overlay
- Open Space
- Public/Quasi-Public
- Residential Conservancy
- Residential Transition Overlay
- Single Family
- Parcels
- Existing Kent Land Use
- Proposed Auburn Land Use

City of Kent Land Use Designations

- Single-Family 3 Units/Acre
- Urban Separator

CITY-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS





City of Auburn Zoning

- C1 Light Commercial District
- I Institutional Use District
- P1 Public Use District
- R1 Residential 1 DU/Acre
- R10 Residential 10 DU/Acre
- R5 Residential 5 DU/Acre

- Existing Zoning
- Proposed Auburn Zoning/Bridges Overlay
- Parcels

City of Kent Zoning

- Single-Family (SR-3)
- Single-Family (SR-1)

CITY-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS

- Update to Chapter 18.21 ACC of Zoning Code corresponds to map updates
- New Section 18.21.040 proposed
- Contains the zoning development standards under which the Bridges PUD was developed

C. *Development Standards – Lots Previously Approved.*

1. For all uses of land occurring after the annexation date, the development standards in the following table shall apply to any residential lot in the annexation area that is part of a plat that received final plat approval prior to the annexation date.

2. With the exception of the Bridges PUD Future Development Tracts, as identified on the Bridges PUD Plat Map (Tract Nos. LLL, MMM, NNN, and OOO) any further subdivision of any lot and its subsequent use must conform to the permitted uses and standards

Zone	Min Lot Area (Sq. Ft.) (3)	Min Lot Area (Sq. Ft. per Unit)	Min Lot Width (Ft.)	Max Lot Coverage (%)	Max Impervious Surface (%)	Setbacks				Building Height	
						Front (Ft.) (4)	Rear (Ft.) (5)	Side, Interior (Ft.)	Side, Street (Ft.)	Main (Ft.) (6)	Accessory (Ft.)
R-1(1)	34,000(7)	N/A	30	37.5	50	10	5	5	10	35	23
R-5(2)	9,600	N/A	30	56.25	62.5	10	5	5	10	35	23

(1) Formerly Kent SR-1 zone prior to Auburn annexation.
(2) Formerly Kent SR-3 zone prior to Auburn annexation.
(3) Bridges PUD approved lot sizes ranging from 3,521 to 7,571 square feet. Per Bridges PUD Plat Map Restriction No. 2: "No lot or portion of a lot in this plat shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than the area required for the use district is which located."
(4) Garages and other similar structures with vehicular access require a 20-foot setback from any street.
(5) 15-foot setback from alley.
(6) 2.5-stories or 35 feet.
(7) A minimum lot area of 2,500 square feet per lot allowed under city of Kent Urban Separator (Cluster Development Kent City Code (KCC) 12.04.263) for SR-1 zoned properties.

D. *Bridges PUD Future Development Tracts.* Tract Nos. LLL, MMM, NNN, and OOO are subject to the R-10 zoning development standards contained in Chapter 18.07 ACC.

STAFF RECOMMENDATION

- Planning Commission to recommend approval by City Council the following case numbers:
  - CPA23-0004 (P/T) & (CPM)
  - CPM#1 – Comprehensive Plan Volume 1: Land Use Element, map change and related zoning map and text changes

FULL TEXT: Establish Comprehensive Plan Map designations of "Single Family Residential" and "Moderate Density Residential" for the site where there were previously none. Changes will also include concurrent zoning changes including the establishment "R-1 Residential", "R-5, Residential" and "R-10, Residential" zoning districts and the Bridges zoning Overlay , which is intended to recognize and be in accordance with the development standards allowed by the City of Kent's municipal code as they were approved for the Bridges Planned Unit Development prior to its annexation into the City of Auburn.

ENVIRONMENTAL REVIEW

NOTICE OF APPLICATION (NOA) and
DETERMINATION OF NON-SIGNIFICANCE (DNS)
2023 Annual Comprehensive Plan Text & Map Amendments
and related zoning map amendments
SEP23-0029 / CPA23-0003, CPA22-0004

The City of Auburn is issuing a Notice of Application (NOA) and Determination of Non-Significance (DNS) for the following described proposal. The applications and listed studies may be reviewed at the Community Development & Public Works Department at One E Main St., 2nd Floor, Customer Service Center, Auburn, WA 98001.

Proposal and Location: Adopt amendments to the City's Comprehensive Plan consisting of the following Text (P/T) and Map (CPM) Amendments and amendments to zoning map (rezone) for City-initiated applications to implement:

Comprehensive Plan Text Amendments

None.

Comprehensive Plan Map Amendments
CPM #1 – Volume 1: Land Use Element: Comprehensive Land Use Map to be updated to reflect annexation of the area from the city of Kent for a 155-acre area commonly known as The Bridges Planned Unit Development. This area is generally bounded by SE 288th, 124th Ave SE, SE 304th ST, and 118th Ave SE. Staff is proposing to establish Comprehensive Plan Map designations of "Single Family Residential" and "Moderate Density Residential" for the site where there were previously none. Changes will also include concurrent zoning changes including the establishment "R-1 Residential", "R-5, Residential" and "R-10, Residential" zoning districts and the Bridges zoning Overlay , which is intended to recognize and be in accordance with the development standards allowed by the City of Kent's municipal code as they were approved for the Bridges Planned Unit Development prior to its annexation into the City of Auburn. Zoning map and text amendments are proposed to be processed concurrent with the Comprehensive Plan map amendments.

Notice of Application: September 7, 2023
Application Complete: September 3, 2023
Permit Application: August 9, 2023

File Nos. SEP23-0029
CPA22-0003, CPA22-0004

Applicant: Josh Steiner, Senior Planner
Community Dev. & Public Works
City of Auburn
25 W Main ST
Auburn, WA 98001

Studies/Plans Submitted With Application:
- None

Other Permits, Plans, and Approvals Needed:
- None

Statement of Consistency and List of Applicable Development Regulations: This proposal is subject to and shall be consistent with the Auburn City Code, Comprehensive Plan, and Public Works Design and Construction Standards.

Lead Agency: City of Auburn

The lead agency for this proposal has determined that it does not have probable significant adverse impact on the environment. An environmental impact statement (EIS) 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.

Public Comment Period: This may be your only opportunity to comment on the environmental impact of the proposal. All persons may comment on this application. This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 15 days from the date issued below. Comments must be in writing and submitted by 5:00 pm on **September 22, 2023** to the mailing address of 25 W Main ST, Auburn, WA, 98001 or emailed to the contact below. Any person wishing to become a party of record, shall include in their comments that they wish to receive notice of and participate in any hearings, if relevant, and request a copy of decisions once made.

Any person aggrieved of the City's determination may file an appeal with the Auburn City Clerk at 25 West Main Street, Auburn, WA 98001-4998 within 14 days of the close of the comment period, or by 5:00 p.m. on **October 6, 2023**.

For questions regarding this project, please contact Josh Steiner, Senior Planner, at jsteiner@auburnwa.gov or 253-804-5064.

Public Hearing: A public hearing is required and is scheduled for October 17th, 2023 at 7 PM.

RESPONSIBLE OFFICIAL:	Jeff Dixon
POSITION/TITLE:	Planning Services Manager
ADDRESS:	25 West Main Street Auburn, Washington 98001

DATE ISSUED: **September 7, 2023** SIGNATURE: Jeff Dixon

Note: This determination does not constitute approval of the proposal. Approval of the proposal can only be made by the legislative or administrative body vested with that authority. The proposal is required to meet all applicable regulations.

ENVIRONMENTAL CHECKLIST APPLICATION

Note: This environmental checklist does not address all proposed year 2023 comprehensive plan amendments. Other year 2023 amendments (private-initiated applications) are undergoing, have undergone, or will undergo separate environmental review. The timing of these other amendments may be dependent on processing timing.

1. **Name of proposed project, if applicable:**

   City of Auburn's 2023 Comprehensive Plan Map and Policy/Text Amendments

2. **Name of Applicant:**

   City of Auburn, Washington

3. **Address and phone number of applicant and contact person:**
   Applicant:

   Department of Community Development
   City of Auburn
   25 West Main Street
   Auburn, WA 98001

   Josh Steiner, Senior Planner
   jsteiner@auburnwa.gov
   253-804-5064

4. **Date checklist prepared:**

   August 23, 2023

5. **Agency requesting checklist:**

   City of Auburn

6. **Proposed timing or schedule (including phasing, if applicable):**

   A Planning Commission public hearing on the proposed amendments covered by this checklist is tentatively scheduled for (but no earlier than) October 17, 2023. City Council consideration of the proposed amendments is planned for December. City Council action on plan amendments typically occurs prior to the end of the calendar year, but is not required to occur.

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

   There are no additions anticipated as part of this 2023 Annual Comprehensive Plan process.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Auburn School District. Determination of Non-Significance – 2023-2029 Capital Facilities Plan. May 23, 2023.

Dieringer School District Determination of Non-Significance - Dieringer School District Capital Facilities Plan 2023. June 2, 2023.

Federal Way School District. Determination of Non-Significance – 2024 Capital Facilities Plan. June 7, 2023.

Kent School District. Determination of Non-Significance – 2022-2023 through 2028-2029 Capital Facilities Plan. May 12, 2023.

In addition to environmental information related to this year's annual comprehensive plan amendments (2023), other environmental information includes information related to historical decisions related to the City's Comprehensive Plan. These decisions include:

City of Auburn. Final Determination of Non-Significance – 2022 Comprehensive Plan Annual Amendments, City-initiated, (SEP22-0018) Issued September 27, 2022.

City of Auburn. Final Determination of Non-Significance – 2021 Comprehensive Plan Annual Amendments, City-initiated, (SEP21-0023) Issued September 23, 2021.

City of Auburn. Final Determination of Non-Significance – 2020 Comprehensive Plan Annual Amendments, City-initiated, (SEP20-0018) Issued September 25, 2020.

City of Auburn. Final Determination of Non-Significance – 2019 Comprehensive Plan Annual Amendments, City-initiated, (SEP19-0028) Issued September 23, 2019.

City of Auburn. Final Determination of Non-Significance – 2018 Comprehensive Plan Annual Amendments, City-initiated, (SEP18-0010) Issued September 19, 2018.

City of Auburn. Final Determination of Non-Significance – 2017 Comprehensive Plan Annual Amendments, City-initiated, (SEP17-0014) Issued September 19, 2017.

City of Auburn. Final Determination of Non-Significance – 2016 Comprehensive Plan Annual Amendments, City-initiated, (SEP16-0010) Issued September 28, 2016.

City of Auburn. Final Determination of Non-Significance – Major update in compliance with the periodic update required under the Growth Management Act (GMA) and in response to community visioning programs and community changes. 2015 Comprehensive Plan, (SEP15-0031) Issued November 2, 2015.

City of Auburn. Final Determination of Non-Significance – 2014 Comprehensive Plan Annual Amendments, City-initiated, (SEP14-0011) Issued September 16, 2014.

City of Auburn. Final Determination of Non-Significance – 2013 Comprehensive Plan Annual Amendments, City-initiated, (SEP13-0028) Issued September 17, 2013.

City of Auburn. Final Determination of Non-Significance – 2012 Comprehensive Plan Annual Amendments, City-initiated, (SEP12-0023) Issued September 10, 2012.

City of Auburn. Final Determination of Non-Significance – 2011 Comprehensive Plan Annual Amendments, City-initiated, (SEP11-0021) Issued October 18, 2011.

City of Auburn. Final Determination of Non-Significance – 2010 Comprehensive Plan Annual Amendments, City-initiated, Group 1, (SEP10-0019) 2010

City of Auburn. Final Determination of Non-Significance – 2010 Comprehensive Plan Amendments, City-initiated, Group 2, (SEP10-0028) 2010

City of Auburn. Final Determination of Non-Significance – 2010 Comprehensive Plan Annual Amendments, Privately-initiated, Group 2, (SEP10-0013) 2010

City of Auburn. Final Determination of Non-Significance – 2009 Amendments to the Auburn Zoning Code and Land Division Ordinance. 2009

Puget Sound Regional Council - Final Environmental Impact Statement - Vision 2040: Growth Strategy for the Central Puget Sound Region. March 2008.

City of Auburn. Final Determination of Non-Significance – 2008 Comprehensive Plan amendments. August 2008.

City of Auburn. Final Determination of Non-Significance—2007 Comprehensive Plan amendments. August 2007.

City of Auburn. Final Determination of Non-Significance – 2006 Comprehensive Plan amendments. August 2006.

City of Auburn. Final Determination of Non-Significance – 2005 Comprehensive Plan amendments. September 2005.

City of Auburn. Final Determination of Non-Significance - 2004 Comprehensive Plan amendments. September 2004.

City of Auburn. Final Determination of Non-Significance - 2003 Comprehensive Plan amendments. October 2003.

City of Auburn. Final Determination of Non-Significance - 2002 Comprehensive Plan amendments. October 2002.

City of Auburn. Final Determination of Non-Significance - 2001 Comprehensive Plan amendments. October 2001.

City of Auburn - Auburn Downtown Plan/Final EIS. April 2001.

City of Auburn - Addendum to the Final Determination of Non-Significance - 1996 Comprehensive Plan Amendments. November 1996.

City of Auburn - Addendum to the Final Determination of Non-Significance - Comprehensive Plan Amendments to Comply with the Central Puget Sound Growth Management Hearings Board Decision. October 1996.

City of Auburn - Addendum to the Final Determination of Non-Significance - 1995 Comprehensive Plan Amendments. November 1995.

City of Auburn - Final Determination of Non-Significance - Comprehensive Plan Amendments to Comply with the Washington State Growth Management Act. October 1994.

City of Auburn - Final Environmental Impact Statement - City of Auburn Comprehensive Plan: Staff Draft and Recommendations. May 1986.

City of Auburn. - Final Determination of Non-Significance - Downtown Design Study. April 1990.

City of Auburn - Final Determination of Non-Significance - Comprehensive Plan Amendments on City Expansion and Urban Growth. July 1991.

City of Auburn - Final Environmental Impact Statement: Auburn North CBD Analysis. November 1991.

City of Auburn -Final Determination of Non-Significance - Comprehensive Plan Amendments on Sensitive and Critical Lands. January 1992.

King County Parks, Planning and Resources Department - Final Environmental Impact Statement: Soos Creek Community Plan Update. December 1991.

King County Parks, Planning and Resources Department - Final Supplemental Environmental Impact Statement: Countywide Planning Policies Proposed Amendments. May 1994.

King County Parks, Planning and Resources Department - Supplemental Environmental Impact Statement: King County Comprehensive Plan. July 1994.

Pierce County, Department of Planning and Land Services - Proposed Lakeland Hills South Mining and Reclamation Plan and Planned Community Development: Final Environmental Impact Statement. July 21, 1992.

Pierce County, Department of Planning and Land Services - Comprehensive Plan for Pierce County, Washington: Final EIS. September 20, 1993.

Pierce County, Department of Planning and Land Services - Final Supplemental EIS for the Comprehensive Plan for Pierce County, Washington. June 1994.

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

No.

10. List any government approvals or permits that will be needed for your proposal, if known.

The City of Auburn Planning Commission will hold a public hearing on the proposed 2023 comprehensive plan map and policy/text amendments addressed in this environmental checklist and others and will forward a recommendation to the Auburn City Council. The City Council may or may not hold a public hearing prior to taking action adopting, adopting in part, or not adopting the amendments.

Although the proposed action is not an approval or permit, the proposed amendments are also subject to the 60-day State Agency review process pursuant to RCW 36.70A.106.

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You need not repeat those answers on this page.

The City of Auburn annually amends its Comprehensive Plan in accordance with state law. In summary, the 2023 City of Auburn Annual Comprehensive Plan and Map amendments addressed by this environmental checklist include policy/text amendments (denoted by P/T) and plan map amendments (denoted by CPM). These amendments are described as follows:

Comprehensive Plan Amendments (policy/text)

A. Policy/Text Amendments (File No. CPA23-0003) (Four changes)

P/T #1 – Auburn School District 2023-2029 Capital Facilities Plan. (Separate Environmental Review)

P/T #2 – Dieringer School District Capital Facilities Plan 2023. (Separate Environmental Review)

P/T #3 – Federal Way School District 2024 Capital Facilities Plan. (Separate Environmental Review)

P/T #4 – Kent School District 2022-2023 through 2028-2028 Capital Facilities Plan (Separate Environmental Review)

Comprehensive Plan Amendments (Map changes)

B. City-Initiated Map Amendments (File No. CPA23-0004) (One Change)

CPM #1 – Volume 1: Land Use Element: Comprehensive Land Use Map to be updated to reflect annexation of the area from the city of Kent for a 155-acre area commonly known as The Bridges Planned Unit Development. This area is generally bounded by SE 288th, 124th Ave SE, SE 304th ST, and 118th Ave SE. Staff is proposing to establish Comprehensive Plan Map designations of "Single Family Residential" and "Moderate Density Residential" for the site where there were previously none. Changes will also include concurrent zoning changes including the establishment "R-1 Residential", "R-5, Residential" and "R-10, Residential" zoning districts and the Bridges zoning Overlay , which is intended to recognize and be in accordance with the development standards allowed by the City of Kent's municipal code as they were approved for the Bridges Planned Unit Development prior to its annexation into the City of Auburn. Zoning map and text amendments are proposed to be processed concurrent with the Comprehensive Plan map amendments.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The City of Auburn Comprehensive Plan covers the area within the municipal boundaries of the City of Auburn, but also identifies properties in the City's Potential Annexation Area (PAA). Both the Growth Management Act and the King and Pierce County Countywide Planning Policies, emphasize the need for consistent planning between cities and the County within each city's urban growth area. The City's municipal boundaries and its remaining potential annexation areas are shown within the City's Comprehensive Plan.

For the specific map locations of individual changes, see the locations specified under Item 11.B, above.

B. ENVIRONMENTAL ELEMENTS:

1. Earth:

A. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.

The City of Auburn and its Potential Annexation Area (PAA) are characterized by a relatively flat central valley floor bordered by steep hillsides and upland plateaus to the west, east and southeast.

B. What is the steepest slope on the site (approximate percent slope)?

The slopes vary in areas of the city and the PAA, but in some location, slopes associated with the valley walls reach nearly 100%.

C. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

The valley floor is made up primarily of soils of the Oridia, Renton, Snohomish, and Briscott series. These soils are generally poorly drained and formed in the alluvium (river sediments) associated with the White and Green Rivers. These are considered good agricultural soils, though in many areas, are not well-drained. There is no designated farmland within the City of Auburn.

The hillsides and plateaus are made up of primarily Alderwood associated soils and a small amount of Everett associated soils (U.S. Department of Agriculture, 1973). Alderwood soils are moderately well drained gravelly sandy loams 20-40 inches deep. Beneath these soils is glacial till with low permeability. Roots penetrate easily to the hardpan layer. Runoff potential is slow to medium. Erosion and slippage hazard is moderate; ranging to severe on steeper slope phases The Everett series consists of somewhat excessively drained soils that are underlain by very

gravelly sand. These soils formed in very gravelly glacial outwash deposits under conifers. They are found on terraces and terrace fronts and are gently undulating to moderately steep.

D. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Many factors affect slope stability including soil type, parent material, slope and drainage. These factors can be further affected by human intervention such as slope alteration, and vegetation removal. The City has identified categories of geologic hazard areas and inventoried these areas. Maps of the erosion, seismic, and landslide hazard areas are provided as maps that are part of the critical areas ordinance inventory

E. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Not applicable. The proposed Comprehensive Plan amendments are non-project actions, no site alteration, construction, or earthwork is proposed.

F. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Not applicable. This is a non-project action.

G. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Not applicable. The action does not involve site specific development proposals.

H. Proposed measures to reduce or control erosion or other impacts to the earth.

This is a non-project action; no site specific erosion control measures are proposed. However, the existing comprehensive plan includes numerous policies to reduce or control erosion through the use of best management practices, landscaping requirements, limitations on alteration of steep slopes and other critical areas protections. Impacts to earth/soil resources will be identified and, if necessary, mitigated during the development review process as specific development proposals are made that might be associated with these plan amendments.

These potential impacts would be avoided by implementing best management practices and complying with 2014 WA State Dept. of Ecology Stormwater Management Manual for Western Washington with City of Auburn Supplement.

2. Air:

A. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if know.

Not applicable. This is a non-project action.

B. Are there any off-site sources of emissions or odors that may affect your proposal? If so, generally describe.

Not applicable. This is a non-project action.

C. Proposed measures to reduce or control emissions or other impacts to air, if any:

Not applicable. This is a non-project action.

3. Water:

A. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year round and seasonal streams, saltwater, lakes, ponds, wetlands): If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The major bodies of water within Auburn are the Green River, the White (Stuck) River, Bowman Creek, Cobble Creek, Mill Creek, Lea Hill Creek, Olson Creek and White Lake. The City has conducted an inventory of wetlands and streams within the city limits. These are shown on City's critical area inventory maps. Shorelines of the State are reflected in Auburn's Shorelines Master Program adopted in May 2020 under Ordinance No. 6733 and the shoreline environment designations are shown within the Shoreline Management Program.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Not applicable. This is a non-project action.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not applicable. This is non-project action.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Not applicable. This is non-project action.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Several areas within Auburn lie within the 100-year floodplain of the Green or White Rivers and Mill Creek and Mullen Slough. Floodplain as well as flood hazard areas as defined by the City are shown on the city critical area maps and floodplain maps. The Riparian Habitat Zone, as a FEMA special flood hazard area is shown on the city's inventory and addressed in the city's regulations.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Not applicable. This is non-project action.

B. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Not applicable. This is non-project action.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing any toxic chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) is (are) expected to serve.

Not applicable. This is non-project action.

C. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Not applicable. This is non-project action.

2) Could waste materials enter ground or surface waters? If so, generally describe.

Not applicable. This is non-project action.

D. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Not applicable. This is non-project action.

4. Plants:

A. Check or circle types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other.	**X**
evergreen tree: fir, cedar, pine, other.	**X**
shrubs.	**X**
grass.	**X**
pasture.	**X**
crop or grain.	**X**
wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other.	**X**
water plants: water lily, eelgrass, milfoil, other.	**X**
other types of vegetation.	**X**

B. What kind and amount of vegetation will be removed or altered?

Not applicable. This is a non-project action. However, in general urban development results in the removal or alteration of many types of vegetation.

C. List threatened or endangered species known to be on or near the site:

None known at this time.

D. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Not applicable. This is a non-project action.

5. Animals:

A. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: **hawk, heron, eagle, songbirds, other: geese, ducks, crows, etc.**
Mammals: deer, bear, elk, **beaver**, other:
Fish: bass, **salmon, trout,** herring, shellfish, other: **urban animals such as cats, dogs, rabbits, raccoons, rodents, squirrels, opossums, etc. are also present in the city.**

B. List any threatened or endangered species known to be on or near the site.

There are nesting/breeding sites of great blue herons and green backed herons within Auburn as shown on critical area inventory maps.

Wildlife

The Environmental Impact Statement for the NE Auburn/Robertson Properties Special area plan and addendum indicate the bald eagle was delisted as 'threatened' in 2008 and is now a federal 'species of concern'. There are several species that potentially occur within King County including: gray wolf (federally and state endangered), grizzly bear (federally threatened and state endangered), Canada lynx (federally and state threatened), marbled murrelet (federally and state threatened), and northern spotted owl (federally threatened and state endangered) (USFWS 2007). Due to their limited range and specific habitat requirements, the gray wolf, grizzly bear, Canada lynx, marbled murrelet, and northern spotted owl would not be expected to occur within the urban areas of King County.

The 2004 EIS also identified several federal species of concern that may occur in King County. The list was updated in 2007 to include: tailed frog, Larch Mountain salamander, and northern sea otter (USFWS, 2007). The project area does not contain suitable habitat to support these species at this time. The 2004 EIS did not include the Oregon spotted frog or yellow-billed cuckoo, which are federal candidate species. Though given the current range and distribution of the species and the degraded conditions of on-site wetlands and stream, the likelihood of Oregon spotted frog occurring within the city is very low.

Yellow-billed cuckoos breed in large blocks of riparian habitats (particularly woodlands containing cottonwoods and willows) (Erhlich et al., 1988). This species may now be extirpated from Washington (66 Federal Register 210). There have been documented sightings of yellow-billed cuckoo in King County and the Green River riparian corridor may provide some limited foraging and breeding habitat; however, areas of Auburn are devoid of mature dense cottonwood stands of significant size to support the species and their presence is not anticipated.

Fish

The 2004 EIS identified the Puget Sound/Strait of Georgia Coho salmon as a candidate species; however, their current federal status has been down-graded to a species of concern. Other listing changes that have occurred since that time includes the 2007 listing of the Puget Sound Distinct Population Segment (DPS) steelhead as threatened under the ESA (72 Federal Register 91), and the 2005 listing of designated critical habitat for the Puget Sound Evolutionarily Significant Unit (ESU) Chinook salmon and Coastal-Puget Sound DPS bull trout in the Green River (70 Federal Register 170; 70 Federal Register 185).

Since the 2004 EIS, a Biological Opinion was issued by NMFS that determined the effects of certain elements of the National Flood Insurance Program (NFIP) throughout Puget Sound is likely to jeopardize the continued existence of the following species listed under the ESA: Puget Sound Chinook salmon, Puget Sound steelhead, Hood Canal summer-run chum salmon, and Southern Resident killer whales. The Biological Opinion also determined that NFIP is likely to adversely modify the following ESA designated critical habitats: Puget Sound Chinook salmon, Hood Canal summer-run chum salmon, and Southern Resident killer whale critical habitats. The biological opinion provides a reasonable and prudent alternative which can be implemented to avoid jeopardy and adverse modification of critical habitat. In response to the Biological Opinion, FEMA developed a model ordinance for NFIP participating communities, which includes the City of Auburn. The City of Auburn incorporated substantive terms of the model ordinance into their interim floodplain regulations (Ordinance No. 6295). By letter dated September 21, 2011 FEMA acknowledged that the city's ordinance complies with their model ordinance and as a result, the interim ordinance becomes permanent. The Biological Opinion originally established a 2010 timeline for compliance for all NFIP participating communities within the Puget Sound Basin (NMFS, 2008).

C. Is the site part of a migration route? If so, explain.

Auburn is a portion of the Pacific Flyway for migratory birds.

D. Proposed measures to preserve or enhance wildlife, if any:

Not applicable. This is a non-project action.

6. Energy and Natural Resources:

A. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not applicable. This is a non-project action.

B. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Not applicable. This is a non-project action.

C. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Not applicable. This is a non-project action.

7. Environmental Health:

A. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

Not applicable. This is a non-project action.

1) Describe special emergency services that might be required:

Not applicable. This is a non-project action.

2) Proposed measures to reduce or control environmental health hazards, if any:

Not applicable. This is a non-project action.

B. Noise:

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Not applicable. This is a non-project action.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Not applicable. This is a non-project action.

3) Proposed measures to reduce or control noise impact, if any:

Not applicable. This is a non-project action.

8. Land and Shoreline Use:

A. What is the current use of the site and adjacent properties?

The City and Potential Annexation Area (PAA) contain a variety of land uses including residential, industrial, institutional, commercial, open space, and public land uses.

B. Has the site been used for agriculture? If so, describe:

Much of Green and White River Valleys and the City of Auburn were used for agriculture at some time in the past. Over the last several decades, rapid growth in the area resulted in much of the agricultural land converting to urban uses. No land within the city is formally designated as Agricultural Land, though some parcels continue in agricultural use.

C. Describe any structures on the site:

Structures within the city and PAA range from small single family detached homes to large industrial manufacturing and warehousing facilities. Properties subject to the plan map amendments range in use,

as examples, from vacant land, schools, residential, commercial to those that appear as primarily wetlands.

D. Will any structures be demolished? If so, what?

Not applicable. This is a non-project action.

E. What is the current zoning classification of the site?

City zoning districts include: RC (Residential Conservancy); R-1 (1 du/acre) R-5 (5 du/acre); R-7 (7 du/acre); R-10 (10 du/acre); R-16 (16 du/acre); R-20 (20 du/acre); R-MHC (Manufactured/Mobile Home Community); CN (Neighborhood Shopping) C1; (Light Commercial); C2 (Central Business District); DUC (Downtown Urban Center Zone); C3 (Heavy Commercial); C4, Mixed Use Commercial, M1 (Light Industrial); M2 (Heavy Industrial); LF (Airport Landing Field); UNC (Unclassified Use); I (Institutional Use); P-1, Public Use; Lakeland Hills South PUD; TV (Terrace View Zoning District); OS (Open Space); RO (Residential Office); and RO-H (Residential Office-Hospital).

F. What is the current comprehensive plan designation of the site?

A Comprehensive Plan map of the City is contained in the City's Comprehensive Plan and includes various different plan designations similar to, and implemented by the zoning categories.

G. If applicable, what is the current shoreline master program designation of the site?

Portions of the City along the Green and White Rivers fall under the Shoreline Master Program. A map of the shoreline designations for those areas is contained in the shoreline management program. Shorelines of the State are reflected in Auburn's Shorelines Management Program adopted in May 2020.

H. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify:

Not applicable. This is a non-project action. However, areas of the city do contain environmentally sensitive or critical areas and the regulation and protection of environmentally sensitive areas are addressed through the city's critical areas ordinance (ACC 16.10).

I. Approximately how many people would reside or work in the completed project?

Not applicable. This is a non-project action and no specific development is proposed.

J. Approximately how many people would the completed project displace?

None, specifically. This proposal is a non-project action.

K. Proposed measures to avoid or reduce displacement impacts, if any:

None, specifically. This proposal is a non-project action.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

This proposal is to amend the City of Auburn Comprehensive Plan as described in response to the environmental checklist application question A.11 above. The evaluation by staff and the public hearing and review process that occurs as part of the comprehensive plan amendment process will be used to help evaluate whether a particular proposal is consistent with existing plans.

Also, the proposed amendments are circulated to State agencies for a State Agency review process in accordance with RCW 36.70A.106,

9. Housing:

A. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not applicable. This proposal is a non-project action.

B. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None. This proposal is a non-project action.

C. Proposed measures to reduce or control housing impacts, if any:

None specifically, as this is a non-project action.

10. Aesthetics:

A. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not applicable. This proposal is a non-project action.

B. What views in the immediate vicinity would be altered or obstructed?

Not applicable. This proposal is a non-project action.

C. Proposed measures to reduce or control aesthetic impacts, if any:

Not applicable. This proposal is a non-project action.

11. Light and Glare:

A. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Not applicable. This proposal is a non-project action.

B. Could light or glare from the finished project be a safety hazard or interfere with views?

Not applicable. This proposal is a non-project action.

C. What existing off-site sources of light or glare may affect your proposal?

Not applicable. This proposal is a non-project action.

D. Proposed measures to reduce or control light and glare impacts, if any:

Not applicable. This proposal is a non-project action.

12. Recreation:

A. What designated and informal recreational opportunities are in the immediate vicinity?

The City of Auburn provides a full range of parks and recreational facilities. The City's 2015 Parks, Art, Recreation and Open Space Plan shows the location of these facilities.

B. Would the proposed project displace any existing recreational uses? If so, describe.

Not applicable. This proposal is a non-project action.

C. Proposed measures to reduce or control impacts on recreation including recreation opportunities to be provided by the project or applicant, if any:

Not applicable. This proposal is a non-project action.

13. Historic and Cultural Preservation:

A. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe:

Not applicable. This proposal is a non-project action.

However, as a matter of information, in Auburn, the Blomeen House located at 324 B Street NE is listed on the National Register of Historic Places. The Carnegie Library Building at 306 Auburn Avenue (currently Auburn Dance and Music Center) and the Auburn Post Office (formerly the Seattle-King County Health Department) at 20 Auburn Avenue NE are listed local and county landmarks. The Olson Farm, located at 28728 Green River Road South, was designated as King County Landmark in 2000 and the Masonic Temple Building at the southeast corner of Auburn Way South and East Main Street was designated as a King County Historical Landmark in 2002. The Pioneer Cemetery at Auburn Way North & 9th ST NE was designated as a City of Auburn Landmark in 2016.

B. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

Several historic Indian campsites have been identified along the Green and White Rivers in the Auburn Thoroughbred Racetrack EIS and in preliminary work for the Army Corps of Engineers' Special Area Management Plan (SAMP).

C. Proposed measures to reduce or control impacts, if any:

Not applicable. This proposal is a non-project action.

14. Transportation:

A. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The Comprehensive Transportation Plan (The transportation element of the Comprehensive Plan) shows the City's current and future classified street system.

B. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Map 4-2 of the Comprehensive Transportation Plan (Transportation element) shows the location of public transit routes within the City. A commuter rail station exists along the Burlington Northern Santa Fe railroad right-of-way just south of West Main Street and east of C Street SW.

C. How many parking spaces would the completed project have? How many would the project eliminate?

Not applicable. This proposal is a non-project action.

D. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private):

Not applicable. This proposal is a non-project action.

E. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe:

There is no water transportation in the Auburn area other than for recreational uses. The area is particularly well served by rail. At this time, local freight service is available. Burlington Northern Santa Fe and Union Pacific both operate freight railroad lines within Auburn. Auburn is also a commuter rail station site for the Sounder commuter rail line between Tacoma, Seattle and Everett. Service began September 18, 2000. Amtrak trains pass through Auburn but do not stop in the city. The Auburn Airport is a general purpose airport located north of 15th and D Streets NE.

F. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Not applicable. This proposal is a non-project action.

G. Proposed measures to reduce or control transportation impacts, if any:

Not applicable. This proposal is a non-project action.

15. Public Services:

A. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe:

Not applicable. This is a non-project action.

B. Proposed measures to reduce or control direct impact on public services, if any:

The Comprehensive Plan contains policies that seek to maintain a sufficient level of service for public services as development occurs. Also, Auburn reviews under SEPA, the impacts of significant development on these public services. Mitigation measures are required to reduce significant adverse impacts.

Also, several Policy/Text amendments as part of this checklist include the capital facilities plan's for the four school districts within Auburn city limits and PAA. Those school districts are Auburn, and Dieringer, Federal Way, and Kent.

16. Utilities:

A. Circle utilities currently available at the site:

Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other – Cable TV.

All of the above utilities are available within the City of Auburn. The City provides water, sewer and storm facilities. There are also private water and sewer utility districts and private utility providers with service area boundaries within the city.

B. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed:

This is a non-project action. However, the Comprehensive Plan includes a private and a public utilities element (as required by the Growth Management Act), which describes the utilities that serve the Auburn area and includes policies for their provision.

Also, the city actively engages in planning for public facilities. The Comprehensive Water Plan, Comprehensive Sewer Plan and Comprehensive Stormwater Drainage Plan were adopted by the City in 2015.

A new six-year Capital Facilities Plan (CFP) was adopted in 2017 (2018-2023) and plan amendments occur on a bi-annual schedule with the next update in 2024. The City seeks to update the CFP a minimum of every two years.

These plans ensure that utility impacts are adequately monitored and evaluated on a project level and city-wide basis.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

OWNER/AGENT SIGNATURE: Josh Steiner

Josh Steiner, Senior Planner

DATE PREPARED: **August 23, 2023**

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS
(Do not use this sheet for project actions.)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent of the proposal, or the types of activities likely to result from the proposal that would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Taken as a whole, there should be a minimal change in discharges to water, emissions to air, production, storage, or release of toxic or hazardous substances or the production of noise.

The proposed amendments themselves will not create a change in intensity of discharge to water, emissions to air, production, storage or release of toxic or hazardous substances or the production of noise from those levels expected under the existing plan.

Proposed measures to avoid or reduce such increases are:

The City of Auburn Comprehensive Plan contains provisions to reduce increases or emissions caused by new development. Emphasis in the Comprehensive Plan on reducing the reliance on the automobile for transportation should reduce the amount of emissions to the air. Policies in the Plan also provide guidance in the review of development proposals to encourage use and retention of native vegetation. This supports wildlife habitat areas, particularly near streams, as the policies assist the City in addressing adverse impacts to water quality and wildlife habitat from runoff since native plantings can retain and treat runoff and may require less pesticide use. The proposed amendments set the framework where properties and uses would in the future be in compliance with expansion, site redevelopment or new development. City policy and code regulates such impacts through the storm drainage requirements and critical area regulations as applicable.

An environmental review of all non-exempt (from SEPA) development will be conducted to evaluate and mitigate impacts related to discharges, emissions, and the release of toxic substances. Evaluation of the subsequent site-specific proposals will be based on the policies of the Comprehensive Plan, development regulations and appropriate mitigation will take place on a case by case basis.

City development standards including but not limited to the critical areas ordinance, shoreline master program regulations, Stormwater Management Manual, Floodplain permit regulations, and the Public Works Design and Construction Manual, also provide additional protection for these types of impacts.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

This proposal will amend the Auburn Comprehensive Plan. The plan recognizes the Shoreline Master Program that was adopted in May 2020 which governs development within the Shoreline Management Area, reducing the impacts from new development on plants, animals. The changes will not change any policy which would have a direct effect on flora, fauna, or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Generally, the adopted Auburn Comprehensive Plan and critical areas ordinance seek to protect and conserve plants, animals, fish, and marine life. An environmental review under SEPA of all non-exempt development is conducted to measure impacts. Evaluation based on the policies of the Auburn Comprehensive Plan and appropriate mitigation will take place on a case-by-case basis.

Policies within the Plan also provide guidance in the review of development proposals to encourage native vegetation be used and/or retained. This should support wildlife habitat areas, particularly near streams as the policies assist the city in addressing adverse runoff impacts to water quality and wildlife habitat since native plantings may require less pesticide use.

City development standards including but not limited to the critical areas ordinance and the shoreline master program regulations also provide additional protection for these types of impacts.

The proposed map amendments are bringing the land use designations more in line with actual property uses.

3. How would the proposal be likely to deplete energy or natural resources?

Future development will use natural gas, petroleum and electricity and could result in increased automobile uses. However, there does not appear to be any significant adverse increases in the use of energy of natural resources resulting from the amendments being proposed to the existing comprehensive plan over what might occur under existing plan designations. In fact, it is possible that use of energy or natural resources could decrease depending on the land use.

The city's amendment for alternative powered vehicles and for preparation of a greenhouse gas inventory establishes a baseline for future energy conservation measures.

Proposed measures to protect or conserve energy and natural resources are:

None specifically, as this is a non-project action. However, Comprehensive Plan policies encourage energy conservation in public buildings, street lighting, and recycling, it places an emphasis on providing for alternative methods of travel to the automobile such as transit, walking, and biking. An environmental review under SEPA of all significant development will be conducted to measure the project impacts.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

This proposal will amend the Comprehensive Plan. Taken as a whole, the increase in impacts from the proposed comprehensive plan amendments on environmentally sensitive areas or areas designated for government protection should be minor, if at all.

Proposed measures to protect such resources or to avoid or reduce impacts are:

The Comprehensive Plan and, in particular, the critical areas ordinance, seek to protect environmentally sensitive areas (wetlands, streams, geologically hazard areas, floodplain, wildlife habitat, and aquifer recharge areas) and to reduce the impacts of development on them. The Auburn Comprehensive Plan provides for the implementation of innovative land management techniques to protect these resources. An environmental review under SEPA for all non-exempt development will be conducted to evaluate impacts.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Amendments can only be approved if it can be assured that future development is consistent with the Comprehensive Plan and its policies and related regulations. Those proposals that are not consistent with the comprehensive plan policies or other existing plans will not be approved.

Proposed measures to avoid or reduce shoreline and land use impacts are:

The comprehensive plan, critical areas ordinance, and other development regulations, such as the zoning ordinance and shoreline master program, seek to protect these land and shoreline resources and to reduce the effects of development on them. An environmental review under SEPA of all development that is non-exempt will also be conducted to evaluate a proposal's land use and environmental impacts.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal will not result in an increase in demands on transportation and public services. Rather, the six-year CFP responds to growth by identifying the public facilities and improvement needed to address future growth. The growth projections mentioned above would occur with or without these amendments.

Proposed measures to reduce or respond to such demand(s) are:

As stated above, no measurable increase in demands to these subject areas will result from the proposed map amendments.

The city actively engages in planning for public facilities. The Comprehensive Water Plan, Comprehensive Sewer Plan and Comprehensive Stormwater Drainage Plan were adopted by the city in 2015. An update to the Comprehensive Transportation Plan was adopted in 2015. These specific plans help ensure that infrastructure impacts are adequately monitored and evaluated on a project level and city-wide basis. Updates to these specific subject element plans is anticipated as part of the City's periodic update of the Comprehensive Plan in 2024.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposal does not appear to present any conflict with local, state, or federal laws or requirements.

NOTICE OF PUBLIC HEARING (NOH)
2023 Annual Comprehensive Plan Map Amendments
and related zoning map and text amendments
SEP23-0029 / CPA23-0003, CPA22-0004

The City of Auburn is issuing a Notice of Public Hearing (NOH) for the following described project. The permit applications and listed studies may be reviewed at the Auburn Department of Community Development at One E Main St., 2nd Floor, Customer Service Center, Auburn, WA 98001.

Proposal and Location: Adopt amendments to the City's Comprehensive Plan consisting of the following Map (CPM) Amendments and amendments to zoning text and map (rezone) for City-initiated applications to implement:

Comprehensive Plan Text Amendments

None.

Comprehensive Plan Map Amendments
CPM #1 – Volume 1: Land Use Element: Comprehensive Land Use Map to be updated to reflect annexation of the area from the city of Kent for a 155-acre area commonly known as The Bridges Planned Unit Development. This area is generally bounded by SE 288th, 124th Ave SE, SE 304th ST, and 118th Ave SE. Staff is proposing to establish Comprehensive Plan Map designations of "Single Family Residential" and "Moderate Density Residential" for the site where there were previously none. Changes will also include concurrent zoning changes including the establishment "R-1 Residential", "R-5, Residential" and "R-10, Residential" zoning districts and the Bridges zoning Overlay , which is intended to recognize and be in accordance with the development standards allowed by the City of Kent's municipal code as they were approved for the Bridges Planned Unit Development prior to its annexation into the City of Auburn. Zoning map and text amendments are proposed to be processed concurrent with the Comprehensive Plan map amendments.

Notice of Application: September 7, 2023
Application Complete: September 3, 2023
Permit Application: August 9, 2023

File Nos. SEP23-0029
CPA22-0003, CPA22-0004

Applicant: Josh Steiner, Senior Planner
Community Dev. & Public Works
City of Auburn
25 W Main ST
Auburn, WA 98001

Studies/Plans Submitted With Application:
- None

Other Permits, Plans, and Approvals Needed:
- None

Statement of Consistency and List of Applicable Development Regulations: This proposal is subject to and shall be consistent with the Auburn City Code, Comprehensive Plan, and Public Works Design and Construction Standards.

Lead Agency: City of Auburn

The lead agency for this proposal has determined that it does not have probable significant adverse impact on the environment. An environmental impact statement (EIS) 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.

Public Hearing: A public hearing is required for this proposal. The public hearing has been scheduled for **October 17, 2023** at **7:00 PM.** The public hearing will be held in-person in the City Council Chambers, 25 W Main St., Auburn, WA, 98001 and telephonically. To attend the meeting virtually please enter the meeting ID into the ZOOM app or call into the meeting at the phone number listed below.

Join Zoom Meeting
https://us06web.zoom.us/j/85310195862
Meeting ID: 853 1019 5862
Phone: 253-215-8782 - US (Tacoma)

Any interested person is invited to appear and express comments or opinions on the proposed project. Written comments may be emailed to the contact person below, mailed attention to the contact person below to 25 W Main St., Auburn WA, 98001, or submitted at the public hearing.

For citizens with speech, sight or hearing disabilities wishing to review documents pertaining to this hearing, should contact the City of Auburn within 10 calendar days prior to the meeting, as to the type of service or equipment needed. Each request will be considered individually according to the type of request, the availability of resources, and the financial ability of the City to provide the requested services or equipment.

For questions regarding this project, please contact Josh Steiner, Senior Planner, at jsteiner@auburnwa.gov or 253-804-5064.

RESPONSIBLE OFFICIAL:	Jeff Dixon
POSITION/TITLE:	Planning Services Manager
ADDRESS:	25 West Main Street Auburn, Washington 98001

DATE ISSUED: **OCTOBER 3, 2023** SIGNATURE: ON FILE

Note: This determination does not constitute approval of the proposal. Approval of the proposal can only be made by the legislative or administrative body vested with that authority. The proposal is required to meet all applicable regulations.

GENERAL INFORMATION & CORRESPONDENCE

Department of Commerce

THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2023-S-6408

Submittal Date Time: 09/01/2023

Submittal Information

Jurisdiction	City of Auburn
Submittal Type	60-day Notice of Intent to Adopt Amendment
Amendment Type	Comprehensive Plan Amendment

Amendment Information

Brief Description
Proposed comprehensive plan amendment for the annual comprehensive plan update.

☐ **Yes, this is a part of the 10-year periodic update schedule, required under RCW 36.70A.130.**

Anticipated/Proposed Date of Adoption 12/04/2023

Categories

Submittal Category
Comprehensive Plan

Attachments

Attachment Type	File Name	Upload Date
Comprehensive Plan Amendment - Draft	14 - FINAL_ASD 2023 ASD CFP_06.12.2023.pdf	09/01/2023 11:09 AM
Comprehensive Plan Amendment - Draft	19 - FINAL_DSD 23-29 Capital Facilities Plan.pdf	09/01/2023 11:10 AM
Comprehensive Plan Amendment - Draft	23 - FINAL_FWPS 2024 Capital Facilities Plan - Auburn.pdf	09/01/2023 11:10 AM
Comprehensive Plan Amendment - Draft	26 - FINAL_KSD Capital Facilities Plan 05122023.pdf	09/01/2023 11:10 AM
Comprehensive Plan Amendment - Draft	30 - FINAL_CPM1 Exhibit A - Bridges Annexation Proposed Land Use Map Amendment.pdf	09/01/2023 11:11 AM
Comprehensive Plan Amendment - Draft	34 - FINAL_CPM2 Exhibit A - MultiCare Proposed Land Use Map Amendments.pdf	09/01/2023 11:12 AM

Contact Information

Prefix	Mr.
First Name	Josh
Last Name	Steiner
Title	Senior Planner
Work	(253) 804-5064
Cell	
Email	jsteiner@auburnwa.gov

☐ **Yes, I would like to be contacted for Technical Assistance.**

Certification

■ **I certify that I am authorized to submit this Amendment for the Jurisdiction identified in this Submittal and all information provided is true and accurate to the best of my knowledge.**

Full Name	Joshua Steiner
Email	jsteiner@auburnwa.gov

STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

09/05/2023

Mr. Josh Steiner
Senior Planner
City of Auburn
25 W Main Street
Auburn, WA 98001

Sent Via Electronic Mail

Re: City of Auburn--2023-S-6408--60-day Notice of Intent to Adopt Amendment

Dear Mr. Steiner:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under RCW 36.70A.106. We received your submittal with the following description.

Proposed comprehensive plan amendment for the annual comprehensive plan update.

We received your submittal on 09/01/2023 and processed it with the Submittal ID 2023-S-6408. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 10/31/2023.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Carol Holman, (360) 725-2706.

Sincerely,

Review Team
Growth Management Services

Notice of Application and Determination of Non-Significance City of Auburn Year 2023 Annual Comprehensive Plan Map Amendments SEP23-0029 / CPA23-0003, CPA23-0004

Description: Adopt 2023 annual amendments to the City's Comprehensive Plan consisting of the following Map Amendments (CPM) and related zoning updates to implement:

CPM #1 – Volume 1: Land Use Element: Comprehensive Land Use Map to be updated to reflect annexation of the area from the city of Kent for a 155-acre area commonly known as The Bridges Planned Unit Development. This area is generally bounded by SE 288th, 124th Ave SE, SE 304th ST, and 118th Ave SE. Staff is proposing to establish Comprehensive Plan Map designations of "Single Family Residential" and "Moderate Density Residential" for the site where there were previously none. Changes will also include concurrent zoning changes including the establishment "R-1 Residential", "R-5, Residential" and "R-10, Residential" zoning districts and the Bridges zoning Overlay , which is intended to recognize and be in accordance with the development standards allowed by the City of Kent's municipal code as they were approved for the Bridges Planned Unit Development prior to its annexation into the City of Auburn. Zoning map and text amendments are proposed to be processed concurrent with the Comprehensive Plan map amendments. **Proponent**: Josh Steiner, Senior Planner, Department of Community Development, City of Auburn, 25 West Main Street, Auburn, WA 98001, 253-804-5064 or jsteiner@auburnwa.gov. **Location**: City-wide and within potential annexation areas. Some amendments may apply to certain land use designations or special plan areas. **Lead Agency**: City of Auburn, the lead agency for this proposal has determined that it does not have probable significant adverse impact on the environment. An environmental impact statement (EIS) 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 WAC 197-11-340(2); the lead agency will not act on this proposal for 15 days from the date issued below. Comments must be submitted by 5:00 p.m. on **September 22, 2023**. Any person aggrieved of the City's determination may file an appeal with the Auburn City Clerk within 14 days of the close of the comment period, or by 5:00 p.m. on **October 6, 2023**. Responsible Official: Jeff Dixon, Planning Services Manager

DATE ISSUED: September 7, 2023

Notice of Public Hearing
2023 Annual Comprehensive Plan Map Amendments and Related Zoning Map and Text Amendments
SEP23-0029 / CPA23-0003, CPA23-0004

Description: The City of Auburn is issuing a Notice of Public Hearing (NOH) for the following described project. Adopt 2023 annual amendments to the City's Comprehensive Plan consisting of the following Map Amendments (CPM) and related zoning updates to implement:

CPM #1 – Volume 1: Land Use Element: Comprehensive Land Use Map to be updated to reflect annexation of the area from the city of Kent for a 155-acre area commonly known as The Bridges Planned Unit Development. This area is generally bounded by SE 288th, 124th Ave SE, SE 304th ST, and 118th Ave SE. Staff is proposing to establish Comprehensive Plan Map designations of "Single Family Residential" and "Moderate Density Residential" for the site where there were previously none. Changes will also include concurrent zoning changes including the establishment "R-1 Residential", "R-5, Residential" and "R-10, Residential" zoning districts and the Bridges zoning Overlay , which is intended to recognize and be in accordance with the development standards allowed by the City of Kent's municipal code as they were approved for the Bridges Planned Unit Development prior to its annexation into the City of Auburn. Zoning map and text amendments are proposed to be processed concurrent with the Comprehensive Plan map amendments. **Proponent**: Josh Steiner, Senior Planner, Department of Community Development, City of Auburn, 25 West Main Street, Auburn, WA 98001, 253-804-5064 or jsteiner@auburnwa.gov. **Location**: City-wide and within potential annexation areas. Some amendments may apply to certain land use designations or special plan areas. **Lead Agency**: City of Auburn, the lead agency for this proposal has determined that it does not have probable significant adverse impact on the environment. An environmental impact statement (EIS) 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. **Public Hearing**: A public hearing is required for this proposal. The public hearing has been scheduled for **October 17, 2023 at 7:00 PM.** The public hearing will be held in-person in the City Council Chambers, 25 W Main St., Auburn, WA, 98001 and telephonically. To attend the meeting virtually please enter the meeting ID into the ZOOM app or call into the meeting at the phone number listed below. Join Zoom Meeting: https://us06web.zoom.us/j/85310195862, Meeting ID: 853 1019 5862, Phone: 253-215-8782 - US (Tacoma). Any interested person is invited to appear and express comments or opinions on the proposed project. Written comments may be emailed to the contact person below, mailed attention to the contact person below to 25 W Main St., Auburn WA, 98001, or submitted at the public hearing. For citizens with speech, sight or hearing disabilities wishing to review documents pertaining to this hearing, should contact the City of Auburn within 10 calendar days prior to the meeting, as to the type of service or equipment needed. Each request will be considered individually according to the type of request, the availability of resources, and the financial ability of the City to provide the requested services or equipment.

DATE ISSUED: October 3, 2023

CITY-INITIATED COMP. PLAN POLICY/TEXT AMENDMENTS

POLICY/TEXT AMENDMENT (P/T) #1
INCORPORATE AUBURN SCHOOL DISTRICT #408
CAPITAL FACILITIES PLAN 2023 - 2029

AUBURN SCHOOL DISTRICT
ENGAGE • EDUCATE • EMPOWER

June 21, 2023

Mr. Jeff Dixon
City of Auburn
25 W. Main Street
Auburn, WA 98001

Re: Multi-Family Residence Impact Fee Increase
Auburn School District Capital Facilities Plan for 2023 to 2029

Dear Mr. Dixon,

The Auburn School District Board of Directors has approved the 2023-2029 Capital Facilities Plan which includes documentation and calculation of Impact Fees. This year's Impact Fees are calculated using the following formula and amounts:

	Single Family	Multi-Family
Site Costs	$0.00	$0.00
Permanent Facility Const. Costs	$22,654.41	$25,550.09
Temporary Facility Costs	$293.14	$388.21
State Match Credit	($2,289.66)	($2,582.34)
Tax Credit	($8,743.84)	($4,128.67)
Fee without Discount	$11,914.04	$19,227.29
50% Discount	($5,957.02)	($9,913.64)
Fee with Discount	$5,957.02	$9,913.64

Auburn School District respectfully requests that the Multi-Family Residence Impact Fee be increased from $9,912.82 to $9,913.64.

Our Single Family Impact Fees for the past few years have been:

2024 (proposed)	$5,957.02
2023	$7,962.61
2022	$3,652.19
2021	$6,456.31

Our Multi-Family Impact Fees for the past few years have been:

2024 (proposed)	$9,913.64
2023	$9,912.82
2022	$8,938.23
2021	$6,325.80 to $16,325.80

Your consideration and approval of our request will be appreciated.

Sincerely,

Bob Kenworthy
Asst. Director, Capital Projects

Cc: C. Blansfield

Auburn School District No. 408

Capital Facilities Plan

2023 through 2029

Adopted by the Auburn School District Board of Directors

June 12, 2023.

AUBURN SCHOOL DISTRICT

ENGAGE • EDUCATE • EMPOWER

915 Fourth Street SE
Auburn, Washington 98002

(253) 931-4900

Serving Students in:

City of Auburn

City of Algona

City of Kent

City of Pacific

City of Black Diamond

Unincorporated King County

Board of Directors

Tracy Arnold

Valerie Gonzales

Arlista Holman

Sheilia McLaughlin

Laura Theimer

Dr. Alan Spicciati, Superintendent

TABLE OF CONTENTS

SECTION I
Executive Summary Page 3

SECTION II
Enrollment Projections and Student Generation Factors Page 8

SECTION III
Standard of Service Page 17

SECTION IV
Inventory of Facilities Page 24

SECTION V
Student Capacity Page 28

SECTION VI
Capital Construction Plan Page 31

SECTION VII
Impact Fees Page 33

SECTION I – EXECUTIVE SUMMARY

This six-year Capital Facilities Plan (the "Plan") has been prepared by the Auburn School District (the "District") as the District's principal planning document, in compliance with the requirements of Washington's Growth Management Act and the adopted ordinances of the counties and cities served by the District. This Plan was prepared using data available in the spring of 2023.

This Plan is consistent with prior long-term capital facilities plans adopted by the District. However, this Plan is not intended to be the sole plan for all of the District's needs. The District may prepare interim and periodic long-range Capital Facilities Plans consistent with Board Policies and actions, taking into account a longer or a shorter time period; other factors and trends in the use of facilities; and other needs of the District as may be required. However, any such plan or plans will be consistent with this six-year Capital Facilities Plan.

To enable the collection of impact fees in the unincorporated areas of King County and within the Cities of Auburn, Black Diamond and Kent; the King County Council, the City of Auburn, the City of Black Diamond, and the City of Kent will adopt this Plan by reference as part of each jurisdiction's respective comprehensive plan. To enable the collection of impact fees in the Cities of Algona and Pacific, these municipalities must also adopt this Plan and adopt school impact fee ordinances.

Pursuant to the requirements of the Growth Management Act and the local ordinances, this Plan will be updated on an annual basis, and any changes in the fee schedule(s) adjusted accordingly.

The Plan establishes the District's "Standard of Service" in order to ascertain the District's current and future capacity. While the State Superintendent of Public Instruction establishes square footage guidelines for capacity, those guidelines do not account for the local program needs of the District. The Growth Management Act and the school impact fee ordinance authorize the District to define its standard of service based on the District's specific needs.

In general, the District's current standard provides that class size for grades K-3 should not exceed 17 students and class size for grades 4-5 should not exceed 27 students. When averaged over the six elementary school grades, this computes to 20.33 students per classroom. Class size for grade 6 should not exceed 27 students and class size for grades 7 and 8 should not exceed 28.53 students. When averaged over the three middle school grades, this computes to 28.02 students per classroom. Class size for 9-12 should not exceed 28.74 students, with some subject areas restricted to lesser numbers. Decisions by current legislative actions may create the need for additional classrooms. (See Section III Standard of Service for more specific information.)

The capacity of the schools in the District is calculated based on this Standard of Service and the existing inventory of facilities including transitional classrooms. The District's 2022-23 ***permanent*** capacity was 18,796. The actual number of individual students was 17,059 as of October 1, 2022. (See Section V for more specific information.)

In the spring of 2016, the Board determined to move forward with the replacement of six schools and the construction of two new elementary schools. The project was placed before the voters in November 2016 and the bond passed at 62.83%. The first of the projects, the replacement of Olympic Middle School, started construction in May 2018 and opened in Fall 2019. The district's new elementary, Bowman Creek Elementary, started construction in May 2019 and opened in August 2020. Construction for replacement of Dick Scobee Elementary School started in June 2019 and the school opened in August 2020. Construction of Willow Crest Elementary School and construction of the replacement Pioneer Elementary School started May 2020 and both opened in August 2021. For the 2021-22 school year, Willow Crest Elementary served as the temporary home for Lea Hill Elementary School which started the replacement construction process in May 2021 and opened as its own school in August 2022. Construction for replacement of Chinook Elementary School started in May 2021 and the new school opened in August 2022 as well. Construction for replacement of Terminal Park Elementary School began in May 2022 and is scheduled to open in August 2023.

The School Impact Fee Ordinances adopted by King County, the City of Auburn, City of Black Diamond and City of Kent provide for the assessment of impact fees to assist in meeting some of the fiscal impacts incurred by a district experiencing growth and development. Section VII sets forth the proposed school impact fees for single family and multi-family dwelling units. The student generation factors have been developed using the students who actually attend school in the Auburn School District from single family and multi-family developments constructed in the last five years. The method of collecting the data is with the use of GIS mapping software, data from King County and Pierce County GIS, data from Davis Demographics and integration of the mapping with student data from the District's student data system. This method gives the District actual student generation numbers for each grade span for identified developments.

Listed below is a summary level outline of the changes from the 2022 Capital Facilities Plan that are a part of the 2023 Plan. The changes are noted by Section for ease of reference.

SECTION I
Executive Summary

A. Updated to reflect new information within the Plan.
B. Summary level list of changes from previous year.

SECTION II
Enrollment Projections and Student Generation Factors

A. Updated projections.

SECTION III
Standard of Service

A. Updated to reflect the current number of classrooms allocated to non-standard classroom uses.

SECTION IV
Inventory of Facilities

A. Move 2 portables from Arthur Jacobsen Elementary and 2 portables from Ilalko Elementary to Auburn High School.
B. Move 1 portable from Arthur Jacobsen Elementary and 3 portables from Ilalko Elementary to Auburn Mountainview High School.
C. Move 1 portable from Arthur Jacobsen Elementary to Auburn Riverside High School.
D. Move 1 portable from Gildo Rey Elementary and 2 portables from Lake View Elementary to Cascade Middle School.
E. Add 1 portable to Cascade Middle School.

Section V
Student Capacity

A. The 12 portables to be relocated and one new portable to be added in July 2024 are needed to accommodate enrollment increases at our middle and high schools.

CHANGES TO IMPACT FEE DATA ELEMENTS 2022 TO 2023

DATA ELEMENTS	CFP 2022	CFP 2023	EXPLANATION
Student Generation Factors			Consistent with King County Ordinance 11621, Student Generation Factors are calculated by the school district based on district records of average actual student generation rates for new developments constructed over the last five years.
Single Family			
Elementary	0.3010	0.303	
Middle School	0.1460	0.133	
High School	0.1550	0.151	
Multi-Family			
Elementary	0.3920	0.440	
Middle School	0.1350	0.150	
High School	0.1530	0.172	
School Construction Costs			
Middle School	$134,320,000	$143,000,000	From new school construction cost estimates in April 2023.
Site Acquisition Costs Cost per Acre	$489,248	$513,509	Updated estimate based on 10% annual inflation.
Area Cost Allowance **Boeckh Index**	$246.83	$246.83	Updated to current OSPI schedule. (May 2023)
Match % - State	63.83%	64.58%	Updated to current OSPI schedule (May 2023)
Match % - District	36.17%	35.42%	Computed
District Average Assessed Valuation			
Single Family	$458,409	$573,704	Updated from March 2023 King County Dept. of Assessments data.
Multi-Family	$223,737	$270,892	Updated from March 2023 King County Dept. of Assessments data using average assessed valuation for apartments and condominiums.
Debt Serv Tax Rate	$2.13	$1.84	Current Fiscal Year
General Obligation Bond Interest Rate	2.45%	3.58%	Current Rate - February 2023 (Bond Buyers 20 Index 3-14)

SECTION II – ENROLLMENT PROJECTIONS AND STUDENT GENERATION FACTORS

Student Enrollment Projections

Projection techniques give consideration to historical and current data as a basis for forecasting the future. In addition, certain assumptions must be made about the variables in the data being used. Forecasting can be defined as the extrapolation or logical extension from history to the future or from the known to the unknown.

The projection logic does not attempt to weigh the individual sociological, psychological, economic, and political factors that are present in any demographic analysis and projection. An example of this is with the COVID-19 pandemic. The logic embraces the assumptions that whatever these individual factors have been in the past are present today and will be in the future. It further moderates the impact of singular factors by averaging data over time.

The basis of enrollment projections in the Auburn School District has been cohort survival analysis. Cohort survival is the analysis of a group of students in a grade level as it progresses through time. This analysis uses historical information to develop averages and project the averages forward. If all students in one grade level progress to the next, the cohort number would be 1.00. If fewer students from the group progress the number will be less than 1. The district has used this method with varying years of history (3 years, 6 years, 10 years and 13 years) as well as weighted factors to study several projections.

Additionally, the District contracted with Davis Demographics to develop and analyze demographic data relevant to the District's facility planning efforts. The report created by Davis Demographics identifies and informs the District of the trends occurring in the community, how these trends may affect future student populations, and assists in illustrating facility adjustments that may be necessary to accommodate the potential student population shifts. Davis' Ten-Year Forecast Methodology uses factors including the calculation of

incoming kindergarten classes, additional students from new housing, the effects of student mobility and a detailed review of planned residential development within the District.

The data from the report is a snapshot of the current and potential student populations based on the data gathered in fall 2022. Population demographics change, development plans change, funding opportunities can change, and District priorities can change. The degree to which the actuals deviate from the projections can only be measured after the fact. This deviation provides a point of departure to evaluate the effectiveness of the assumptions and logic being used to calculate future projections. Monitoring deviation is critical to the viability and creditably of the projections derived by these techniques.

Overview of 2022-23 Enrollment Projections

Table 1 shows historical enrollment for the October 1 count in the Auburn School District over the past 20 years. The data shows overall average growth over the recent 10 years is 1.69%. It is important to note this average includes a 4.22% decrease in October 2020 enrollment due to the COVID pandemic.

TABLE 1	Historical Enrollment1: October 1 Actuals, K-12 (No RS, OD, GA) Source: OSPI 1251H																			
GRADE	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21*	21-22*	22-23
KDG	921	892	955	940	995	998	1,032	1,010	1,029	1,098	1,170	1,232	1,198	1,237	1,261	1,271	1,291	1,038	1,227	1,341
1	982	960	963	1,012	995	1,014	1,033	1,066	1,068	1,089	1,188	1,219	1,279	1,210	1,276	1,290	1,314	1,236	1,185	1,304
2	909	992	963	1,001	1,019	1,024	998	1,016	1,097	1,083	1,124	1,196	1,289	1,300	1,251	1,311	1,295	1,243	1,249	1,241
3	996	918	1,002	1,031	997	1,048	993	1,013	996	1,111	1,125	1,136	1,232	1,317	1,328	1,275	1,320	1,243	1,264	1,324
4	947	1,016	939	1,049	1,057	1,045	1,073	1,024	1,022	1,038	1,123	1,156	1,170	1,237	1,328	1,378	1,316	1,257	1,255	1,322
5	1,018	956	1,065	998	1,077	1,070	1,030	1,079	1,017	1,070	1,075	1,122	1,172	1,199	1,269	1,345	1,361	1,294	1,251	1,296
6	1,111	1,020	1,004	1,061	1,008	1,096	1,040	1,041	1,063	1,041	1,076	1,059	1,116	1,152	1,207	1,275	1,337	1,306	1,233	1,227
7	1,131	1,124	1,028	1,014	1,057	1,034	1,125	1,060	1,032	1,086	1,072	1,091	1,099	1,132	1,194	1,232	1,295	1,319	1,304	1,267
8	1,052	1,130	1,137	1,069	1,033	1,076	1,031	1,112	1,046	1,018	1,116	1,088	1,136	1,108	1,183	1,213	1,236	1,264	1,312	1,315
9	1,464	1,459	1,379	1,372	1,337	1,257	1,245	1,221	1,273	1,200	1,159	1,275	1,229	1,261	1,257	1,372	1,399	1,351	1,386	1,455
10	1,246	1,260	1,383	1,400	1,367	1,341	1,277	1,238	1,168	1,278	1,229	1,169	1,316	1,248	1,300	1,313	1,410	1,376	1,388	1,416
11	991	1,019	1,153	1,294	1,305	1,304	1,269	1,212	1,177	1,116	1,187	1,169	1,111	1,248	1,188	1,198	1,218	1,174	1,299	1,300
12	841	833	989	1,068	1,176	1,259	1,319	1,251	1,220	1,231	1,186	1,218	1,175	1,104	1,266	1,126	1,113	1,089	1,248	1,251
TOTALS	13,609	13,579	13,960	14,309	14,423	14,566	14,465	14,343	14,208	14,459	14,830	15,130	15,522	15,753	16,308	16,599	16,905	16,190	16,601	17,059
Student Gain/Loss			351	349	114	143	-101	-122	-135	251	371	300	392	231	555	291	306	-715	411	458
Percent Gain/Loss			2.58%	2.50%	0.80%	0.99%	-0.69%	-0.84%	-0.94%	1.77%	2.57%	2.02%	2.59%	1.49%	3.52%	1.78%	1.84%	-4.23%	2.54%	2.76%
																			Average Student Gain/Loss for Recent 10 years	260
*COVID Pandemic																			Average Percent Gain/Loss for Recent 10 years	1.69%

Some of the assumptions made in calculating projections for the 2023-24 school year are:

1. Local birth data is collected and incorporated into forecasting future kindergarten students. Births trended upward from 2019 to 2021. It is estimated that the pattern shown in recent area births will be reflected in future kindergarten classes between 2023-24 to 2026-27.
2. Student retention as they progress through the grades is the most impactful factor when calculating future student populations. Over 50% of the total grade transitions are above 1.0 meaning students continue their education from grade to grade and there is an increased number of students as well.
3. Approximately 69 new single-family detached units are planned to be built within the District in the next ten years. It is estimated that the planned units may generate 37 K-12 students.
4. The number of out-of-District students (students who do not reside within the district boundaries) has been incorporated into the forecasts by calculating their current overall percentage of student enrollment, then applying the ratio to future years, and adding it to the resident forecasts.

The data calculated from the factors above indicate an overall increase over the next ten years. Assuming the out-of-district student proportion of the overall enrollment stays at its current level, total K-12 enrollment is forecasted to increase by approximately 9% to about 18,637 students by the 2032-33 school year.

Table 2 below shows the District Forecast Summary for the next 5 years.

Table 2: Student Enrollment Projections 2023-2027

GRADE	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
In-District Students						
KDG	1,388	1,251	1,289	1,339	1,315	1,315
1	1,366	1,453	1,309	1,348	1,402	1,376
2	1,257	1,364	1,450	1,306	1,345	1,398
3	1,220	1,278	1,387	1,475	1,329	1,368
4	1,290	1,228	1,285	1,397	1,485	1,337
5	1,288	1,299	1,238	1,292	1,403	1,491
6	1,236	1,266	1,276	1,218	1,272	1,381
7	1,211	1,245	1,275	1,287	1,225	1,283
8	1,232	1,210	1,242	1,272	1,281	1,220
9	1,320	1,268	1,245	1,277	1,308	1,321
10	1,355	1,335	1,282	1,260	1,293	1,325
11	1,188	1,246	1,229	1,179	1,156	1,190
12	1,135	1,149	1,207	1,189	1,140	1,118
SUBTOTAL	**16,486**	**16,592**	**16,714**	**16,839**	**16,954**	**17,124**
Out-of-District Students						
K-5	271	274	276	283	288	288
6-8	89	90	92	91	92	94
9-12	498	498	495	489	488	494
SUBTOTAL	**858**	**862**	**863**	**863**	**868**	**876**
TOTAL STUDENTS						
K-5	8,080	8,147	8,234	8,440	8,567	8,573
6-8	3,768	3,811	3,885	3,868	3,870	3,978
9-12	5,496	5,496	5,458	5,394	5,385	5,448
GRAND TOTAL K-12	**17,344**	**17,454**	**17,577**	**17,702**	**17,822**	**17,999**

Student Generation Factors

Planned residential development data is collected to determine the number of new residential units that may be built in the future. The projected number of units will have the appropriate Student Generation Factor applied to estimate the number of new students that planned residential development might yield.

Planned residential development data was obtained through discussions with city agencies, counties, and major developers within the district boundaries. The student population by residence includes all approved and tentative tract maps in addition to any planned or proposed development that possibly will occur within the project timeframe. The planned residential development information and phasing estimates are a snapshot of the District as of this time. The information may change and is updated annually.

Closely related to the planned residential development units are Student Generation Factors. When applied to planned residential development units, the Student Generation Factors determine how many additional students may be generated from new construction within the District.

Two sets of data are used to calculate Student Generation Factors: current student enrollment and current housing data. This information associates each student with a housing unit. Two general housing categories are analyzed: Single Family and Multi-Family. Data showing the number of students generated from previous single- and multi-family developments generates the Student Generation Factor to be applied to future developments.

The tables on the next two pages show the information for both single-and multi-family developments. The components include:

- "Development Name" is a list of developments in various stages of occupancy.
- "Year of Full Occupancy" is important because fully-occupied developments stay on the list for five years contributing to the Student Generation Factor. Once the five years is up, the development is removed from the list.

- Also included for each development listed is the number of units, the amount of current units occupancy and the remaining units to be occupied.
- "Feeder Pattern" shows the elementary school associated with each development.
- "Actual Students" is the data of actual students generated from the units already occupied.
- "Student Generation Factors" is the calculation of actual students divided by the number of occupied units.
- "Single Family--2023 and beyond" lists the developments that are in process, but have not yet started to occupy units. This definition also applies to future Multi-family units.
- The units for these developments are multiplied by the Student Generation Factor for each to determine the "Estimated Students Based on Student Generation Factors"

Below are the Student Generation Factors for 2023.

2023	Single-Family	Multi-Family
Elementary	0.303	0.440
Middle	0.133	0.150
High	0.151	0.172
Total	**0.587**	**0.762**

SINGLE DEVELOPMENT

MULTI FAMILY DEVELOPMENT

Auburn School District

Development Growth Including the Previous 5 Years
March 2023 (Based on Current Year Enrollment)

SINGLE FAMILY

Development Name	Year of Full Occupancy	Units/ Parcels	Current Occupancy	To Be Occupied	Feeder Elementary	Actual Students				Student Generation Factors			
						Elem	Middle	HS	Total	Elem	Middle	HS	Total
Anthem	2018	13	13	0	Ilalko	9	2	2	13	0.692	0.154	0.154	1.000
Bridges	2021	380	380	0	Aurthur Jacobsen	106	40	47	193	0.279	0.105	0.124	0.508
Canyon Creek	2018	151	151	0	Evergreen Hts.	32	16	15	63	0.212	0.106	0.099	0.417
Dulcinea	2018	6	6	0	Lea Hill	6	1	2	9	1.000	0.167	0.333	1.500
Forest Glen at Lakland	2021	30	30	0	Gildo Rey	8	4	1	13	0.267	0.133	0.033	0.433
Greenvale		17	12	5	Hazelwood	0	0	0	0	0.000	0.000	0.000	0.000
Greenview Estates (Knudson)		17	6	11	Arthur Jacobsen	1	1	0	2	0.167	0.167	0.000	0.333
Hastings	2020	10	10	0	Evergreen Hts.	4	1	2	7	0.400	0.100	0.200	0.700
Hazel View	2018	22	22	0	Lea Hill	9	4	4	17	0.409	0.182	0.182	0.773
Lakeland: Pinnacle Estates	2018	99	99	0	Bowman Creek	41	28	24	93	0.414	0.283	0.242	0.939
Lozier Ranch		18	7	11	Chinook	1	0	0	1	0.143	0.000	0.000	0.143
Mountain View	2018	55	55	0	Evergreen Hts.	14	4	8	26	0.255	0.073	0.145	0.473
Palisades (Omni Homes)		16	14	2	Alpac	3	2	5	10	0.214	0.143	0.357	0.714
River Rock		14	6	8	Aurthur Jacobsen	0	0	0	0	0.000	0.000	0.000	0.000
Seremounte	2019	30	30	0	Aurthur Jacobsen	23	11	17	51	0.767	0.367	0.567	1.700
Vasiliy	2021	8	8	0	Terminal Park	2	0	0	2	0.250	0.000	0.000	0.250
Willow Place	2021	11	11	0	Lea Hill	2	0	3	5	0.182	0.000	0.273	0.455
	Totals	**897**	**860**	**37**		**261**	**114**	**130**	**505**	**0.303**	**0.133**	**0.151**	**0.587**

SINGLE FAMILY--2023 and Beyond

Development Name	Units/ Parcels	Current Occupancy	To Be Occupied	Student Generation Factors			
				Elem	Middle	HS	Total
Allens Acres 20-Lot Prelim Plat	20	0	20	6	3	3	12
Ashton Park 20-Lot Prelim Plat	20	0	20	6	3	3	12
Canyon Ridge Estates	26	0	26	8	3	4	15
Carbon Trails	44	0	44	13	6	7	26
River Glen 12-Lot Plat	12	0	12	4	2	2	7
Robbins Prelim Plat 31-Lot SFR Lots	31	0	31	9	4	5	18
Summit at Kendall Ridge Plat	17	0	17	5	2	3	10
The Alicias 56-Lot Plat	56	0	56	17	7	8	33
"To Be Occcupied" above	37	0	37	11	5	6	22
	243		**243**	**Totals** **66**	**29**	**33**	**127**

Auburn School District

Development Growth Including the Previous 5 Years
March 2023 (Based on Current Year Enrollment)

MULTI FAMILY

Development Name	Year of Full Occupancy	Units/ Parcels	Current Occupancy	To Be Occupied	Feeder Elementary	Actual Students				Student Generation Factors			
						Elem	Middle	HS	Total	Elem	Middle	HS	Total
Promenade Apts	2018	294	294	0	Lea Hill	205	100	104	409	0.697	0.340	0.354	1.391
The Villas at Auburn	2018	295	295	0	Washington	59	14	27	100	0.200	0.047	0.092	0.339
Copper Gate Apartments	2021	500	500	0	Evergreen Hts.	308	81	94	483	0.616	0.162	0.188	0.966
The Verge Auburn	2022	226	226	0	Terminal Park	7	2	1	10	0.031	0.009	0.004	0.044
Totals		**1315**	**1315**	**0**		**579**	**197**	**226**	**1002**	**0.440**	**0.150**	**0.172**	**0.762**

MULTI FAMILY -- 2023 and beyond

	Units/ Parcels	Current Occupancy	To Be Occupied	Estimated Students Based on Student Generation Factors			
Lexi 1	190	0	190	84	28	33	145
"To be Occupied" above	0	0	0	0	0	0	0
	190		**190**	**84**	**28**	**33**	**145**

SECTION III - STANDARD OF SERVICE

The School Impact Fee Ordinances adopted by King County, the City of Auburn, City of Black Diamond and the City of Kent indicate that each school district must establish a "Standard of Service" in order to ascertain the overall capacity to house its projected student population. The Superintendent of Public Instruction establishes square footage "capacity" guidelines for computing state funding support. The fundamental purpose of the OSPI guidelines is to provide a vehicle to equitably distribute state matching funds for school construction projects. By default these guidelines have been used to benchmark the district's capacity to house its student population. The OSPI guidelines do not make adequate provision for local district program needs, facility configurations, emerging educational reform, or the dynamics of each student's educational program. The Auburn School District Standard of Service addresses those local considerations that require space in excess of the OSPI guidelines. The effect on the space requirements for both permanent and relocatable facilities is shown below for each grade articulation pattern. Conditions that may result in potential space needs are provided for information purposes without accompanying computations.

OVERVIEW

As reflected in enrollment numbers for the 2022-23 school year, the Auburn School District operates 16 elementary schools housing 8,280 students in grades K through 5 including Early Childhood Education program. The four middle schools house 3,731 students in grades 6 through 8. The District operates three comprehensive senior high schools and one alternate high school, housing 5,285 students in grades 9 through 12. (Source: October 1, 2022 Enrollment)

CLASS SIZE

The number of students per classroom determines the number of classrooms required to house the student population. Specialists create additional space needs. Class sizes are subject to collective bargaining agreements. Changes to class size agreements can have significant impact on available space.

The current student/teacher limit across all elementary programs is an average of 20.33 students per teacher. Consistent with this staffing limit, room capacities are set at 20.33 students per room at grades K - 5. At grades 6 - 8 the limit is set at 28.02 students per room. At grades 9 - 12 the limit is set at 28.74 students per room. The OSPI space allocation for each grade articulation level, ***less*** the computed reduction for the Auburn School District Standard of Service, determines the District's capacity to house projected student populations. These reductions are shown in the following documents by grade articulation level.

ELEMENTARY SCHOOL STANDARD OF SERVICE

MIDDLE SCHOOL STANDARD OF SERVICE

HIGH SCHOOL STANDARD OF SERVICE

STANDARD OF SERVICE COMPUTED TOTALS

ELEMENTARY SCHOOLS

STRUCTURED LEARNING FOR DEVELOPMENTALLY DISABLED SPECIAL EDUCATION

The Auburn School District operates a structured learning program for students with moderate to severe disabilities at the elementary school level which currently uses 19 classrooms to provide for 151 students. The housing requirements for this program are provided for in the OSPI space guidelines. No loss of capacity is expected unless population with disabilities grows at a disproportionate rate compared to total elementary population.

PATHWAYS SPECIAL EDUCATION

The Auburn School District operates an adaptive behavior program for students with behavior disabilities at the elementary school level. The program uses two classrooms to provide for 10 students. The housing requirements for this program exceed the OSPI space allocations.
(Two classrooms @ 20.33 - 8 = 12.33)

Loss of Permanent Capacity 2 rooms @ 12.33 each	=	(25)
Loss of Temporary Capacity 0 rooms @ 12.33 each	=	0
Total Capacity Loss	=	(25)

SPECIAL EDUCATION RESOURCE ROOMS

The Auburn School District operates a resource room program at the elementary level for special education students requiring instruction to address their specific disabilities. Twenty-one standard classrooms are required to house this program. Continued loss of capacity is expected as growth in program is larger than the total elementary population.

Loss of Permanent Capacity 17 (20-3) rooms @ 20.33 each	=	(346)
Loss of Temporary Capacity 0 rooms @ 20.33 each	=	0
Total Capacity Loss	=	(346)

STUDENT TEACHER ENRICHMENT PROGRAM (STEP)

The Auburn School District operates an elementary program for highly capable and high achieving students at Grade 4 and Grade 5. This program is housed in two classrooms at Terminal Park Elementary School and two classrooms at Willow Crest Elementary School.

Loss of Permanent Capacity 4 rooms @ 20.33 each	=	(81)
Loss of Temporary Capacity 0 rooms @20.33 each	=	0
Total Capacity Loss	=	(81)

EARLY CHILDHOOD SPECIAL EDUCATION

The Auburn School District operates a pre-school program for young children below age five with disabilities. This program is housed at fifteen different elementary schools and currently uses 15 standard classrooms. The housing requirements for this program are not provided for in the OSPI space guidelines.

Loss of Permanent Capacity 15 rooms @ 20.33 each	=	(305)
Loss of Temporary Capacity 0 rooms @ 20.33 each	=	0
Total Capacity Loss	=	(305)

READING LABS

The Auburn School District operates a program for students needing remediation and additional language arts instruction. These programs utilize non-standard classroom spaces if available in each elementary school. Five elementary schools do not have non-standard rooms available, thus they are housed in a standard classroom. The housing requirements for this program are not provided for in the OSPI space guidelines.

Loss of Permanent Capacity 5 rooms @ 20.33 each	=	(102)
Loss of Temporary Capacity 0 rooms @ 20.33 each	=	0
Total Capacity Loss	=	(102)

MUSIC ROOMS

The Auburn School District elementary music programs require one acoustically-modified classroom at each school for music instruction. The housing requirements are not provided for in the OSPI space guidelines.

Loss of Permanent Capacity 15 rooms @ 20.33 each	=	(305)
Loss of Temporary Capacity 0 rooms @ 20.33 each	=	0
Total Capacity Loss	=	(305)

MULTI-LINGUAL LEARNER PROGRAM

The Auburn School District operates pullout programs at the elementary school level for multi-lingual learner students. This program requires 33 standard classrooms that are not provided for in the OSPI space guidelines.

Loss of Permanent Capacity 33 rooms @ 20.33 each	=	(671)
Loss of Temporary Capacity 0 rooms @ 20.33 each	=	0
Total Capacity Loss	=	(671)

SECOND GRADE TOSA PROGRAM

The Auburn School District provides a TOSA reading specialist program for eight highly-impacted elementary schools. This pullout model provides direct instruction to students who are not at grade level and do not receive other services. This program requires eight standard classrooms that are not provided for in the OSPI space guidelines.

Loss of Permanent Capacity 8 rooms @ 20.33 each	=	(163)
Loss of Temporary Capacity 0 rooms @ 20.33 each	=	0
Total Capacity Loss	=	(163)

ELEMENTARY LEARNING SPECIALIST PROGRAM

The Auburn School District provides a learning specialist program to increase literacy skills for first and second graders. This program model was originally created from the I-728 funds and currently has the specialist going into existing teacher classrooms, as well as pulling out students into designated classrooms. The district is utilizing classrooms at all fifteen elementary schools.

Loss of Permanent Capacity 15 rooms @ 20.33 each	=	(305)
Loss of Temporary Capacity 0 rooms @ 20.33 each	=	0
Total Capacity Loss	=	(305)

EARLY CHILDHOOD EDUCATION ASSISTANCE PROGRAM (ECEAP)

The Auburn School District operates an ECEAP program for 246 pre-school aged children in twelve sections of half-day length and one full-day program. The program is housed at seven elementary schools and utilizes ten standard elementary classrooms and one additional classroom space and seven auxiliary office spaces. The housing requirements for this program are not provided for in the OSPI space guidelines.

Loss of Permanent Capacity 10 rooms @ 20.33 each	=	(203)
Loss of Temporary Capacity 0 rooms @ 20.33 each	=	0
Total Capacity Loss	=	(203)

MIDDLE SCHOOLS

SPECIAL EDUCATION RESOURCE ROOMS

The Auburn School District operates a resource room program for each grade at the middle school level. This is to accommodate special education students needing remedial instruction to address their specific disabilities. Eleven classrooms are required at the middle school level to provide for approximately 330 students. The housing requirements for this program are not entirely provided for in the OSPI space guidelines.

PATHWAYS SPECIAL EDUCATION

The Auburn School District offers a self-contained program for students with moderate to severe behavior disabilities. The program is housed at one of the middle schools and uses two classrooms. One of the two classrooms for this program are provided for in the OSPI space allocations.

Loss of Permanent Capacity 1 rooms @ 28.02 each =	(28)
Loss of Temporary Capacity 0 rooms @ 28.02 each =	0
Total Capacity Loss	(28)

STRUCTURED LEARNING CENTER AND DEVELOPMENTALLY DISABLED SPECIAL EDUCATION

The Auburn School District operates seven structured learning classrooms at the middle school level for students with moderate to severe disabilities. Two of the seven classrooms for this program are provided for in the OSPI space allocations.

Loss of Permanent Capacity 5 rooms @ 28.02 each =	(140)
Loss of Temporary Capacity 0 rooms @ 28.02 each =	0
Total Capacity Loss	(140)

MULTI-LINGUAL LEARNER PROGRAM

The Auburn School District operates a pullout program at the middle school level for multi-lingual learner students. This program requires 12 standard classrooms that are not provide for in the OSPI space guidelines.

Loss of Permanent Capacity 12 rooms @ 28.02 each =	(336)
Loss of Temporary Capacity 0 rooms @ 28.02 each =	0
Total Capacity Loss	(336)

ROOM UTILIZATION

The Auburn School District provides a comprehensive middle school program that includes elective options in special interest areas. Facilities to accommodate special interest activities are not amenable to standard classroom usage. The district averages 95% utilization of all available teaching stations.

Loss of Permanent Capacity 8 rooms @ 28.02 each =	(224)
Loss of Temporary Capacity 0 rooms @ 28.02 each =	0
Total Capacity Loss	(224)

HIGH SCHOOLS

NATIVE AMERICAN RESOURCE ROOM

The Auburn School District operates one resource room to support the education of Native American students at the high school level. One standard classroom is fully dedicated to serve these students.

Loss of Permanent Capacity 1 room @ 28.74 each =	(29)
Loss of Temporary Capacity 0 rooms @ 28.74 each =	0
Total Capacity Loss	(29)

MULTI-LINGUAL LEARNER PROGRAM

The Auburn School District operates a pullout program at three comprehensive high schools for multi-lingual learner students. This program requires 15 standard classrooms that are not provided for in the OSPI space guidelines.

Loss of Permanent Capacity 15 rooms @ 28.74 each =	(431)
Loss of Temporary Capacity 0 rooms @ 28.74 each =	0
Total Capacity Loss	(431)

PATHWAYS SPECIAL EDUCATION

The Auburn School District offers a self-contained program for students with moderate to severe behavior diabilities. The program is housed at one of the high schools and uses two classrooms. The housing requirements for this program are not provided for in the OSPI space allocations.

Loss of Permanent Capacity 2 rooms @ 28.74 each =	(57)
Loss of Temporary Capacity 0 rooms @ 28.74 each =	0
Total Capacity Loss	(57)

STRUCTURED LEARNING CENTER PROGRAM

The Auburn School District operates twelve structured learning center classrooms for students with moderate to severe disabilities. This program is housed at three high schools requiring standard classrooms that are not provided for in the OSPI space guidelines.

Loss of Permanent Capacity 12 rooms @ 28.74 each =	(345)
Loss of Temporary Capacity 0 rooms @ 28.74 each =	0
Total Capacity Loss	(345)

SPECIAL EDUCATION RESOURCE ROOMS

The Auburn School District operates a resource room program at the senior high level for special education students requiring instruction to address their specific learning disabilities. The current high school program requires 15 classrooms to provide program to meet educational needs of the students. The OSPI space guidelines provide for one of the 15 teaching stations.

Loss of Permanent Capacity 14 rooms @ 28.74 each =	(402)
Loss of Temporary Capacity 0 rooms @ 28.74 each =	0
Total Capacity Loss	(402)

PERFORMING ARTS CENTERS

Auburn High School includes 25,000 square feet used exclusively for a Performing Arts Center. The OSPI Inventory includes this space when computing unhoused student capacity. This space was not intended for, nor is it usable for, classroom instruction. It was constructed to provide a community center for the performing arts. Using OSPI capacity guidelines, 25,000 square feet computes to 208 unhoused students or 7.25 classrooms.

Loss of Permanent Capacity 7.25 rooms @ 28.74 each =	(208)

ROOM UTILIZATION

The Auburn School District provides a comprehensive high school program that includes numerous elective options in special interest areas. Facilities to accommodate special interest activities are not amenable to standard classroom usage. The district averages 95% utilization of all available teaching stations. There are 185 teaching stations available in the senior high facilities. The utilization pattern results in a loss of approximately 10 teaching stations.

Loss of Permanent Capacity 10 rooms @ 28.74 each =	(287)
Loss of Temporary Capacity 0 rooms @ 28.74 each =	0
Total Capacity Loss	(287)

STANDARD OF SERVICE COMPUTED TOTALS

ELEMENTARY	
Loss of Permanent Capacity	(2,505)
Loss of Temporary Capacity	0
Total Capacity Loss	(2,505)
MIDDLE SCHOOL	
Loss of Permanent Capacity	(729)
Loss of Temporary Capacity	0
Total Capacity Loss	(729)
SENIOR HIGH	
Loss of Permanent Capacity	(1,760)
Loss of Temporary Capacity	0
Total Capacity Loss	(1,760)
TOTAL	
Loss of Permanent Capacity	(4,994)
Loss of Temporary Capacity	0
Total Capacity Loss	(4,994)

SECTION IV - INVENTORY OF FACILITIES

Table IV.1 shows the current inventory of permanent district facilities and their OSPI-rated capacities.

Table IV.2 shows the number and location of each portable by school. The district uses portable facilities to:

1. provide interim housing in school attendance areas uniquely impacted by increasing school populations that would otherwise require continual redistricting,
2. make space available for changing program requirements and offerings determined by unique students needs, and
3. provide housing to cover district needs until permanent facilities can be financed and constructed.

Portable facilities are deemed to be interim, stop gap measures that often place undesirable stress on existing physical plants. Core facilities (i.e. gymnasiums, restrooms, kitchens, labs, lockers, libraries, etc.) are not of sufficient size or quantity to handle the increased school population served by adding portable classrooms.

TABLE IV.1 PERMANENT FACILITIES INVENTORY

TABLE IV.2 PORTABLE FACILITIES INVENTORY

DISTRICT SCHOOL FACILITIES MAP

TABLE IV.1 PERMANENT FACILITY INVENTORY

BUILDING	CAPACITY	ACRES	ADDRESS
		Elementary Schools	
Alpac Elementary	503	10.68	310 Milwaukee bopulevard North, Pacific, WA 98047
Arthur Jacobsen Elementary	618	10.02	29205 132nd Street SE, Auburn, WA 98092
Bowman Creek Elementary	812	22.03	5701 Kersey Way SE, Auburn, WA 98092
Chinook Elementary	806	12.37	3502 Auburn Way South, Auburn, WA 98092
Dick Scobee Elementary	804	8.90	1031 104th Street NE, Auburn, WA 98002
Evergreen Heights Elementary	451	10.10	5602 South 316th, Auburn, WA 98001
Gildo Rey Elementary	516	10.05	1005 37th Street SE, Auburn, WA 98002
Hazelwood Elementary	580	13.08	11815 Southeast 304th Street, Auburn, WA 98092
Ilalko Elementary	578	14.23	301 Oravetz Place Sourtheast, Auburn, WA 98092
Lake View Elementary	566	16.48	16401 Southeast 318th Street, Auburn, WA 98092
Lakeland Hills Elementary	580	12.00	1020 Evergreen Way SE, Auburn, WA, 98092
Lea Hill Elementary	798	20.24	30908 124th Avenue SE, Auburn, WA 98092
Pioneer Elementary	816	11.50	2301 M Street SE, Auburn, WA 98002
*Terminal Park Elementary on K Street	393	17.40	1825 K Street SE, Auburn, WA 98002
Washington Elementary	501	5.33	20 E Street Northeast, Auburn, WA 98002
Willow Crest Elementary	812	10.60	13002 SE 304th Street, Auburn, WA 98092
ELEMENTARY CAPACITY	**10,134**		

**Terminal Park Elementary is being rebuilt students being housed at interim site for the 2022-23 school year. Reopens in September 2023.*

		Middle Schools	
Cascade Middle School	823	16.94	1015 24th Street NE, Auburn, WA 98002
Mt. Baker Middle School	829	30	620 37th Street SE, Auburn, WA 98002
Olympic Middle School	989	17.45	839 21st Street SE, Auburn, WA 98002
Rainier Middle School	830	25.54	30620 116th Ave SE, Auburn, WA 98092
MIDDLE SCHOOL CAPACITY	**3,471**		
		High Schools	
Auburn High School	2,137	23.74	711 E Main Street, Auburn, WA 98002
Auburn Riverside High School	1,384	35.32	501 Oravetz Road, Auburn, WA 98092
Auburn Mountainview High Schoo	1,437	39.42	28900 124th Ave SE, Auburn, WA 98092
West Auburn High School	233	5.26	401 E Main Street, Auburn, WA 98001
HIGH SCHOOL CAPACITY	**5,191**		
TOTAL CAPACITY	**18,796**		

INVENTORY OF FACILITIES

TABLE IV. 2 PORTABLE FACILITES INVENTORY

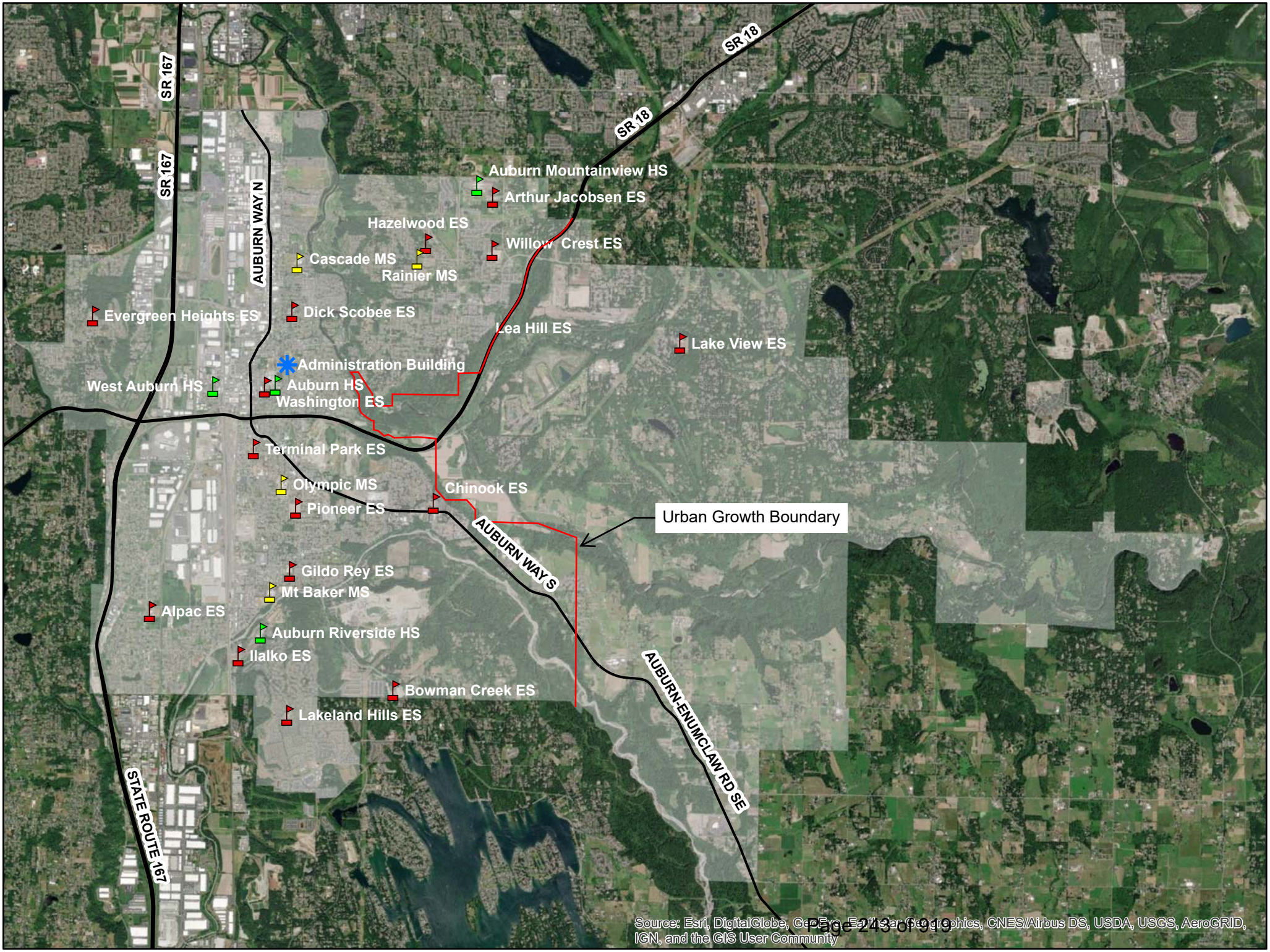
Elementary Schools	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
Alpac	8	8	8	8	8	8	8
Arthur Jacobsen	4	0	0	0	0	0	0
Bowman Creek	0	0	0	0	0	0	0
Chinook	0	0	0	0	0	0	0
Dick Scobee	0	0	0	0	0	0	0
Evergreen Heights	4	4	4	4	4	4	4
Gildo Rey	3	2	2	2	2	2	2
Hazelwood	2	2	2	2	2	2	2
Ilalko	7	2	2	2	2	2	2
Lake View	2	0	0	0	0	0	0
Lakeland Hills	5	5	5	5	5	5	5
Lea Hill	0	0	0	0	0	0	0
Pioneer	0	0	0	0	0	0	0
Terminal Park	0	0	0	0	0	0	0
Washington	8	8	8	8	8	8	8
Willow Crest	0	0	0	0	0	0	0
TOTAL UNITS	**43**	**31**	**31**	**31**	**31**	**31**	**31**
TOTAL CAPACITY	**874**	**630**	**630**	**630**	**630**	**630**	**630**

Middle Schools	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
Cascade	4	8	8	8	8	8	8
Mt. Baker	12	12	12	12	12	12	12
Olympic	8	8	8	8	8	8	8
Rainier	11	11	11	11	11	11	11
TOTAL UNITS	**35**	**39**	**39**	**39**	**39**	**39**	**39**
TOTAL CAPACITY	**981**	**1,093**	**1,093**	**1,093**	**1,093**	**1,093**	**1,093**

High Schools	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
Auburn High School	4	8	8	8	8	8	8
Auburn High School - *TAP	1	1	1	1	1	1	1
Auburn Mountainview	8	12	12	12	12	12	12
Auburn Riverside	17	18	18	18	18	18	18
West Auburn	0	0	0	0	0	0	0
TOTAL UNITS	**30**	**39**	**39**	**39**	**39**	**39**	**39**
TOTAL CAPACITY	**862**	**1,121**	**1,121**	**1,121**	**1,121**	**1,121**	**1,121**

*TAP - Transition Assistance Program for 18-21 year old students with special needs.

COMBINED TOTAL UNITS	**108**	**109**	**109**	**109**	**109**	**109**	**109**
COMBINED TOTAL CAPACITY	**2,717**	**2,844**	**2,844**	**2,844**	**2,844**	**2,844**	**2,844**


SR 167
SR 167
SR 18
SR 18
AUBURN WAY N
Auburn Mountainview HS
Arthur Jacobsen ES
Hazelwood ES
Willow Crest ES
Cascade MS
Rainier MS
Evergreen Heights ES
Dick Scobee ES
Lea Hill ES
Lake View ES
Administration Building
West Auburn HS
Auburn HS
Washington ES
Terminal Park ES
Olympic MS
Chinook ES
Pioneer ES
Urban Growth Boundary
AUBURN WAY S
Gildo Rey ES
Mt Baker MS
Alpac ES
Auburn Riverside HS
Ilalko ES
AUBURN-ENUMCLAW RD SE
Bowman Creek ES
Lakeland Hills ES
STATE ROUTE 167
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

SECTION V - STUDENT CAPACITY

While the Auburn School District uses the OSPI inventory of permanent facilities as the data from which to determine space needs, the District's educational program requires more space than that provided for under the formula. This additional square footage is converted to numbers of students in Section III, Standard of Service. The District's capacity is adjusted to reflect the need for additional space to house its programs. Changes in the capacity of the district recognize new funded facilities. The combined effect of these adjustments is shown on Line B in Tables V.1 and V.2. Table V.1 shows the District's capacity with portable units included and Table V.2 without these units.

Table V.1 Capacity with Portables
Table V.2 Capacity without Portables

Table V.1 Student Capacity with Portables

		2022.23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
A.	OSPI Capacity	18,796	19,224	19,224	19,224	19,224	19,224	19,224
A.1	OSPI Capacity - New Elementary	0	0	0	0	0	0	0
A.2	OSPI Capacity - Replacements	0	0	0	0	0	0	0
A.3	OSPI Capacity - New Middle School	0	0	0	0	800	0	0
B.	Capacity Adjustments							
B1.	Portables	2,717	2,844	2,844	2,844	2,844	2,844	2,844
B2.	Exclude Standard of Service	(4,994)	(4,994)	(4,994)	(4,994)	(4,994)	(4,994)	(4,994)
C.	Net Capacity	16,519	17,074	17,074	17,074	17,874	17,074	17,074
D.	ASD Enrollment	17,059	17,344	17,454	17,577	17,702	17,822	18,000
E.	ASD Surplus/Deficit	-540	-270	-380	-503	172	-748	-926

Table V.2 Student Capacity without Portables

		2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
A.	OSPI Capacity	18,796	19,224	19,224	19,224	19,224	19,224	19,224
A.1	OSPI Capacity - New Elementary	0	0	0	0	0	0	0
A.2	OSPI Capacity - Replacements	0	0	0	0	0	0	0
A.3	OSPI Capacity - New Middle School	0	0	0	0	800	0	0
B.	Capacity Adjustments							
B1.	Exclude Standard of Service	(4,994)	(4,994)	(4,994)	(4,994)	(4,994)	(4,994)	(4,994)
C.	Net Capacity	13,802	14,230	14,230	14,230	15,030	14,230	14,230
D.	ASD Enrollment	17,059	17,344	17,454	17,577	17,702	17,822	18,000
E.	ASD Surplus/Deficit	-3,257	-3,114	-3,224	-3,347	-2,672	-3,592	-3,770

SECTION VI - CAPITAL CONSTRUCTION PLAN

The formal process used by the Auburn School Board to address current and future facility needs began almost 50 years ago in 1974. The process includes a formation of a community-wide citizen's committee and throughout the years, these Ad Hoc Committees have conducted work and made recommendations for improvements to the District's programs and facilities.

In October of 2008, after two years of review and study, a Steering Committee made recommendations to the Board regarding the capital improvements program to modernize or replace facilities as recommended by the 2004-05 Citizen's Ad Hoc Committee. These recommendations, based on specific criteria, led to the Board placing a school improvement bond and capital improvements levy on the ballot in March 2009. Voters did not approve either measure that would have updated 24 facilities and replaced three aging schools. The Board decided to place only a six-year Capital Levy on the ballot in November of 2009, which passed at 55.17%. The levy funded $46.4 million of needed improvement projects at 24 sites over the following seven school years. Planning for the replacement of aging schools was started with educational specifications and schematic design process for the replacement of Auburn High School.

The District acquired a site for a future high school in 2008 and a second site for a future middle school in 2009. The District also continued efforts to acquire property around Auburn High School. The Special Education Transitional Assistance Program (TAP) opened in February of 2010. This facility is designed for students with disabilities that are 18 to 21 years old.

In the November 2012 election, the community supported the $110 million bond issue for the Auburn High School Modernization and Reconstruction Project at 62%. Construction began in February 2013. The entire new building was occupied by Auburn High School students and staff in the fall of 2015, with site improvements being completed during the 2015-16 school year.

In January 2015, a citizen's ad hoc committee was convened by direction of the Board to address growth and facilities. The major recommendations were to construct two new elementary schools in the next four years and to acquire 3 new elementary school sites as soon as possible.

In the November 2016 election, the community supported the $456 million bond issue for the replacement of six schools and the construction of two new elementary schools at 62.83%. Construction for the replacement of Olympic Middle School began in May 2018 and was completed in Fall 2019. Construction for Bowman Creek Elementary School began in May 2019 and was completed in Fall 2020. Construction for the replacement of Dick Scobee Elementary School began in June 2019 and was completed in Fall 2020. Construction for Willow Crest Elementary School and replacement of Pioneer Elementary School began in May 2020 and was completed in Fall 2021. Construction for replacement of Chinook and Lea HIll Elementary Schools began in June 2021 and was completed in Fall of 2022. Construction for replacement of Terminal Park Elementary School began in June 2022 and will be completed in Fall of 2023.

The District anticipates running a Capital Bond Measure in 2024. Funds will be used to construct a new middle school on property currently owned by the District, and may include funds to replace one or more existing schools.

The table below illustrates the current capital construction plan for the next six years. The exact timelines are wholly dependent on the rate of growth in the school age population.

2023-29 Capital Construction Plan (May 2023)

Project	Funded	Projected Cost	Fund Source	23-24	24-25	25-26	26-27	27-28	28-29
Portable Relocation[1]	Yes	$2,400,000	Impact Fees	✔					
Middle School #5[1]	Yes	$112,000,000	Bond	✔ plan	✔ plan	✔ const	✔ const	✔ open	

[1] Funds may be secured through a combination of a bond issue, impact fees, and/or state matching funds

SECTION VII - IMPACT FEES

IMPACT FEE COMPUTATION (SPRING 2023)

TABLES VII.1-VII.4

TABLES VII.5 & VII.6

IMPACT FEE ELEMENTS

IMPACT FEE COMPUTATION (Spring 2023)

Table VII.1 SITE COST PER RESIDENCE

Formula: ((Acres x Cost per Acre)/Facility Capacity)) x Student Factor

	Site Acreage	Cost per Acre	Facility Capacity	Student Generation Factor Single Family	Student Generation Factor Multi Family	Cost per Single Family	Cost per Multi Family
Elementary (K - 5)	15	$0	650	0.3030	0.4400	$0	$0
Middle (6 - 8)	25	$0	800	0.1330	0.1500	$0	$0
High (9 - 12)	40	$0	1500	0.1510	0.1720	$0	$0
						$0	**$0**

Table VII.2 PERMANENT FACILITY CONSTRUCTION COST PER RESIDENCE

Formula: ((Facility Cost/Student Capacity) x Student Factor)) x (Permanent-to-Total Square Footage Percentage)

	Facility Cost	Student Capacity	% Perm Sq Ft/ Total Sq Ft	Student Generation Factor Single Family	Student Generation Factor Multi Family	Cost per Single Family	Cost per Multi Family
Elementary (K - 5)	$0	650	0.9529	0.3030	0.4400	$0	$0
Middle (6 - 8)	$143,000,000	800	0.9529	0.1330	0.1500	$22,654	$25,550
High (9 - 12)	$0	1500	0.9529	0.1510	0.1720	$0	$0
						$22,654	**$25,550**

Table VII.3 PORTABLES CONSTRUCTION COST PER RESIDENCE

Formula: ((Facility Cost/Student Capacity) x Student Factor)) x (Portable-to-Total Square Footage Ratio)

	Facility Cost	Student Capacity	% Port Sq Ft/ Total Sq Ft	Student Generation Factor Single Family	Student Generation Factor Multi Family	Cost per Single Family	Cost per Multi Family
Elementary (K - 5)	$250,000	20.33	0.0471	0.3030	0.4400	$175	$255
Middle (6 - 8)	$250,000	28.02	0.0471	0.1330	0.1500	$56	$63
High (9 - 12)	$250,000	28.74	0.0471	0.1510	0.1720	$62	$70
						$293	**$388**

Table VII.4 STATE MATCH CREDIT PER RESIDENCE

Formula: (Boeckh Index x SPI Footage x District Match x Student Factor)

	Boeckh Index	OSPI Footage	State Match	Student Generation Factor Single Family	Student Generation Factor Multi Family	Cost per Single Family	Cost per Multi Family
Elementary (K - 5)		90	64.58%	0.3030	0.4400	$0	$0
Middle (6 - 8)	$246.83	108	64.58%	0.1330	0.1500	$2,290	$2,582
High (9 - 12)		130	64.58%	0.1510	0.1720	$0	$0
						$2,290	**$2,582**

V. TAX CREDIT PER RESIDENCE

Formula: Expressed as the present value of an annuity

Tax Credit = Present Value (interest rate, discount period, average assessed value x tax rate)

	Average Residential Assessed Value	Current Debt Service Tax Rate	Bond Buyer Index Annual Interest Rate	Number of Years	Tax Credit
Single Family	$573,704	$1.84	3.58%	10	**$8,744**
Multi Family	$270,892	$1.84	3.58%	10	**$4,129**

VI. DEVELOPER PROVIDED FACILITY CREDIT

Formula: (Value of Site or Facility/Number of dwelling units)

	Value	No. of Units	Facility Credit
Single Family	$0.00	1	$0.00
Multi Family	$0.00	1	$0.00

Site Cost Projections

Recent Property Acquisitions	Acreage	Purchase Year	Purchase Price	Purchase Cost per Acre	Adjusted Present Day	Projected Annual Inflation Factor				
Elementary #16 Parcel 1	1.26	2019	$480,000	$380,952	$508,200	2019	2020	2021	2022	$2,023
Elementary #16 Parcel 2	8.19	2019	$2,959,561	$361,363	$482,066	10%	5%	10%	10%	5%
Elementary #16 Parcel 3	0.80	2018	$460,000	$575,000	$843,771					
Totals	**10.25**			**Average Cost per Acre**	**$513,509**					

IMPACT FEE COMPUTATION (Spring 2023)

FEE RECAP SUMMARY	**Single Family**	**Multiple Family**
Site Costs	$0.00	$0.00
Permanent Facility Construction Costs	$22,654.41	$25,550.09
Portable Facility Costs	$293.14	$388.21
State Match Credit	($2,289.66)	($2,582.34)
Tax Credit	($8,743.84)	($4,128.67)
FEE (No Discount)	$11,914.04	$19,227.29
FEE (50% Discount)	$5,957.02	$9,613.64
Less ASD Discount	$0.00	$0.00
Facility Credit	$0.00	$0.00
Net Fee Obligation	**$5,957.02**	**$9,913.64**

IMPACT FEE ELEMENTS	SINGLE FAMILY			MULTI FAMILY		
	Elementary K - 5	Middle 6 - 8	High 9 - 12	Elementary K - 5	Middle 6 - 8	High 9 - 12
Student Generation Factor	0.303	0.133	0.151	0.440	0.150	0.172
New Facility Capacity	650	800	1500	650	800	1500
New Facility Cost - Middle School Cost Estimate May 2023		$143,000,000			$143,000,000	
Classroom Capacity - Grades K - 5 @ 20.33, 6 - 8 @ 28.02, & 9 - 12 @ 28.74	20.33	28.02	28.74	20.33	28.02	28.74
Portable Costs - including site work, set up, and furnishing	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000
Site Acreage - ASD Standard or SPI Minimum	15	25	40	15	25	40
Site Cost per Acre - table above	$2,023	$2,023	$2,023	$2,023	$2,023	$2,023
Permanent Square Footage - 16 Elementary, 4 Middle, and 4 High Schools	958,340	378,631	677,976	958,340	378,631	677,976
Portable Facility Square Footage - 24 x 864 SF + 83 x 896 SF + TAP 2661	38,292	30,912	28,561	38,292	30,912	28,561
Total Square Footage - Permanent + Portable	996,632	409,543	706,537	996,632	409,543	706,537
Percent of Total - Permanent Facilities	96.16%	92.45%	95.96%	96.16%	92.45%	96.16%
Percent of Total - PortableFacilities	3.84%	7.55%	4.04%	3.84%	7.55%	4.04%
OSPI Square Footage Per Student - WAC 392-343-035	90	108	130	90	108	130
Boeckh Index - July 2022 (2023 Amount Pending Legislature Budget Adoption)	$246.83	$246.83	$246.83	$246.83	$246.83	$246.83
OSPI State Match Percent - 2022	64.58%	64.58%	64.58%	64.58%	64.58%	64.58%
District Match Percent - May 2023 (computed)	35.42%	35.42%	35.42%	35.42%	35.42%	35.42%
District Average Assessed Value - King County May 2023	$573,704	$573,704	$573,704	$222,095	$222,095	$222,095
Debt Service Tax Rate - Current Fiscal Year	1.84	1.84	1.84	1.84	1.84	1.84
General Obligation Bonds Interest Rate - Bond Buyer 20 Index Current Fiscal Year	3.58%	3.58%	3.58%	3.58%	3.58%	3.58%

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal,** even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

A. Background Find help answering background questions

1. Name of proposed project, if applicable:

The adoption of the Auburn School District's (the "District") 2023 Capital Facilities Plan ("CFP") for the purposes of planning for the District's educational facilities needs. Adoption of the CFP is a nonproject proposal.

The District prepares annual updates to the CFP in accordance with the Washington State Growth Management Act, and the codes of King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific. The CFP is a nonproject planning document, covers a six-year planning period, and includes:

- Future enrollment forecasts for each grade span (elementary, middle and high school).
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of those facilities
- A forecast of the future needs for capital facilities and the proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities which identifies sources of public money for such purposes.
- A calculation of school impact fees to be assessed pursuant to RCW 82.02

The District prepares the CFP primarily as a basis for seeking, where eligible, school impact fees to help address school capacity impacts related to residential growth.

The District's Board of Directors will review and consider approval and adoption of the 2023 CFP. If approved and adopted, the District will send the CFP to King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific for consideration of inclusion into their respective Comprehensive Plans. A copy of the District's draft Capital Facilities Plan is available for review in the District's office.

2. Name of applicant:

Auburn School District No. 408

3. Address and phone number of applicant and contact person:

915 4th Street NE
Auburn, WA 98002

Bob Kenworthy, Assistant Director, Capital Projects
(253) 931-4826

4. Date checklist prepared:

May 19, 2023

5. Agency requesting checklist:

Auburn School District No. 408, acting as the lead agency for environmental review and SEPA compliance for this nonproject proposal.

6. Proposed timing or schedule (including phasing, if applicable):

The District's 2023 CFP is scheduled to be considered for adoption by the District School Board on or about June 12, 2023. If the Board of Directors approves and adopts the 2023 CFP, it will be sent to King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific for consideration of inclusion into the Capital Facilities Element of their respective Comprehensive Plans. The potential projects referenced in the CFP will be subject to project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

This is a nonproject planning action and addresses educational planning for the entirety of the Auburn School District. The 2023 CFP includes required six-year enrollment projections and related school capacities to determine whether additional school capacity may be needed to accommodate enrollment growth from new development. During the six-year planning period, the District plans to construct a new middle school to address student capacity needs. Portables may also be added at existing school sites within the next six years. The District will complete construction of a replacement Terminal Park Elementary School by the fall of 2023.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

All potential projects referenced in the 2023 CFP that may be proposed and require threshold determinations will undergo environmental review at the time of formal proposal and process when full details of the projects are known and able to be analyzed.

The following environmental information relates to recently completed projects referenced in the Capital Facilities Plan for which environmental review is complete:

A Determination of Nonsignificance was issued for Terminal Elementary School Replacement Project on November 24, 2021, with the Environmental Checklist for that proposal referencing additional environmental information therein.

Information included in this environmental checklist is from the Capital Facilities Plan 2023, which is incorporated into this review.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

This is a nonproject action and addresses educational planning for the entirety of the Auburn School District. There are no known applications covering the entire District or any of the sites for which a specific development project is identified. The District is planning to acquire

additional property for a future Elementary School project but is unaware at the present time of the specific location.

10. List any government approvals or permits that will be needed for your proposal, if known.

As a non-project planning document, the 2023 CFP itself does not require permitting. The District anticipates that, following any Board approval and adoption of the CFP, its jurisdictions will consider incorporation of the 2023 CFP by reference in the Capital Facilities Element of each jurisdiction's Comprehensive Plan to inform student enrollment capacity planning related to existing and planned residential development. Any specific projects referenced in the CFP, if proposed for action, will be subject to project-level permitting and review.

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This is a non-project planning document, addresses educational planning for the entirety of the Auburn School District, and involves the adoption of a six-year Capital Facilities Plan (CFP) by the Auburn School District to comply with the Washington State Growth Management Act (RCW 36.70A.070) and the codes of King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific. The purpose of the CFP is to provide these jurisdictions with a description of enrollment projections and school capacities over the required six-year planning period 2023-2028 to determine whether future school capacity/facilities may be needed to accommodate student enrollment growth as a result of new residential development. If the Board of Directors approves and adopts the 2023 CFP, it will be sent to King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific for consideration of inclusion into the Capital Facilities Element of their respective Comprehensive Plan. Potential projects referenced in the CFP will be subject to project-specific environmental review at the time of formal proposal and process when full details of the projects are known and able to be analyzed.

The District updates the Capital Facilities Plan on an annual basis and carefully monitors enrollment projections against capacity needs. If legally supportable, the District requests its local jurisdictions to collect impact fees on behalf of the District to provide for growth-related student capacity needs, with the CFP providing a basis for such collection.

The impact fees requested in this year's Capital Facilities Plan are based on the growth related middle school construction project.

A copy of the 2023 CFP is available for review upon request to the District.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The 2023 CFP applies to educational planning within the Auburn School District boundaries. The District boundaries include an area of approximately 62 square miles. Portions of unincorporated King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific fall within the District's boundaries. The District's CFP contains a map of the District's boundaries. A detailed map of the District's boundaries can be viewed at the District's offices.

B. Environmental Elements

Applicant/Agency Added Note: *The Proposal is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval of any particular use. WAC 197-11-960 provides, in part, that* "For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal. For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively." *In order to provide as much information as possible about the proposal, the District has completed Part B even though it is not required. See Part D, Supplemental Sheet for Nonproject Actions.*

1. Earth Find help answering earth questions

a. General description of the site:

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

This is a non-project action. The geographic area comprising the Auburn School District includes a variety of topographic land forms and gradients. Specific topographic characteristics of the sites at which potential projects referenced in the 2023 CFP are located will be identified during project-level environmental review at the appropriate time during formal proposal when project specifics are known and able to be analyzed.

b. What is the steepest slope on the site (approximate percent slope)?

There are a variety of slopes with differing level of steepness on properties located throughout the geographic area of the District. Any projects referenced in the CFP that may be proposed for action would include an evaluation of project/site-specific slopes during project review.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

There are a variety of soil types on properties located throughout the geographic area of the District. Any projects referenced in the CFP, if proposed for action, would include an evaluation of project/site-specific soils during project review.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Unstable soils may exist within the geographic area comprising the District. Specific soil limitations on

individual sites of the potential projects referenced in the 2023 CFP may include filing, excavation, and grading. Details of any such actions will be assessed and identified during project-level environmental review at the appropriate time during formal proposal when project specifics are known and able to be analyzed.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The proposal as a nonproject planning action does not include filling, excavation, or grading components. nor approve of any project for that purpose Individual projects referenced in the 2023 CFP, if proposed for action, will assess this component during project-level environmental review at the appropriate time during formal proposal when project specifics are known and able to be analyzed.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

The proposal as a nonproject planning action does not include clearing, construction, or specific use in itself (nor does it approve any such use). It is possible that erosion could occur as a result of the construction of projects referenced in the CFP that may be proposed for action. The erosion impacts of the individual projects will be evaluated on a site-specific basis at the time of project-specific environmental review at the appropriate time during formal proposal when project specifics are known and able to be analyzed.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The proposal as a nonproject planning action doesn't include plans for impervious surface nor approve of any project for that purpose. Individual projects referenced in the 2023 CFP, if proposed, will be on sites with impervious surface coverage anticipated, the details of which will be assessed during project-level environmental review at the appropriate time during formal proposal when project specifics are known and able to be analyzed.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

This is a non-project action. The erosion potential of any project referenced in the CFP that may be proposed for action, as well as any appropriate control measures, will be addressed during project-specific environmental review at the appropriate time during formal proposal when project specifics are known and able to be analyzed. Individual projects will be subject to all local approval processes. Without limitation, relevant erosion reduction and control requirements will be met.

2. Air Find help answering air questions

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

The proposal as a nonproject planning action doesn't in itself include the potential for emissions nor approve of any project for that purpose. Various emissions, many construction-related, may result from individual projects referenced in the 2023 CFP that may be proposed for action. The air-quality impacts of each potential project will be evaluated during project-specific environmental review at the

appropriate time during formal proposal when project details are known and able to be analyzed. Please see the Supplemental Sheet for Non-Project Actions.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

This is a non-project action. Any off-site sources of emissions or odor that may affect the individual projects referenced in the 2023 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

c. Proposed measures to reduce or control emissions or other impacts to air, if any.

This is a non-project action. The individual potential projects in the 2023 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed and will be subject to local approval processes. Proposed measures will be identified at that time. The District will be required to comply with all applicable air regulations and air permit requirements.

3. Water Find help answering water questions

a. Surface Water: Find help answering surface water questions

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

As a nonproject planning action, the proposal includes the entire geographic area of the Auburn School District, and there is a network of surface water bodies in the geographic area comprising District. The surface water bodies that are in the immediate vicinity of the potential projects referenced in the 2023 CFP will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. When necessary, the surface water regimes and flow patterns will be researched and incorporated into the designs of the individual projects.

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

This is a non-project action. The potential projects referenced in the 2023 CFP may require work near the surface waters located within the District and analysis of such will be included during project-specific environmental review during formal proposal when project details are known and able to be analyzed. Applicable local and/or state approval requirements will be satisfied.

3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

As a nonproject planning action, the proposal itself will not result in fill or dredging activities nor approve of any project for that purpose. Information with respect to the placement or removal of fill and dredge material as a component of the potential projects referenced in the 2023 CFP, if proposed for action, will be provided during project-specific environmental review at the appropriate time during

formal proposal when project details are known and able to be analyzed.

4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.

This is a non-project action. Any surface water withdrawals or diversions required in connection with the potential projects referenced in the 2023 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

As a nonproject planning action, the proposal includes the entire geographic area of the Auburn School District, and the geographic area comprising the District includes 100-year floodplain areas. Review of potential projects within a 100-year floodplain referenced in the 2023 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

As a nonproject planning action, the proposal itself will not result in discharge of waste materials to surface waters nor approve of any project for that purpose. Specific information regarding the discharge of waste materials that may be required as a result of the potential projects referenced in the 2023 CFP will be provided during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

b. Ground Water: Find help answering ground water questions

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.

This is a non-project action. Individual potential projects referenced in the 2023 CFP, if proposed, may impact groundwater resources. Those impacts will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to applicable local and/or state regulations.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

As a nonproject planning action, the proposal itself will not result in discharge of waste materials into the ground nor would it serve as the basis for approval of any project referenced therein. The discharge of waste material that may take place in connection with the potential projects referenced in the 2023 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

c. Water Runoff (including stormwater):

a) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

As a nonproject planning action, the proposal itself will not result in runoff nor would it serve as the basis for approval of any project referenced therein. Individual potential projects referenced in the 2023 CFP may have stormwater runoff consequences. Specific information regarding the stormwater impacts of each project will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to applicable local and/or state stormwater regulations.

b) Could waste materials enter ground or surface waters? If so, generally describe.

This is a non-project action. The potential projects referenced in the 2023 CFP, if proposed, may result in the discharge of waste materials into ground or surface waters. The specific impacts of each potential project on ground and surface waters will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to all applicable regulations regarding the discharge of waste materials into ground and surface waters.

c) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

This is a non-project action and will not in itself alter or otherwise affect drainage patterns nor would it serve as the basis for approval of any project referenced therein. The specific impacts of any project referenced in the CFP on drainage patterns will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

d) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.

Specific measures to reduce or control runoff impacts associated with the potential projects referenced in the 2023 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to regulations related to altering or diverting drainage patterns.

4. Plants Find help answering plants questions

a. Check the types of vegetation found on the site:

- ☐ **deciduous tree: alder, maple, aspen, other**
- ☐ **evergreen tree: fir, cedar, pine, other**
- ☐ **shrubs**
- ☐ **grass**
- ☐ **pasture**
- ☐ **crop or grain**
- ☐ **orchards, vineyards, or other permanent crops.**

☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
☐ **water plants: water lily, eelgrass, milfoil, other**
☐ **other types of vegetation**

This is a non-project planning document and includes educational planning for the Auburn School District. A variety of vegetative zones are located within the District. Inventories of the vegetation located on the sites of potential projects referenced in the 2023 CFP, if proposed for action, will be developed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

b. What kind and amount of vegetation will be removed or altered?

This is a non-project action and will not in itself alter or remove vegetation nor would it serve as the basis for approval of any project for that purpose. Some of the potential projects referenced in the 2023 CFP may require the removal or alteration of vegetation. The specific impacts on vegetation of the projects referenced in the CFP will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

c. List threatened and endangered species known to be on or near the site.

This is a non-project educational planning proposal affecting the entirety of the Auburn School District. The geographic area comprising the District may include threatened and endangered species. An inventory of species that have been observed on or near the sites of the potential projects referenced in the 2023 CFP, if proposed for action, will be developed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Investigation will include use of the Washington State Department of Fisheries and Wildlife's *Priority Habitats and Specifies on the Web* database.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

This is a non-project action. Measures to preserve or enhance vegetation at the sites of the potential projects referenced in the 2023 CFP will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to applicable local landscaping requirements.

e. List all noxious weeds and invasive species known to be on or near the site.

This is a non-project action and does not involve a specific site (or a specific project). Noxious weeds and invasive species observed on or near the sites of the potential projects referenced in the 2023 CFP, if proposed for action, will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

5. Animals Find help answering animal questions

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Examples include:

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:**

This is a non-project planning document and includes educational planning for the Auburn School District. An inventory of species that have been observed on or near the sites of the potential projects referenced in the 2023 CFP, if proposed for action, will be developed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

b. List any threatened and endangered species known to be on or near the site.

This is a non-project educational planning proposal affecting the entirety of the Auburn School District. The geographic area comprising the District may include threatened and endangered species. Inventories of threatened or endangered species known to be on or near the sites of the projects referenced in the 2023 CFP will be developed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Investigation will include use of the Washington State Department of Fisheries and Wildlife's *Priority Habitats and Specifies on the Web* database.

c. Is the site part of a migration route? If so, explain.

This is a non-project educational planning proposal affecting the entirety of the Auburn School District. The geographic area comprising the District may include migration routes. The impacts of the potential projects referenced in the 2023 CFP on migration routes will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

d. Proposed measures to preserve or enhance wildlife, if any.

This is a non-project action. Appropriate measures to preserve or enhance wildlife will be determined during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

e. List any invasive animal species known to be on or near the site.

This is a non-project educational planning proposal affecting the entirety of the Auburn School District and is not specific to a project on any particular site. The geographic area comprising the District may include invasive animal species. Invasive animal species observed on or near the sites of potential projects referenced in the 2023 CFP, if proposed for action, will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

6. Energy and Natural Resources Find help answering energy and natural resource questions

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

This is a non-project action and will not in itself use energy nor would it serve as the basis for approval of any project referenced therein. The State's Office of the Superintendent of Public Instruction requires the completion of a life-cycle cost analysis of all heating, lighting, and insulation systems before it will permit specific school projects to proceed. The energy needs of the potential projects referenced in the 2023 CFP will be determined at the time of specific engineering and site design planning at the appropriate time when project details are known.

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

This is a non-project action and will not in itself affect use of solar energy on adjacent properties nor would it serve as the basis for approval of any project for that purpose. The impacts of the potential projects referenced in the 2023 CFP on the solar potential of adjacent properties will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

This is a non-project action. Energy conservation measures proposed in connection with the potential projects referenced in the 2023 CFP will be considered during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

7. Environmental Health Find help with answering environmental health questions

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

This is a non-project planning document and includes educational planning for the Auburn School District. Individual projects identified in the CFP will be subject to project-specific environmental review and local and/or state approval at the appropriate time during formal proposal when project details are known and able to be analyzed. At that time, environmental health hazards, if any, would be identified and addressed.

1. Describe any known or possible contamination at the site from present or past uses.

This is a non-project educational planning proposal affecting the entirety of the Auburn School District. The geographic area comprising the District may include areas of known or possible contamination from present or past uses. Individual projects identified in the CFP will be subject to project-specific environmental review and local and/or state approval at the appropriate time during formal proposal when project details are known and able to be analyzed. At that time, known or possible contamination, if any, would be identified and addressed. .

2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

This is a non-project action. The potential projects referenced in the 2023 CFP, if proposed for action, will comply with all current codes, standards, rules and regulations. Individual projects will be subject to project-specific environmental review and local and/or state approval at the appropriate time during formal proposal when project details are known and able to be analyzed.

3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

As a nonproject planning action, the proposal itself will not result in storage, use, or production of toxic or hazardous chemicals nor would it serve as the basis for approval of any project for that purpose. Toxic and hazardous chemicals that may be stored or produced by the potential projects referenced in the 2023 CFP will be subject to project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Such projects will comply with all current codes, standards, rules and regulations related to hazardous materials.

4. Describe special emergency services that might be required.

This is a non-project action. The need for special emergency services for the potential projects referenced in the 2023 CFP will be subject to project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Educational facilities in themselves may require special emergency services and any such services would be identified at project-level environmental review of individual projects identified in the CFP when project details are known and able to be analyzed.

5. Proposed measures to reduce or control environmental health hazards, if any.

While this nonproject planning action does not itself identify environmental health hazards, individual potential projects referenced in the 2023 CFP will be subject to project-specific environmental review impacts for related environmental health hazards at the appropriate time during formal proposal when project details are known and able to be analyzed.

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

This is a non-project educational planning proposal affecting the entirety of the Auburn School District. The geographic area comprising the District contains a variety of noises from traffic, construction, residential, commercial and industrial uses. The specific noise sources that may affect the potential projects referenced in the 2023 CFP will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?

This is a non-project action. The potential projects referenced in the 2023 CFP may create typical construction noises that will exist on a short-term basis. The projects could increase construction-related

traffic around the construction sites on a short-term basis. Because the projects will increase the capacity of the District's school facilities, the projects may increase traffic-related or operations-related noise on a longer-term basis once the new facilities are constructed and opened. Specifics of noise level changes will be evaluated during project-specific review at the appropriate time during formal proposal when project details are known and able to be analyzed.

3. Proposed measures to reduce or control noise impacts, if any.

This is a non-project action. The projected noise impacts of the potential projects referenced in the 2023 CFP will be evaluated and mitigated during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to applicable local and/or state regulations.

8. Land and Shoreline Use Find help answering land and shoreline use questions

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

This is a non-project educational planning proposal affecting the entirety of the Auburn School District. The geographic area comprising the District includes a variety of land uses including residential, commercial, industrial, institutional, utility, open space, recreational, etc. Impacts from potential projects referenced within the CFP to nearby or adjacent properties will be evaluated as part of the project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

This is a non-project action and not specific to a particular site. Identification of the use of sites intended for any potential projects referenced in the CFP as working farmlands or working forest land will be identified and described during project-level environmental review when appropriate. Potential projects referenced within the 2023 CFP do not involve sites used for working farmlands or working forest lands.

1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?

This is a non-project action and will not itself affect or be affected by working farms/forestland, nor would it serve as the basis for approval of any project for that purpose. Any possible affects to surrounding farms or forest lands will be evaluated during project-specific environmental review for any project referenced in the CFP, if proposed, at the appropriate during when project details are known and able to be analyzed.

c. Describe any structures on the site.

This is a non-project action and not specific to a site. Any structures located on the proposed sites of the

potential projects referenced in the 2023 CFP will be identified and described during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

d. Will any structures be demolished? If so, what?

This is a non-project action. Any structures that will be demolished as a result of any project referenced in the CFP, if proposed, has been or will be identified during project-level environmental review when appropriate.

e. What is the current zoning classification of the site?

This is a non-project educational planning action and not specific to any site, and the CFP proposed here will not itself direct regulation or serve as the basis for approval of any particular use . There are a variety of zoning classifications throughout the District. Projects referenced in the 2023 Capital Facilities Plan are zoned under applicable zoning codes and identification of the potential projects or sites does not in itself direct land uses or serve as a basis for project-specific approvals. Rather, site-specific zoning information and requirements for projects that may be proposed for project activity in the 2023 CFP will be evaluated during project-specific environmental review when appropriate. To the extent any of the potential projects referenced in the 2023 CFP are proposed for sites not currently zoned for the intended educational purpose or to the extent a site within the District's inventory is proposed in the future for a project not currently permitted within the zoning district, the local jurisdiction with zoning authority would need to evaluate and process any necessary zoning changes and conduct all required public notice and environmental review.

f. What is the current comprehensive plan designation of the site?

This is a non-project educational planning action and not specific to any site, and the CFP proposed here will not itself direct regulation or serve as the basis for approval of any particular use. District boundaries span multiple jurisdictions and the District owns facilities or properties in the unincorporated areas of King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific. The sites for the potential projects referenced in the 2023 CFP that may be proposed for project activity are located among these jurisdictions and subject to the respective codes and comprehensive plans. To the extent any of the potential projects referenced in the 2023 CFP are proposed for sites not currently designated in the relevant comprehensive plan for the intended educational purpose or to the extent a site within the District's inventory is proposed in the future for a project not currently permitted by the underlying comprehensive plan designation, the local jurisdiction with land use authority would need to evaluate and process any necessary comprehensive plan amendments and conduct all required public notice and environmental review.

g. If applicable, what is the current shoreline master program designation of the site?

This is a non-project action. Shoreline master program designations of the sites for the potential projects referenced in the 2023 CFP, if proposed for action, will be identified during project-specific environmental review when appropriate.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

This is a non-project action and does not involve a particular site for the educational planning purpose of the proposal. Any environmentally sensitive areas located on the sites of the potential projects referenced in the 2023 CFP, if proposed for action, will be identified during project-specific environmental review.

i. Approximately how many people would reside or work in the completed project?

As a nonproject educational planning action, the proposal is not specific to a particular project. The current Auburn School District student enrollment for the 2022-23 school year is 17,059. Enrollment is expected to increase to approximately 17,999 by the 2028-2029 school year. The District employs approximately 1,700 people.

j. Approximately how many people would the completed project displace?

This is a non-project action and will not itself result in displacement of people. It is not anticipated that any of the referenced projects in the 2023 CFP that may be proposed will displace any people as a result of any project moving forward/. Final determination of any displacement caused by any potential project will be evaluated during project-specific environmental review at the appropriate time when project details are known and able to be analyzed.

k. Proposed measures to avoid or reduce displacement impacts, if any.

This is a non-project action. It is not anticipated that any of the potential projects referenced in the 2023 CFP that may be proposed will displace any people from the sites. Individual projects referenced in this CFP, if proposed for action, will be subject to project-specific environmental review and local approval when appropriate. Proposed mitigating measures will be determined at that time, if necessary.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

This is a non-project educational planning document. The purpose of a school district Capital Facilities Plan is to provide local jurisdictions with a six-year projection of enrollment and identification of school capacity to determine the need for new school facilities to accommodate growth from new residential development that the local jurisdiction may permit, and to provide a basis for the assessment of school impact fees, if appropriate.

The 2023 CFP has been developed consistent with RCW 36.70A and RCW 82.02.020. If the Board of Directors approves and adopts the 2023 CFP it will be sent to King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific for consideration of inclusion into the Capital Facilities Element of their respective Comprehensive Plan. Individual projects referenced in the 2023 CFP that may be proposed for action will be evaluated for compatibility with existing land uses and plans during project-specific environmental and permit review.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.

This is a non-project action. Any referenced projects in the Capital Facilities Plan that may be proposed for development will be evaluated for compatibility with nearby agricultural and forest lands of long-

term commercial significance has been or will be identified and described during project-level environmental review when appropriate.

9. Housing Find help answering housing questions

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The nonproject educational planning action does not propose any new housing units, and the potential school facility projects referenced in the 2023 CFP would not involve the provision of new housing units.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

This nonproject educational planning action would not in itself eliminate any units nor would it serve as the basis for approval of any project that would do so. It is not anticipated that the potential projects referenced in the 2023 CFP, if proposed, will eliminate any housing units. The impacts of the potential projects referenced in the 2023 CFP, if proposed, on existing housing will be evaluated during project-specific environmental review at the appropriate time.

c. Proposed measures to reduce or control housing impacts, if any.

This is a non-project action. Measures to reduce or control any housing impacts caused by the potential projects referenced in the 2023 CFP will be addressed during project-specific environmental review at the appropriate time. The CFP itself serves as a basis for a local jurisdiction to determine housing impacts to needed school capacity and serve as a basis for assessing school impact fees.

10. Aesthetics Find help answering aesthetics questions

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

This is a non-project educational planning action and not specific to any site. Structural heights associated with any referenced project in the 2023 CFP that may be proposed for development will be addressed during project-specific environmental review, when appropriate.

b. What views in the immediate vicinity would be altered or obstructed?

This is a non-project educational planning action and not specific to any site. Views associated with the potential projects referenced in the 2023 CFP will be addressed during project-specific environmental review, when appropriate.

c. Proposed measures to reduce or control aesthetic impacts, if any.

This is a non-project action. Appropriate measures to reduce or control the aesthetic impacts of any referenced project in the 2023 CFP that may be proposed for development will be determined on a project-specific basis, when appropriate.

11. Light and Glare Find help answering light and glare questions

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

This is a non-project educational planning action and not specific to any site or building/structure. The light or glare impacts of any referenced project in the 2023 CFP that may be proposed for development will be addressed during project-specific environmental review when project details are known and able to be analyzed. In general, school facilities operate during the day with some post-school hour operations for extracurricular activities and include site safety lighting depending on the particular site location and design.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

This is a non-project action. The light or glare impacts of any referenced project in the 2023 CFP that may be proposed for development will be addressed during project-specific environmental review when project details are known and able to be analyzed.

c. What existing off-site sources of light or glare may affect your proposal?

This is a non-project action. Off-site sources of light or glare that may affect any referenced project in the 2023 CFP that may be proposed for development will be evaluated during project-specific environmental review when project details are known and able to be analyzed.

d. Proposed measures to reduce or control light and glare impacts, if any.

This is a non-project action. Proposed measures to mitigate the light or glare impacts of any referenced project in the 2023 CFP that may be proposed for development will be addressed during project-specific environmental review when project details are known and able to be analyzed.

12. Recreation Find help answering recreation questions

a. What designated and informal recreational opportunities are in the immediate vicinity?

This is a non-project action and addresses educational planning throughout the geographic boundaries of the Auburn School District. There are a variety of formal and informal recreational facilities within the District boundaries. These include both District-owned facilities and other public and private recreational facilities.

b. Would the proposed project displace any existing recreational uses? If so, describe.

This is a non-project action and will not itself displace existing recreational uses nor will it serve as a basis for any future project to do so. Any proposed new school facilities and modernizations to existing school facilities may enhance recreational opportunities and uses. Specific recreational impacts of any referenced project in the 2023 CFP that may be proposed for development will be addressed during project-specific environmental review when project details are known and able to be analyzed.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

This is a non-project action. Adverse recreational impacts of any referenced project in the 2023 CFP that may be proposed for development will be subject to mitigation during project-specific environmental review. A school site usually provides recreational facilities to the community in the form of playfields and gymnasiums that may be used outside of school hours.

13. Historic and Cultural Preservation Find help answering historic and cultural preservation questions

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

This is a non-project action and addresses educational planning throughout the geographic boundaries of the Auburn School District. There may be sites eligible for register listing located throughout the geographic area. The District will evaluate, when a school site is located for potential development, whether there are known places or objects listed on, or proposed for, such registers which may be proposed for development. The existence of historic and cultural resources on or next to the sites will be addressed in more detail during project-specific environmental review.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

This is a non-project action. The geographic area comprising the District may include landmarks, features, or other evidence of Indian or historic use or occupation. An inventory of historical sites at or near the sites of the potential projects referenced in the 2023 CFP will be developed during project-specific environmental review. At a minimum, research will be conducted on the web using the Washington State Department of Archaeology & Historic Preservation's *Washington Information System for Architectural and Archaeological Records Data (WISAARD)* resource.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

This is a non-project action. Any landmarks, features, or other evidence of Indian or historic use or occupation, or material evidence, artifacts, or areas of cultural importance, on or near sites intended for any projects referenced in the Capital Facilities Plan have been or will be identified and described during project-level environmental review when appropriate. Appropriate methods will be proposed on a project-specific basis. At a minimum, research will be conducted on the web using the Washington State Department of Archaeology & Historic Preservation's *Washington Information System for Architectural and Archaeological Records Data (WISAARD)* resource.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

This is a non-project action. The impact on cultural or historic resources of the individual potential projects referenced in the 2023 CFP will be addressed during project-specific environmental review when project details are known.

14. Transportation Find help with answering transportation questions

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

This is a non-project educational planning proposal affecting the entirety of the Auburn School District. The geographic area comprising the District contains a variety of roads, streets, and highways. The impact on public streets and highways of the individual, potential projects referenced in the 2023 CFP, if proposed for action, will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

This is a non-project action. The relationship between public transit and individual potential projects referenced in the 2023 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. District schools are regularly served by District transportation service (yellow bus).

c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

This is a non-project action and the educational planning purpose of the CFP will not in itself require any transportation improvements. The need for new streets or roads, or improvements to existing streets and roads associated with individual potential projects referenced in the 2023 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

This is a non-project action and does not in itself involve a proposed use nor does it serve as a basis for such use. Use of water, rail or air transportation associated with individual potential projects referenced in the 2023 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

This is a non-project action and will not in itself generate vehicular trips nor serve as a basis for approval of a project that would. The traffic impacts of individual potential projects referenced in the 2023 CFP that may be proposed for development will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Approved data models will be used to evaluate trips generated by individual projects.

f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

This is a non-project action and will neither itself nor serve as a basis for approval of any project that would be affected by movement of agricultural or forest projects on roads/streets.. The traffic impacts of individual potential projects referenced in the 2023 CFP that may be proposed for development will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

g. Proposed measures to reduce or control transportation impacts, if any.

This is a non-project action. The mitigation of traffic impacts associated with individual potential projects referenced in the 2023 CFP that may be proposed for development will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

15. Public Services Find help answering public service questions

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The District does not anticipate that the projects identified in the CFP that may be proposed for development or the CFP itself will significantly increase the need for public services.

b. Proposed measures to reduce or control direct impacts on public services, if any.

This is a non-project action. Any potential new school facilities that are referenced in the CFP and may be proposed for development will be code compliant and constructed with automatic security systems, fire alarms, smoke alarms, heat sensors, and sprinkler systems consistent with local and/or state requirements.

16. Utilities Find help answering utilities questions

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

This is a non-project action and does not involve a particular site or project, nor does it serve as the basis for approval of any particular project referenced in the CFP. Storm, power, and water are currently available to the sites of the potential projects referenced in the 2023 CFP. Other utilities are either available or the District will apply for approval of alternative sewage disposal systems/procedures. The

types of utilities available at specific project sites will be addressed in detail during project-specific environmental review at the time of formal proposal when project details are fully known.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

This is a non-project action. Utility revisions and construction needs will be identified during project-specific environmental review when project details are fully known.

C. Signature Find help about who should sign

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X Bob Kenworthy

Type name of signee: Bob Kenworthy

Position and agency/organization: Assistant Director of Capital Projects, Auburn School District

Date submitted: 5/23/2023

D. Supplemental sheet for nonproject actions Find help for the nonproject actions worksheet

IT IS NOT REQUIRED to use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

APPLICANT/AGENCY ADDED NOTE: The 2023 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval of any particular use. To the extent the Capital Facilities Plan makes it more likely that school facilities will be constructed, some of these environmental impacts may be more likely. However, neither approval of the CFP itself nor its inclusion as a part of any jurisdiction's Comprehensive Plan Capital Facilities Element serves as the basis for approval of any potential project referenced in the CFP that may be proposed for action, nor does it direct a land use approval of any site referenced in the CFP.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The 2023 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval any of particular use. To the extent the CFP makes it likely that school facilities may be considered for action, there may be increased discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. Additional impermeable surfaces, such as roofs, access roads, and sidewalks could increase stormwater runoff, which could enter surface or ground waters. Heating systems, emergency generators, and other school equipment that is installed pursuant to the Capital Facilities Plan could result in air emissions. The projects referenced in the Capital Facilities Plan should not require the production, storage, or release of toxic or hazardous substances, with the possible exception of the storage of diesel fuel or gasoline for emergency generating equipment. The District does not anticipate a significant increase in the production of noise from its facilities, with the possible exception of noise production due to short-term construction activities or the presences of additional students/school operations on a site. Construction impacts related to noise and air would be short term and are not anticipated to be significant.

- **Proposed measures to avoid or reduce such increases are:**
  Proposed measures to mitigate any such increases described above have been or will be addressed for any potential project referenced in the CFP that may be proposed for action during project-level environmental review when appropriate. Stormwater detention and runoff will meet applicable County and/or City requirements and may be subject to National Pollutant Discharge Elimination System ("NPDES") permitting requirements. Discharges to air will meet applicable air pollution control requirements. Fuel oil will be stored in accordance with local and state requirements. Noise impacts will evaluated under local and state standards once when project details are known and able to be analyzed, and impacts will be mitigated appropriately.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The 2023 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval of any particular use. The potential projects referenced in the 2023 CFP are not likely to generate severe impacts on fish or marine life. As needed, specific measures to protect and conserve plants, animals, and fish will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

3. How would the proposal be likely to deplete energy or natural resources?

The 2023 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval any of particular use. Should the potential projects referenced in the 2023 CFP be proposed and constructed, they will require the consumption of energy.

- **Proposed measures to protect or conserve energy and natural resources are:**

The potential projects referenced in the CFP, if proposed, will be constructed in accordance with applicable energy efficiency standards and requirements, and proposed measures needed to protect or conserve energy and natural resources have been or will be addressed during project-level environmental review when appropriate.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The 2023 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval any of particular use and, as such, will not have an impact on these elements itself. Environmentally sensitive areas will be identified during project-specific environmental review of any project referenced in the CFP and proposed for action and will be consistently addressed with local and/or state requirements.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

Updates of the CFP will be coordinated with King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific, with at least one of the above jurisdictions being the lead permitting agency for any project referenced in the CFP that may be proposed for action. Appropriate measures as identified in collaboration with regulatory agencies will be proposed during project-specific environmental review at the appropriate time of formal proposal when project details are known and able to be analyzed.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The 2023 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval of any particular use and, as such, does not in itself dictate certain shoreline and land uses. Any projects referenced within the CFP and subsequently proposed for project-specific review and permitting will be reviewed for compliance with existing plans and would be subject to the relevant jurisdiction's land use process and approval requirements.

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

This 2023 CFP is a non-project planning document and does not in itself dictate certain shoreline and land uses. Any projects referenced within the CFP and subsequently proposed for project-specific review and permitting will be reviewed and conditioned appropriately to avoid or reduce land use impacts.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The 2023 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval of any particular use and, as such, does not itself create substantial new demands for transportation. The potential projects referenced in the CFP, if proposed, may create an increase in traffic near District facilities during the school year and during school start/end times. Impacts on transportation, public services, and utilities related to the potential projects referenced in the CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

- **Proposed measures to reduce or respond to such demand(s) are:**

This 2023 CFP is a non-project planning document and, as such, does not itself create substantial new demands for transportation, public services, or utilities. Therefore, no measures to reduce or respond to such demands are proposed at this time. Any proposed measures to reduce demands on transportation, public services or utilities have been or would be done at the project-specific level of any project referenced in the CFP if proposed for action. Requirements of the permitting jurisdiction, as well as any additional measures identified during project-level environmental review, would be complied with as a part of the project.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The 2023 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval of any particular use and does not conflict with any laws or requirements for the protection of the environment. Specific projects referenced in the Capital Facilities Plan, if proposed, have been or will be reviewed under project-level environmental review requirements. The Washington Growth Management Act (the GMA) outlines 13 broad goals, including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. The Capital Facilities Plan satisfies the requirements of RCW 36.70A.070, identifies additional school facilities necessary to meet the educational needs of the growing student populations anticipated in the District, and informs local jurisdictions regarding the impacts of new residential development on public school capacity.

DETERMINATION OF NONSIGNIFICANCE
Issued with a 14-day comment period

Description of Proposal:

This threshold determination analyzes the environmental impacts associated with the following actions, which are so closely related to each other that they are in effect a single course of action:

1. The adoption of the Auburn School District's Capital Facilities Plan 2023-2029 by the Auburn School District No. 408 for the purposes of planning for the facilities needs of the District;
2. The amendment of the Comprehensive Plans of King County and the cities of Auburn, Black Diamond, and Kent to include the Auburn School District's Capital Facilities Plan 2023-2029 as part of the Capital Facilities Element of each jurisdiction's Comprehensive Plan; and
3. The amendment of the Comprehensive Plans of the cities of Algona and Pacific to include the Auburn School District's Capital Facilities Plan 2023-2029 as part of the Capital Facilities Element of each jurisdiction's Comprehensive Plan.

Proponent: Auburn School District No. 408

Location of the Proposal:

The Auburn School District includes an area of approximately 62 square miles. Portions of unincorporated King County and County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific fall within the District's boundaries.

Lead Agency: Auburn School District No. 408

The lead agency for this proposal has determined that the proposal does not have a probable significant adverse environmental impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a review of the completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the date of issue. Comments must be submitted by 4:30 p.m. on June 9, 2023. The responsible official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. If the DNS is retained, it will be final after the expiration of the comment deadline.

Responsible Official:	Dr. Alan Spicciati Superintendent Auburn School District No. 408
Address:	Auburn School District 915 4th Street NE Auburn, WA 98002

DETERMINATION OF NONSIGNIFICANCE
Issued with a 14-day comment period

Questions may be directed and comments may be submitted by 4:30 p.m., June 9, 2023, to: Bob Kenworthy, Assistant Director, Capital Projects, Auburn School District No. 408, 915 4th Street NE, Auburn, WA 98002.

Date of Issue: May 23, 2023
Date Published: May 26, 2023

POLICY/TEXT AMENDMENT (P/T) #2
INCORPORATE DIERINGER SCHOOL DISTRICT #343
CAPITAL FACILITIES PLAN 2023-2029

DIERINGER SCHOOL DISTRICT #343
1320 178th Ave E, Lake Tapps, WA 98391
(253) 862-2537 • FAX (253) 862-8472

June 2, 2023

Jeff Tate
Director of Planning
City of Auburn
25 West Main Street
Auburn, WA 98001-4998

Subject: Dieringer School District – Mitigation Impact Fees

Dear Mr. Tate,

The Dieringer School District has completed the Dieringer School District Capital Facilities Plan for 2023-2024 to 2028-2029. In preparing the updated Capital Facilities Plan the District once more reviewed the question of the School Impact Fee Calculation. Based on the analysis of the District's site acquisition and pemanent facility costs, the Dieringer School District board of Directors has determined that the appropriate mitigation impact fee for the permitting of a single family residence is $8,054 and $3,400 per unit for a multiple family residence.

The property values within the boundaries of the Dieringer School District remain among the highest in Pierce County; this causes site acquisiton to be expensive and contributes to everall higher construction costs than other school districts experience. Therefore, it is most appropriate for the mitigation impact fees collected on behalf of the Direinger School District to account for this.

The Dieringer School District requests that the City of Auburn adjust the mitigation impact fees collected on behalf of the District to $8,054 for single family residence and $3,400 for a multiple family residence established in the Capital Facilities Plan for 2023-2024 to 2028-2029. Please let me know if you need further information by contacting me at (253) 862-2537.

Sincerely,

Michael Farmer
Superintendent

The Dieringer School District does not discriminate in any programs or activities on the basis of sex, race, creed, religion, color, national origin, age, veteran or military status, sexual orientation, gender expression or identity, or the use of a trained dog guide or service animal and provides equal access to the Boy Scouts and other designated youth groups. The following employee has been designated to handle questions and complaints of alleged discrimination: Calisa Castillo, Executive Director of Student Services: Phone: 253-862-2537.

Dieringer School District

Capital Facilities Plan 2023-2029

DRAFT

Board Approval scheduled on June 20, 2023

DIERINGER SCHOOL DISTRICT NO. 343

1320-178th Avenue East
Lake Tapps, Washington 98391
(253) 862-2537

BOARD OF DIRECTORS

Megan Bearor

Mike Skagen

Greg Johnson

Scott Reisnouer

Chelsea Steiner

Michael Farmer, Superintendent

Dieringer

Educating every child for

Confidence today and

Contribution tomorrow

Dieringer School District No. 343

An Overview

Established in 1890, Dieringer School District consolidated with Lake Tapps School District in 1936. The District's three schools, Lake Tapps Elementary School, Dieringer Heights Elementary School and North Tapps Middle School, provide K through 8th grade education, and serve as hubs for community activities as well. Dieringer School District #343 is located in unincorporated Pierce County, bounded on the east by the White River, on the west by the Stuck River, on the north by the city of Auburn, and on the south by the cities of Bonney Lake and Sumner. The District surrounds the northern two-thirds of Lake Tapps and covers approximately 5.5 square miles.

The current student enrollment is approximately 1,418 students in grades kindergarten through eight. Students in grades first through third are housed at Lake Tapps Elementary, constructed in 2005 as a replacement project. Construction was complete on an addition in the September 2017. Dieringer Heights Elementary opened in the fall of 2000 and is home to students in kindergarten, fourth and fifth grade. Dieringer Heights Elementary also houses two inclusion preschool classrooms. Originally constructed in 1992 and added on to in 1998 and 2009, North Tapps Middle School houses students in grades sixth-eighth. The district supports an additional 560 high school students who may select to attend any public high school. The majority chose to attend Auburn Riverside, Sumner and Bonney Lake High Schools.

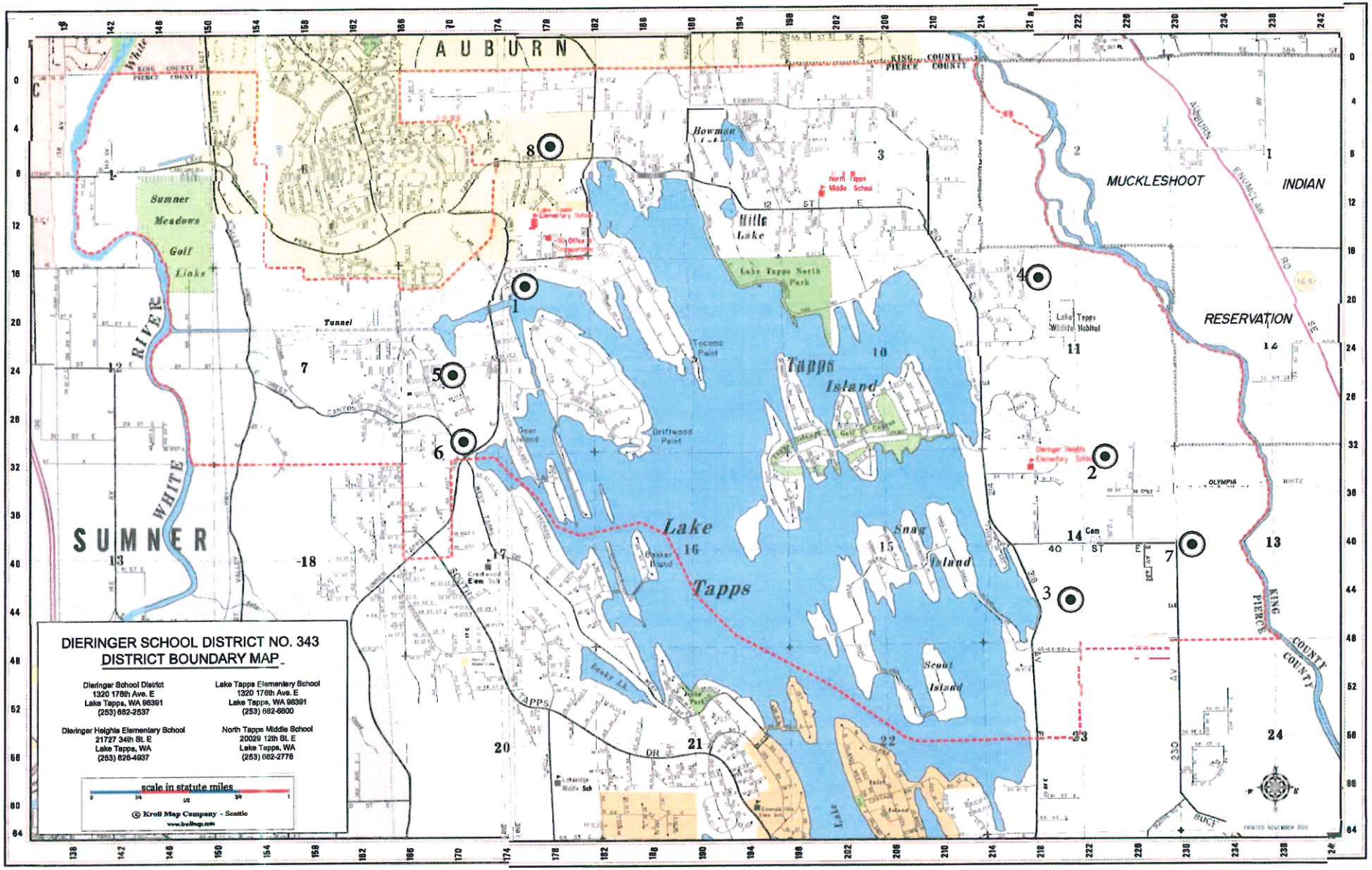
The district has a long standing history of providing high quality education for all our students. Our goal is for our students to gain the skills that will allow them to become successful, confident, contributing members of society. Dieringer is composed of students who come to school well prepared and eager to learn. Parents are concerned with student success and provide outstanding support for their children and the Dieringer School District. The PTA and many volunteers contribute countless hours and resources to our schools and students. The community supports the schools through the passage of funding issues to support bus acquisition, student access to current technology and the construction of school facilities. Impact fees, including interest, are held in reserve until used to meet District identified needs for site acquisition, additional facilities and improvements and/or technology capital expenditures.

DIERINGER SCHOOL DISTRICT NO. 343

Capital Facilities Plan Update, 2023

Current Facilities Inventory of Public Schools

NAME	CAPACITY	LOCATION
Lake Tapps Elementary	357	1320-178th Ave E., Lake Tapps
Dieringer Heights Elementary	508	21727 – 34th St. E., Lake Tapps
North Tapps Middle School	536	20029- 12th St., E., Lake Tapps
High School	0	
TOTAL	1,401	


DIERINGER SCHOOL DISTRICT NO. 343
DISTRICT BOUNDARY MAP
Dieringer School District
1320 176th Ave. E
Lake Tapps, WA 98391
(253) 862-2537
Lake Tapps Elementary School
1320 176th Ave. E
Lake Tapps, WA 98391
(253) 862-6800
Dieringer Heights Elementary School
21727 34th St. E
Lake Tapps, WA
(253) 826-4937
North Tapps Middle School
20029 12th St. E
Lake Tapps, WA
(253) 862-2776
scale in statute miles
© Kroll Map Company - Seattle
AUBURN
SUMNER
MUCKLESHOOT
INDIAN
RESERVATION
Lake Tapps
Tapps Island
Snag Island
Scout Island
Bowman Lake
Hills Lake
Sumner Meadows Golf Links
Lake Tapps North Park
Lake Tapps Wildlife Habitat
Tunnel
WHITE RIVER
KING COUNTY
PIERCE COUNTY
OLYMPIA

Dieringer School District Proposed Housing Potential Enrollment Increase
June 2020

Proposed Housing Units:

*Single Family- 224 x .381 generation factor = 85.3 students K-8

Enrollment Impact:

85.3 students K-8

Estimated 17.1 students a year over the period 2021-2026

Potential enrollment increase = 5.6% (based on 1,523 enrollment 4/20)

Increase per grade level = 9.5 students (based on 9 grade bands)

Approximately students per school: 28.4

**District enrollment based on 4/19 and potential growth =1,608.3 / 1654.3

District program capacity = 1,401 students

*Generation factor based on an average of 2019 Sumner .429 and Auburn .333
**Numbers are without and with preschool students, respectively

Enrollment Projections

The Dieringer School District is located in an area that continues to experience growth. This growth can be noted by reviewing the following indicators: enrollment trend data, proposed housing development, and the mitigation impact fees received for new construction.

The District continues to experience steady growth in student enrollment. This has slightly exceeded the Pierce County and Puget Sound Educational Service District (PSESD) enrollment growth over the same period. A review of proposed construction within the borders of the Dieringer School District indicates that the growth trend can be expected to continue over the next four years and beyond. The growth this year has been higher than anticipated. There are 224 single family residents slated for construction within the next five years. These projects, together with individual lots and general in-migration, are anticipated to generate an additional 85.3 students in kindergarten through eighth grade.

To partially address this growth, the District passed a 2006 bond issue to construct an additional five classrooms at Dieringer Heights Elementary. Those classrooms were completed and occupied in 2009. The bond issue also provided for the addition of an auxiliary gym, health and fitness classroom, and four science rooms at North Tapps Middle School. Those projects were completed in 2009 and the new instructional spaces are in use. At Lake Tapps Elementary School the construction of 3 new classrooms was completed in September 2017.

HOUSING DEVELOPMENT/POTENTIAL ENROLLMENT INCREASE

#1 Fairweather Cove Estates (18)

- 28 lots total
- 8 lots sold (Lived in) (1 on 2 lots combined)
- 18 active lot listings
- 2 active construction
- 2011 permit for PSE replacing 3 power poles
- 1600-2000 block of 16th St. @ the 17500-17800 block of Sumner-Tapps Hwy.

#2 Rainier Plateau (10)

- 10 lots total
- Permit approved
- Behind DHES
- No active building
- End of 34th St.

#3 Tapps Meadows (6)

- 10 Lots
- 4 completed
- Across from Snag Island

#4 Country Creek Estates (1)

- 9 out 10 lots built
- Remaining lot filed for Plat Alteration 2007
- Off 15th near Edwards Road

#5 Forest Canyon Estates (124)

- 1 year extension approved (Applied 3/2018)
- Owner Kenneth Atkinson
- 124 lots; Behind Al Lago/off Forest Canyon Rd.

#6 The Ridge at Lake Tapps (45)

- No active permits
- 45 Single Family Lots -32XX Sumner Tapps Hwy. E./next to al Lago

#7 Maryanski Plat (4)

- Short Plat (4 or less. Usually 6-month completion time)
- 4 Single Family Lots; 40th St. E and 230th Ave E
- No active building
- Toward Wildview Ridge

#8 Franklin Northlake (16)

-Active site; pre-build
-16 Single Family Lots-off Lake Tapps Pkwy

Single Family Units to be built: 224

Standard of Service

The Dieringer School District houses children in elementary schools serving students preschool through fifth grade and a middle school that houses grades six through eighth. High school students, grades nine through twelve, attend adjacent high schools, primarily in the Auburn and Sumner School Districts.

Dieringer School District follows a traditional school calendar beginning in early September and completing in mid June. The daily school schedules begin between 7:49 and 8:45 a.m. and end between 2:17 and 3:15 p.m.

The Dieringer School District standard of service is based on class size and program decisions adopted by the Dieringer School District Board of Directors. Based on the legislative funding regarding class size, the targeted number of students per classroom kindergarten through third grade 17, fourth through fifth and sixth grade 27 and seven through eighth grade 28. These class sizes have an impact on facilities and the permanent capacity of each school reflects these class sizes.

In the District, rooms designated and assigned for special use are not counted as capacity classrooms. At the elementary level students are provided music instruction and physical education in non-capacity classrooms. Special education and intervention programs are provided as pullout programs and do not provide capacity. At the middle school level, instruction is organized around a six period day; classrooms are calculated as providing 5/6 capacity to accommodate teacher planning time in the instructional space.

DIERINGER SCHOOL DISTRICT NO. 343

Capital Facilities Plan Update, 2023

Dieringer School District Service Standards
Public School Facilities
(Square Feet Per Student)

Elementary School	139
Middle School	148
Junior High	NA
High School	NA

Dieringer School District Individual Capacity Projects (2022-2027)

Elementary School #3 Middle	400
School Classroom Addition	112

DIERINGER SCHOOL DISTRICT NO. 343

PERMANENT CAPACITY PROJECTS
MASTER SCHEDULE
June, 202 2

Name	Current Capacity	6 - Year Capacity	Total Capacity	2022	2023	2024	2025	2026	2027
Lake Tapps Elementary	357		357						
Dieringer Heights Elem.	508		508						
Elementary #3		400	400						400
North Tapps MS	536	112	536						112
TOTALS	1401	433	1834						

DIERINGER SCHOOL DISTRICT NO. 343

Capital Facilities Plan Update, June 2023

CFP Projects and Financing Plan
Sources and Uses of Funds
(x $1,000)

Sources of Funds	
Existing Revenue:	
Reserve	$7,481,000
New Revenue:	
Bonds, Levies, Fees, State Matching Funds, Dedications, Mitigation Payments	$37,057,761
TOTAL SOURCES	$44,538,761
Uses of Funds	
Elementary #3	($32,978,807)
NTMS Classroom Addition	($3,322,589)
Non-Capacity Projects:	
School Site, Technology Upgrades, And Board Approved Projects	(8,237,365)
TOTAL USES	($44,538,761)
BALANCE	0

DIERINGER SCHOOL DISTRICT NO. 343

FINANCE PLAN 2023-2029

June 2023

Permanent Capacity Projects		Unsecured Source of Funds			Secured Source of Funds		
	Estimated Cost	Estimated Amt Levy, Bond	Estimated Unrestricted	Impact Fees	Levy, Bond & Amount	Unrestr Amount	Impact Fees
School Site Elem. No. 3	29,945,896	29,632,896	4,000	9,000	0	0	300,000
Total Capacity Projects	29,945,896	29,632,896	4,000	9,000	0	0	300,000
Non-Capacity Projects							
School Site Elem. No. 3	6,355,500	5,604,079	0	0	0	751,421	0
Technology Improvements	8,237,365	3,528,892	10,000	0	4,708,473	0	0
Total Non-Capacity Projects	14,592,865	8,040,827	10,000	0	4,708,473	751,421	0
TOTAL PROJECTS	44,538,761	38,765,867	14,000	9,000	4,708,473	751,421	300,000

DIERINGER SCHOOL DISTRICT NO. 343

Capital Facilities Plan Update, 2023

Capital Facilities Requirements to 2029

Time Period	Student Population	Student Capacity	Net Reserve Or (Deficiency)
2020 Actual	1523.0	1401	(122)
2021-2026 Growth	85.3	433	347.7

Dieringer School District Cost Per Student

(2020 Dollars)

Elementary Schools	Middle Schools	Junior High Schools	High Schools
$57,639	$64,467	NA	NA

School Impact Fee Calculation 6/22							DISTRICT	Dieringer School District				
School Site Acquisition Cost:												
(AcresxCost per Acre /Facility Capacity)x Student Generation Factor												
							Student		Student			
		Facility		Cost/	Facility		Factor		Factor		Cost/	Cost/
		Acreage		Acre	Capacity		SFR		MFR		SFR	MFR
Elementary	#3	12		$529,625	400		0.322		0.172		$5,116	$2,733
Middle							0.13		0.07			
									TOTAL		$5,116	$2,733
School Construction Cost:												
(Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)												
				Facility Cost	Facility Capacity		Student		Student			
							Factor		Factor		Cost/	Cost/
							SFR		MFR		SFR	MFR
Elementary #3				$2,6623,307	400		0.322		0.172		$21,432	$11,448
							0.13		0.07			
NTMS Classroom Addition				$3,322,589	112		0.322		0.172			
							0.13		0.07		$3,857	$2,077
									TOTAL		$25,288	$13,525
Temporary Facility Cost:												
(Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)												
							Student		Student	Cost/		Cost/
		%Temp/		Facility	Facility		Factor		Factor	SFR		MFR
		Total Sq.F		Cost	Size		SFR		MFR			
Elementary						0		0.322	0.172			
Middle						0		0.13	0.07			
									TOTAL		**$0**	**$0**
State Matching Credit:												
Boeckh Index X SPI Square Footage X District Match % X Student Factor												
							Student		Student			
		Boeckh		SPI	District		Factor		Factor	Cost/		cost/
		Index		Footage	Match %		SFR		MFR	SFR		MFR
Elementary												
Middle												
									TOTAL		**$0**	**$0**
Tax Payment Credit:										SFR		MFR
Average Assessed Value 2021										$937,043		$619,841
Capital Bond Interest Rate (est 5/20										0.40%		0.40%
Net Present Value of Average Dwelling										$9,164,187		$6,061,983
										10		10
Property Tax Levy Rate				2023						$1.56		$1.56
		Present Value of Revenue Stream								$14,296		$9,457
		Fee Sumary:					Single		Multiple			
							Family		Family			
		Site Acquistion Costs					$5,116.18		$2,732.87			
		Permanent Facility					$25,288		$13,525			
		Temporary Facility Cost					$0.00		$0.00			
		State Match Credit					$0.00		$0.00			
		Tax Payment Credit					($14,296.13		($9,457)			
		FEE					$16,108		$6,801			
		FEE WITH DISCOUNT OF 50%					$8,054					
		FEE WITH DISCOUNT OF 50%							$3400			

ENVIRONMENTAL CHECKLIST

WAC 197-11-960 Environmental Checklist.

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21 C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." In addition, complete the Supplemental Sheet for nonproject actions (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "prepares," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable
The adoption of a ten-year Capital Facilities Plan by the Dieringer School District. The Comprehensive Plans of Pierce County, City of Auburn and City of Sumner have been and/or will be amended to include the Dieringer School District 2022 Capital Facilities Plan in the Capital Facilities Plan Element of each jurisdiction's Comprehensive Plan. A copy of the District's Plan is available for review in the District Office.

2. Name of applicant:

Dieringer School District No. 343

3. Address and phone number of applicant and contact person:

Dieringer School District No. 343
1320 178th Ave E.
Lake Tapps, WA 98391

Contact Person: Michael Farmer, Superintendent

Telephone: (253) 862-2537

4. Date checklist prepared: June 2, 2023.

5. Agency requesting checklist:

Dieringer School District No. 343

6. Proposed timing or schedule (including phasing, if applicable):

The 2023 Dieringer School District Capital Facilities Plan was adopted on June 20, 2023 and forwarded to Pierce County, Cities of Auburn and Sumner for possible inclusion in each jurisdiction's Comprehensive Plan. The Capital Facilities Plan will be updated annually. Site-specific projects have been or will be subject to project-specific environmental review.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The Capital Facilities Plan reviews the purchase of additional property and the construction of a new elementary school and additional classroom space at the middle school.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The above-referenced projects will undergo environmental review at the time of formal proposal.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal?

If yes, explain.

No.

10. List any government approvals or permits that will be needed for your proposal, if known.

Pierce County and Cities of Auburn and Sumner will review and approve the Capital Facilities Plan for the purposes of impact fee ordinances and will need to adopt the Plan as an amendment to the Capital Facilities Plan element of the Comprehensive Plans of Pierce County and Cities of Auburn and Sumner.

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This is a non-project action. This proposal involves the adoption of the Dieringer School District 2023 Capital Facilities Plan for the purpose of planning the facilities needs of the District and for inclusion in the Capital Facilities Plan element and possible amendment of the Comprehensive Plans for Pierce County, City of Auburn and City of Sumner. A copy of the Capital Facilities Plan may be viewed at the Dieringer School District Office.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The 2023 Capital Facilities Plan will affect the Dieringer School District. The District includes an area of approximately 5.5 square miles. Portions of the City of Auburn and the City of Sumner, and parts of unincorporated Pierce County, fall within the District's boundaries.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, and more than 2/3 of Lake Tapps.

The Dieringer School District is comprised of a variety of topographic land forms and gradients, including all of those listed. Specific topographic characteristics will identified during the planning and permit process for each capital project.

b. What is the steepest slope on the site (approximate percent slope)?

Specific slope characteristics will be identified during the planning and permit process for each capital project.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Specific soil types will be identified during the planning and permit process for each capital project.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Unstable soils may exist within the Dieringer School District. Specific soil limitations on individual project sites will be identified at the time of environmental review.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Individual projects included in the Capital Facilities Plan will be subject to project specific environmental review and local approval at the time of proposal. Proposed grading projects, as well as the purpose, type, quantity, and source of fill materials will be identified as appropriate to each project.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

It is possible that erosion could occur as a result of construction projects currently proposed in the Capital Facilities Plan. Individual projects and their erosion impacts will be evaluated on a site-specific basis. Individual projects will be subject to environmental review and local approval at the time of proposal.

g. About what percent of the site will be covered with impervious project construction (for example, asphalt or buildings?)

Percentage of impervious cover with vary with each capital facilities project and will

be addressed during project-specific environmental review.
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Erosion potential on individual project sites will be addressed during project-specific environmental review. Relevant erosion reduction and control requirements will be met.

2. Air

a. What types of emissions to the air would result from the proposal (ie., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Various emissions, many construction-related, may result from individual projects. Air-quality impacts will be evaluated during project-specific environmental review. Please see the Supplemental Sheet for Nonproject Actions.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Off-site sources and necessary mitigation will be addressed during project-specific environmental review.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Plans for individual projects included in the Capital Facilities Plan have been or will be subject to environmental review and relevant local approval processes, including obtaining of any necessary air quality permits, at the time individual projects are formally proposed. Please see the Supplemental Sheet for Nonproject Actions.

3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There is a network of surface water bodies within the Dieringer School District. The surface water regimes and flow patterns have been or will be researched and incorporated in the design of each individual project.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Some projects may require work near these described waters. Individual projects in the Capital Facilities Plan will be subject to environmental review and local approval requirements at the time the project is formally proposed.

3) Estimate the amount of fill and dredge material that be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Information with respect to placement or removal of fill or dredge material will be addressed at the time of project-specific environmental review. Applicable local regulations have been or will be satisfied.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Any surface water withdrawals or diversions have been or will be addressed during project-specific environmental review.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Each capital facilities project, if located in a floodplain area, will be required to meet applicable local regulations for flood areas.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Specific information regarding discharges of waste materials, if any, will be addressed during project-specific environmental review. Please see the Supplemental Sheet for Nonproject Actions.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Individual projects included in the Capital Facilities Plan may impact ground water resources. Each project will be evaluated during project-specific environmental review. Applicable local regulations have been or will be satisfied. Please see the Supplemental Sheet for Nonproject Actions.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. .; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Impacts of discharged waste material, if any, have been or will be addressed during site-specific, project-level environmental review.

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm \vater) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Individual projects included in the Capital Facilities Plan may have varying storm water runoff consequences. Each project will be subject to environmental review and applicable local regulations.

2) Could waste materials enter ground or surface waters? If so, generally describe.

Individual projects included in the Capital Facilities Plan will have varying environmental impacts and will be subject to appropriate review and local regulations prior to construction. Information regarding waste materials will be presented at the time of such review. Please see the Supplemental Sheet for Nonproject Actions.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Specific measures to reduce or control runoff impacts have been or will be developed on a project-specific basis in cooperation with the appropriate jurisdiction.

4. Plants:

a. Check or circle types of vegetation found on the site:

____ deciduous tree: alder, maple, aspen, other
____ evergreen tree: fir, cedar, pine, other
____ shrubs
____ grass
____ pasture
____ crop or grain
____ wet soil plants: cattail, buttercup, bulrush, skunk cabbage. Other
____ other water plants: water lily, eelgrass, milfoil, other
____ other types of vegetation

There are various vegetative zones within the Dieringer School District. An inventory of species has been or will be produced as part of project-specific environmental review.

b. What kind and amount of vegetation will be removed or altered?

Impacts on vegetation will be determined at the time of project-specific environmental review at the time the project is formally proposed. Please see the Supplemental Sheet for Nonproject Actions.

c. List threatened or endangered species known to be on or near the site.

Specific impacts to these species from individual projects has been or be determined at the time of project proposal and will be addressed during site-specific, project-level environmental review.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Individual projects included in the Capital Facilities Plan will be subject to environmental review and local approval at the time of project proposal.

5. Animals:

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:

_____

mammals: deer, bear, elk, beaver, other:

_____

fish: bass, salmon, trout, perch, crappies, tiger muskies other:

_____

An inventory of species observed on or near sites has been or will be developed during project-specific environmental review.

b. List any threatened or endangered species known to be on or near the site.

Specific impacts to these species from individual projects will be determined at the time of project proposal and will be reviewed in cooperation with the affected jurisdictions.

c. Is the site part of a migration route? If so, explain.

Impacts on migration routes, if any, will addressed during site-specific, project-level environmental review.

d. Proposed measures to preserve or enhance wildlife, if any:

Appropriate measures to preserve or enhance wildlife have been or will be determined at the time of site-specific, project-level environmental review.

6. Energy and Natural Resources:

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The State Board of Education requires a life-cycle cost analysis of all heating,

lighting, and insulating systems prior to allowing specific projects to proceed. Energy needs will be decided at the time of specific engineering and site design planning. Please see the Supplemental Sheet for Nonproject Actions.

b. Would your project affect the potential use of solar energy by adjacent properties? **If** so, generally describe:

Individual projects of this Capital Facilities Plan will be evaluated as to their impact on the solar potential of adjacent projects during environmental review.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Energy conservation measures will be considered at the project-specific design phase and environmental review.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? **If** so, describe.

Please see the Supplemental Sheet for Nonproject Actions.

1) Describe special emergency services that might required.

Please see the Supplemental Sheet for Nonproject Actions.

2) Proposed measures to reduce or control environmental health hazards, if any:

Proposed projects will comply with all current codes, standards, and rules and regulations. Individual projects have been or will be subject to environmental review and local approval at the time of formal submittal.

b. Noise:

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

A variety of noises exist within the Dieringer School District. Specific noise sources have been or will be identified during project-specific environmental review.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Normal construction noises would exist on a short-term basis during school construction. There could be an increase in traffic or operations-related noise

which would be addressed during project specific environmental review. Please see the Supplemental Sheet for Nonproject Actions.

3) Proposed measures to reduce or control noise impacts, if any:

Project noise impacts have been or will be evaluated and mitigated during the project-specific environmental review. Each project is or will be subject to applicable local regulations.

8. Land and Shoreline Use:

a. What is the current use of the site and adjacent properties?

There are a variety of land uses within the Dieringer School District, including residential, commercial, industrial, institutional, utility, agricultural, forestry, open space, recreational, etc.

b. Has the site been used for agriculture? If so, describe.

This question will be addressed during site-specific, project-level environmental review.

c. Describe any structures on the site.

Structures located on proposed sites have been or will be identified and described during project-specific environmental review when appropriate.

d. Will any structures be demolished? If so, what?

Structures to be demolished, if any, will be identified as part of the project-specific environmental review process.

e. What is the current zoning classification of the site?

There are a variety of zoning classifications within the Dieringer School District. Site specific zoning information has been or will be identified during project-specific environmental review.

f. What is the current comprehensive plan designation of the site?

An inventory of comprehensive plan designations has been or will be completed during project-specific environmental review.

g. If applicable, what is the current shoreline master program designation of the site?

Any shoreline master program designations have been or will be identified during project-specific environmental review.

h. Has any part of the site been classified as an "environmentally sensitive"

area? If so, specify.

Environmentally sensitive areas, if any, will be identified during project-specific environmental review.

i. Approximately how many people would reside or work in the completed project?

This information has been or will be provided at the time of project-specific environmental review.

j. Approximately how many people would the completed project displace?

It is not anticipated that proposed projects will displace any people. Displacement of people, if any, will be evaluated during project-specific environmental review.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Individual projects included in the Capital Facilities Plan will be subject to project specific environmental review and local approval at the time the project is formally proposed.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Compatibility of the proposal and specific projects with existing uses and plans have been or will be assessed as part of the comprehensive planning process and during project-specific environmental review.

9. Housing

a. Approximately how many units would be provided if any? Indicate whether high, middle, or low-income housing.

No housing units would be provided.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Any impact of project proposals on existing housing have been or would be evaluated during project-specific environmental review procedures.

c. Proposed measures to reduce or control housing impacts, if any:

Measures to reduce or control any housing impacts have been or will be addressed during site-specific, project-level environmental review.

10. Aesthetics:

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Aesthetic impacts have been or will be determined at the time of site-specific, project-level environmental review.

b. What views in the immediate vicinity would be altered or obstructed?

Aesthetic impacts have been or will be determined at the time of site-specific, project-level environmental review.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Appropriate measures to reduce or control aesthetic impacts have been or will be determined at the time of project-specific environmental review.

11. Light and Glare:

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Light or glare impacts have been or will be determined at the time of project-specific environmental review.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Light or glare impacts have been or will be determined at the time of the project-specific environmental review.

c. What existing off-site sources of light or glare may affect your proposal?

Off-site sources of light or glare have been or will be evaluated at the time of project specific environmental review.

d. Proposed measures to reduce or control light and glare impacts, if any:

Mitigation of light and glare impacts have been or will be addressed during project specific environmental review.

12. Recreation:

a. What designated and informal recreational opportunities are in the immediate vicinity?

There are a variety of formal and informal recreational facilities within the Dieringer School District.

b. Would the proposed project displace any existing recreational uses? If so, describe.

Recreational impacts have been or will be addressed during project specific environmental review. Projects in the Capital Facilities Plan may enhance recreational opportunities and uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Any adverse effects on recreation stemming from individual project proposals have been or will be subject to mitigation during the environmental review procedure. A school site usually provides recreational facilities to the community in the form of additional play fields and gymnasiums.

13. Historic and Cultural Preservation:

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

The existence of historic and cultural resources will be determined at the time of project-specific environmental review.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

An inventory of historical sites has been or will be conducted as part of project specific environmental review.

c. Proposed measures to reduce or control impacts, if any:

Appropriate measures have been or will be proposed on a project-specific basis.

14. Transportation:

a. Identify public streets and highways serving the site and describe proposed access to the existing street system. Show on site plans, if any.

Impact on public streets and highways has been or will be assessed during project specific environmental review.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The relationship between specific projects and public transit has been or will be assessed during project-specific environmental review.

c. How many parking spaces would the completed project have? How many would the project eliminate?

An inventory of parking spaces and the impacts of specific projects on parking spaces has been or will be conducted during project-specific environmental review.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

The development of new schools may require new access roads or streets. This issue will be fully addressed during project-specific environmental review.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Use of water, rail or air transportation has been or will be addressed during site specific, project-level environmental review.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Each project proposal has been or will be separately evaluated as to traffic impacts.

g. Proposed measures to reduce or control transportation impacts, if any:

Mitigation of impacts on transportation has been or will be addressed during project specific environmental review.

15. Public Services:

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

The District does not anticipate that the projects identified in the Capital Facilities Plan will substantially increase the need for other public services. Impacts have been or will be evaluated on a project-specific basis.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Schools are built with automatic security systems, fire alarms, smoke alarms, heat sensors and sprinkler systems.

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Utilities available at project sites have been or will be identified during project specific environmental review.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Utility revisions and construction needs will be identified during project-specific environmental review.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:

Michael Farmer

Date Submitted: June 2, 2023

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

   To the extent this Plan makes it more likely that school facilities will be constructed, and/or renovated or remodeled, some of these environmental impacts will be more likely. Additional impermeable surfaces, such as roofs, parking lots, sidewalks, access roads and playgrounds will increase storm water runoff, which could enter surface or ground water. Emissions to air could result from heating systems, emergency generators and other equipment, and from additional car and bus trips to and from the school for students and faculty. Any emissions resulting from this Plan should not require the production, storage, or release of toxic or hazardous substances, with the possible exception of storage of diesel fuel or gasoline for emergency generating equipment. Noise may result from additional traffic and from concentrating several hundred children at a new facility, especially before and after school and during recesses.

   To the extent this proposal allows additional residential development to occur, these impacts would also increase somewhat, but it is not possible to quantify those impacts at this time. The impacts would depend on the type, location and distribution of housing, for example, whether single or multiple family and the location of the school.

Proposed measures to avoid or reduce such increases are:

Facilities implementing the Plan have been or will be evaluated at the project specific level and impacts will be mitigated accordingly. Storm water detention and runoff will meet applicable County and/or City requirements and, depending on the date of actual construction, may be subject to a National Pollutant Discharge Elimination

System ("NPDES") permitting requirements. Discharges to air will be minimal, and will meet any applicable requirements of the Puget Sound Air Pollution Control Authority. Fuel oil will be stored according to local and state requirements.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The Plan itself will have no impact on these elements of the environment. Depending on the particular site, construction of facilities may require clearing sites of plants and loss of animal habitat. To the extent residential development is allowed, additional area may be cleared and eliminated as habitat for animals. There are not likely to be any impacts on fish or marine life, although some water quality degradation in streams and rivers could occur due to increased residential development. These impacts have been or will be addressed in more detail during project-specific environmental review when appropriate.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Individual projects will be evaluated and mitigated appropriately on a project-specific basis, but specific mitigation proposals cannot be identified at this time.

3. How would the proposal be likely to deplete energy or natural resources?

Any actual projects resulting from this Plan would consume heating fuel and electrical energy. Increased traffic resulting from the construction of additional facilities would consume petroleum based fuels. Reduced traffic resulting from construction of another neighborhood school may also reduce amounts of fuel consumed, but it is not possible to quantify such reduction in consumption at this time. These impacts have been or will be addressed in more detail during project-specific environmental review when appropriate.

Proposed measures to protect or conserve energy and natural resources are:

Facilities would be constructed in accordance with applicable energy efficiency standards.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The Plan and facilities constructed pursuant to the Plan should have no impact on these resources. It is not possible to predict whether other development made possible by this Plan would affect sensitive areas.

Proposed measures to protect such resources or to avoid or reduce impacts are:

No specific measures are being proposed at this time. Appropriate measures have been or will be proposed during project-specific review. Annual updates of this Plan

will be coordinated with Pierce County, City of Auburn and City of Sumner as part of the Growth Management Act process, one of the purposes of which is to protect environmentally sensitive areas. To the extent the School District's facilities planning process is part of the overall growth management planning process, these resources are more likely to be protected.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

   The Plan will not have any impact on land or shoreline use that is incompatible existing comprehensive plans, land use codes, or shoreline management plans.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None are proposed at this time. Actual facilities constructed to implement the Plan will be sited and constructed to avoid or reduce land use impacts.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

   This proposal should not create substantial new demands for transportation. The projects included in the Capital Facilities Plan may create an increase in traffic near new District facilities but also reduce traffic by creating the opportunity for more students to walk to a closer school. The construction of the facilities included in the Capital Facilities Plan may result in minor increases in the demand for public services and utilities, such as fire and police protection, and water, sewer, and electric utilities. None of these impacts are likely to be significant. The impacts on transportation and public services and utilities of the projects included in the Capital Facilities Plan will be addressed during project-level review when appropriate.

Proposed measures to reduce or respond to such demand(s) are:

No measures to reduce or respond to such demands are proposed at this time.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

   The Dieringer School District Capital Facilities Plan will not conflict with any laws or requirements for the protection of the environment.

DRAFT - DETERMINATION OF NONSIGNIFICANCE

for

Dieringer School District No. 343
2023 Capital Facilities Plan

Issued with a 14-day comment and appeal period

Description of Proposal:

This threshold determination analyzes the environmental impacts associated with the following actions, which are so closely related to each other that they are in effect a single action:

1. The adoption of the Dieringer School District Amended 2023 Six-Year Capital Facilities Plan by the Dieringer School District for the purposes of planning for the facilities needs of the District.

2. The amendment of the Pierce County Comprehensive Plan to include the Dieringer School District Amended 2023 Capital Facilities Plan as a part of the Capital Facilities Plan Element of the Pierce County Comprehensive Plan.

3. The amendment of the Comprehensive Plan of the City of Auburn to include the Dieringer School District's Amended 2023 Capital Facilities Plan as part of the Capital Facilities Plan Element of the Comprehensive Plans of the City of Auburn.

4. The amendment of the Comprehensive Plan of the City of Sumner to include the Dieringer School District's Amended 2023 Capital Facilities Plan as part of the Capital Facilities Plan Element of the Comprehensive Plans of the City of Sumner.

Proponent: Dieringer School District No. 343

Location of the Proposal:

The Dieringer School District includes an area of approximately 5.5 square miles. Portions of the cities of Auburn and Sumner fall within the District's boundaries, as do parts of unincorporated Pierce County.

Lead Agency:

Dieringer School District No. 343 is the lead agency pursuant to WAC 197-11-926.

The lead agency for this proposal has determined that the proposal does not pose a probable significant adverse impact to the environment. An environmental impact statement (EIS) is not required under RCW 43.21 C.030 (2) (c). This decision was made after a review of the completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the date of issue. Comments must be submitted by 4:00 p.m., June 20, 2023. The responsible official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. If the DNS is retained, it will be final after the expiration of the comment deadline.

Responsible Official:

Michael Farmer
Superintendent
Dieringer School District No. 343

Telephone: (253) 862-2537

Address: 1320 178th Ave E.
Lake Tapps, Washington 98391

Appeals of this determination are governed by Board Policy No. 6890 which can be obtained from Mr. Michael Farmer, Superintendent, Dieringer School District No. 343, 1320 178th Ave E., Lake Tapps, Washington 98391 and pursuant to WAC 680 and RCW 43.21 C.075.

Date of Issue: June 2, 2023

Date Published June 5, 2023

POLICY/TEXT AMENDMENT (P/T) #3
INCORPORATE FEDERAL WAY PUBLIC SCHOOLS
#210, 2024 CAPITAL FACILITIES PLAN

October 3rd , 2023

Dear Auburn Planning Commission

Thank you for providing this opportunity to share our Capital Facilities Plan (attached) information.

Some highlights of our plan are:

Our current 2017 Capital Bond Projects are nearing completion. Currently, we have 7 new schools that are fully occupied and provide additional capacity for Federal Way Public Schools.

Our Elementary Projects (Mirror Lake, Lake Grove and Wildwood) are in their 3rd year being occupied as is our High School Project (Thomas Jefferson HS).

Lake Grove, Mirror Lake and Wildwood Elementary

Mirror Lake Elementary

Lake Grove Elementary

Wildwood Elementary

Wildwood Elementary–
Full Occupancy January 2021
Lake Grove Elementary–
Full Occupancy February 2021
Mirror Lake Elementary–
Full Occupancy August 2021

FEDERAL WAY
PUBLIC SCHOOLS

Our combined Middle School and elementary project (Evergreen MS & Star Lake Elem) is fully occupied with both schools for the second year.

Additionally, this year we opened the brand new Olympic View K-8 facility.Finally, we broke ground on the new Illahee MS project which is scheduled to be completed for occupancy in Winter of 2024/2025. All of these schools were built or are being built for added permanent capacity with a goal of eliminating students housed in portables.

There are two primary considerations when developing the Plan. First, what is anticipated enrollment over the six-year planning period? Second, what is the existing seating capacity's ability to accommodate the desired instructional program and anticipated enrollment?

Projected Enrollment:

Enrollment projections are a key assumption in the development of the Capital Facilities Plan and the basis for calculating impact fees. Our District, like most nationwide, experienced anomalous enrollment impacts as a result of the COVID-19 pandemic. The unusual nature of the enrollment declines nationwide due to COVID must be recognized as a data outlier and that projections for future enrollment are being influenced by the highly unusual event.

Current Enrollment
While the last few years have produced significant COVID-related declines in enrollment, the District is beginning to see a bounce back of enrollment. As provided below, our preliminary count for October is 21,168 a .97% increase over the 2022-23 school year. This places the District roughly 168 students above projections for the start of the year.

Capacity
The voter-approved 2017 Bond issue provided authorization to rebuild and increase capacity. As a result, the number of students served in portables has reduced to 2.41%.

As our enrollment has continued to rebound after COVID, we are projecting an increase at our high schools resulting in a need for additional capacity.

The District continues to believe that school impact fees play an important part in supporting commitments to taxpayers and for providing adequate classroom space to support our scholars.

On behalf of Superintendent Dr. Dani Pfeiffer and the Federal Way School Board of Directors, Federal Way Public Schools submits this updated 2024 CFP. The current planning data shows a need at the high school level, we are asking for an impact fee of $6998 on multi-family residential construction within our school system which will result in even more scholar enrollment.

Sincerely,

Michael Swartz
Executive Director of Capital Projects
Mobile-253-391-9243

Rob Bryant
Chief Finance and Operations Officer
253-397-0931

July 14, 2023

Jeff Dixon
Planning Services Manager
City of Auburn
25 West Main Street
Auburn WA 98001-4998

Dear Mr. Dixon,

On behalf of Dr. Pfeiffer, Superintendent of Federal Way Public Schools, please find attached a copy of the Federal Way Public Schools' 2024 Capital Facilities Plan.

Federal Way Schools' Board of Education Resolution No. 2023-16 (also attached) directs the Superintendent to submit the adopted Federal Way Public Schools' 2024 Capital Facilities Plan to the City of Auburn.

The plan was adopted by the Federal Way Public School District Board of Directors on June 27, 2023 and includes documentation and calculation of impact fees. We respectfully request the City of Auburn to retain the 2023 impact fee at $0 for each single-family development and increase the impact fee to $6,998 for each multi-family development unit.

The expenditure report for the 2023 calendar year is also attached.

If you have any questions please contact Jen Thomas at (253)945-2071 or by email at jthomas@fwps.org.

Sincerely,

Jeri Carlson

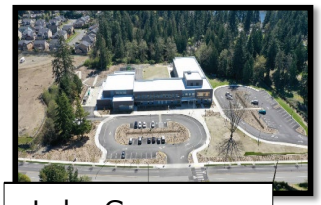
Jeri Carlson
Executive Director of Business Services
Federal Way Public Schools
jcarlson@fwps.org
(253)945-2045

CC: Dr. Dani Pfeiffer, Superintendent
Marla Newton, Deputy Superintendent
Michael Swartz, Executive Director of Capital Projects
Jennifer Thomas, Student & Demographic Forecaster

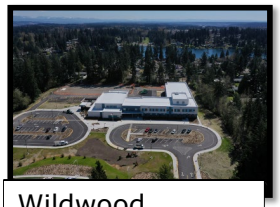
Attachments: 3

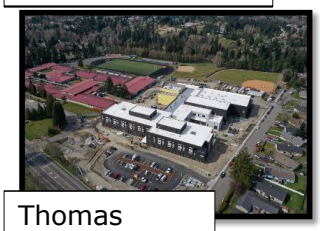
FEDERAL WAY
PUBLIC SCHOOLS
Each Scholar: A voice. A dream. A **BRIGHT** future.

2024 CAPITAL FACILITIES PLAN


Lake Grove Elementary

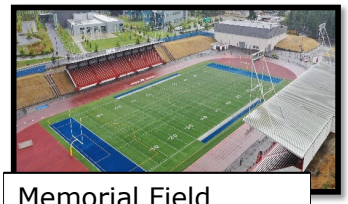
Mirror Lake Elementary


Wildwood Elementary


Thomas Jefferson High School

Star Lake Elementary & Evergreen Middle School

Olympic View K-8


Memorial Field Renovation

Illahee Middle School

Federal Way District No. 210
Federal Way, Washington

Adopted: June 27, 2023
Resolution No: 2023-16

The Federal Way School District No. 210 hereby provides this Capital Facilities Plan documenting present and future school facility requirements of the District. The plan contains all elements required by the Growth Management Act and King County Council Ordinance 21-A.

FEDERAL WAY PUBLIC SCHOOLS
2024
CAPITAL FACILITIES PLAN

May 12, 2023

BOARD OF EDUCATION

Trudy Davis, President
Dr. Jennifer Jones, Vice President
Luckisha Phillips, Legislative Representative
Quentin Morris, WIAA Representative
Hiroshi Eto

SUPERINTENDENT

Dr. Dani Pfeiffer

Prepared by: Ty Bergstrom, Chief Finance & Operations Officer, Interim
Sally McLean, Facilitator
Michael Swartz, Executive Director of Capital Projects
Jennifer Thomas, Student & Demographic Forecaster

TABLE OF CONTENTS

	TABLE OF CONTENTS	1
	INTRODUCTION	2-3
SECTION 1	THE CAPITAL FACILITIES PLAN	
	Introduction	4
	Inventory of Educational Facilities	5
	Inventory of Non-Instructional Facilities	6
	Needs Forecast - Existing Facilities	7
	Needs Forecast - New Facilities	8
	Six Year Finance Plan	9-10
SECTION 2	MAPS	
	Introduction	11
	Map – City and County Jurisdictions	12
SECTION 3	SUPPORT DOCUMENTATION	
	Introduction	13
	Building Capacities	14-16
	Portable Locations	17-18
	Student Forecast	19-22
SECTION 4	KING COUNTY, CITY OF FEDERAL WAY, AND CITY OF KENT IMPACT FEE CALCULATIONS	
	Introduction	23
	Capacity Summaries	24-28
	Impact Fee Calculations	29-31
	Student Generation Rates	32
	Impact Fee Changes from 2023 to 2024	33

INTRODUCTION

In response to the requirements of the State of Washington Growth Management Act (SHB) 2929 (1990) and ESHB 1025 (1991)), and under the School Impact Fee Ordinances of King County Code 21A, City of Federal Way Ordinance No. 95-249 effective December 21, 1995 as amended, City of Kent Ordinance No.4278 effective June 2018, revised December 2021, and the City of Auburn Ordinance No. 5078 effective 1998, Federal Way Public Schools has updated its Capital Facilities Plan as of May 2023.

This plan will be submitted for consideration to each of the jurisdictions located with the Federal Way Public Schools' service area: King County, the City of Kent, City of Federal Way and the City of Auburn and is incorporated in the Comprehensive Plans of each jurisdiction by reference. This plan is requested to be included in the Facilities Plan element of the Comprehensive Plans of each jurisdiction. To date, the City of Des Moines has not adopted a school impact fee ordinance. The City of Des Moines collects school impact fees as part of the SEPA process. Discussions with the City of Milton to adopt an ordinance for school impact fees for parcels located within the Federal Way School District's service area is in process.

The Growth Management Act requires the County to designate Urban Growth areas within which urban growth can be encouraged. The Growth Management Planning Council adopted and recommended to the King County Council for Urban Growth Area Line Maps with designations for urban centers. A designation was made within the Federal Way planning area, which encompasses Federal Way Public Schools boundaries. King County will encourage and actively support the development of Urban Centers to meet the region's need for housing, jobs, services, culture, and recreation. This Plan's estimated population growth is prepared with this underlying assumption.

This Capital Facilities Plan will be used as documentation for any jurisdiction, which requires its use to meet the needs of the Growth Management Act. This plan is not intended to be the sole planning tool for all of the District needs. The District may prepare interim plans consistent with Board policies or management need.

Currently Federal Way Public Schools is nearing the end of Phase 2 Bond projects supporting school expansion and replacement as authorized by the voters in 2017. Prior to the passage of the Phase 2 Bond the District formed a 100 member Facilities Planning Committee consisting of parents, community members and staff. This Committee was tasked with developing a recommendation to the Superintendent regarding Phase 2 of the District's plan for school construction, remodeling, and/or modernization for voter consideration in November 2017. The voters passed this $450M bond authorization with a 62% YES vote reflecting a commitment to invest in the modernization of our infrastructure. As of today, the District has completed Thomas Jefferson High School, Evergreen Middle School, Lake Grove Elementary, Mirror Lake Elementary, Star Lake Elementary, and Wildwood Elementary. Additionally, Olympic View K-8 is scheduled to open in Fall of 2023. Illahee Middle school is at the end of the Design Phase and set for Construction beginning June 2023. Finally, Memorial Field is under construction with completion target of Fall 2023.

INTRODUCTION, continued

The rebuilding of the schools has and will continue create additional capacity for students at the elementary and high school levels.

The District continues to monitor factors that may have an impact on enrollment and capacity at our schools, including new single-family and multi-family residential developments and any impacts due to the COVID-19. In accordance with the McCleary decision, the State has provided funding to reduce K-3 class size to 17 and 4-12 class size to 25. Beginning in 2019-20 the legislature expected compliance with this funding adding pressure to the need for elementary capacity. In response to this need the district has acquired a commercial building to renovate into classrooms to provide permanent additional capacity.

The COVID-19 pandemic negatively affected brick and mortar enrollment in recent years, as well as increased enrollment in the Internet Academy. However, the district's 2022-23 enrollment was higher than projected and has continued to grow throughout the current school year. As we move farther away from the effects of COVID-19, we expect to see continued enrollment growth, especially considering the City of Federal Way's plans to increase housing in the downtown core in conjunction with Sound Transit's Link Light Rail development.

The District has increased capacity at the elementary level over the past several years and shows no unhoused scholars based on the six-year enrollment projections (even with projected growth at that level). The 2024 Capital Facilities Plan does reflect growth at the high school level over the six-year planning period and, with the recent addition at Thomas Jefferson High School and the addition of portable facilities, the District is able to house new scholars at the high school level. As a result, school impact fees are appropriate to assist in offsetting costs of adding increased instructional spaces.

SECTION 1 - THE CAPITAL FACILITIES PLAN

The State Growth Management Act requires that several pieces of information be gathered to determine the facilities available and needed to meet the needs of a growing community.

This section provides information about current facilities, existing facility needs, and expected future facility requirements for Federal Way Public Schools. A Financial Plan that shows expected funding for any new construction, portables and modernization listed follows this.

INVENTORY OF EDUCATIONAL FACILITIES

ELEMENTARY SCHOOLS (K-5)			
Adelaide	1635 SW 304th St	Federal Way	98023
Brigadoon	3601 SW 336th St	Federal Way	98023
Camelot	4041 S 298th St	Auburn	98001
Enterprise	35101 5th Ave SW	Federal Way	98023
Green Gables	32607 47th Ave SW	Federal Way	98023
Lake Dolloff	4200 S 308th St	Auburn	98001
Lake Grove	303 SW 308th St	Federal Way	98023
Lakeland	35827 32nd Ave S	Auburn	98001
Mark Twain	2450 S Star Lake Rd	Federal Way	98003
Meredith Hill	5830 S 300th St	Auburn	98001
Mirror Lake	625 S 314th St	Federal Way	98003
Nautilus (K-8)	1000 S 289th St	Federal Way	98003
Olympic View (K-8)	2626 SW 327th St	Federal Way	98023
Panther Lake	34424 1st Ave S	Federal Way	98003
Rainier View	3015 S 368th St	Federal Way	98003
Sherwood Forest	34600 12th Ave SW	Federal Way	98023
Silver Lake	1310 SW 325th Pl	Federal Way	98023
Star Lake	26812 40th Ave S, Bldg.B	Kent	98032
Sunnycrest	24629 42nd Ave S	Kent	98032
Twin Lakes	4400 SW 320th St	Federal Way	98023
Valhalla	27847 42nd Ave S	Auburn	98001
Wildwood	2405 S 300th St	Federal Way	98003
Woodmont (K-8)	26454 16th Ave S	Des Moines	98198
MIDDLE SCHOOLS (6-8)			
Federal Way Public Academy (6-10)	34620 9th Ave S	Federal Way	98003
Illahee	36001 1st Ave S	Federal Way	98003
Kilo	4400 S 308th St	Auburn	98001
Lakota	1415 SW 314th St	Federal Way	98023
Sacajawea	1101 S Dash Point Rd	Federal Way	98003
Sequoyah	3450 S 360th ST	Auburn	98001
Evergreen	26812 40th Ave S, Bldg.A	Kent	98032
TAF @ Saghalie (6-12)	33914 19th Ave SW	Federal Way	98023
HIGH SCHOOLS (9-12)			
Decatur	2800 SW 320th St	Federal Way	98023
Federal Way	30611 16th Ave S	Federal Way	98003
Thomas Jefferson	4248 S 288th St	Auburn	98001
Todd Beamer	35999 16th Ave S	Federal Way	98003
Career Academy at Truman	31455 28th Ave S	Federal Way	98003
ADDITIONAL SCHOOLS			
Internet Academy (K-12)	31455 28th Ave S	Federal Way	98003
Employment Transition Program (12+)	33250 21st Ave SW	Federal Way	98023
Federal Way Open Doors	31455 28th Ave S	Federal Way	98003
ES24 (Former DeVry Property) (K-8)	3600 S 344th Way,	Federal Way	98001

CURRENT INVENTORY NON-INSTRUCTIONAL FACILITIES

Developed Property

Central Kitchen	1214 S 332nd St	Federal Way	98003
Federal Way Memorial Field	1300 S 308th St	Federal Way	98003
Educational Services Center	33330 8th Ave S	Federal Way	98003
Support Services Center	1211 S 332nd St	Federal Way	98003

Leased Property

Early Learning Center at Uptown Square	1066 S 320th St	Federal Way	98003

Undeveloped Property

Site #	Location
75	SW 360th Street & 3rd Avenue SW – 9.2 Acres
65	S 351st Street & 52nd Avenue S – 8.8 Acres
60	E of 10th Avenue SW - SW 334th & SW 335th Streets - 10.04 Acres
73	N of SW 320th and east of 45th PL SW – 23.45 Acres
71	S 344th Street & 46th Avenue S - 17.47 Acres
82	1st Way S and S 342nd St – Minimal acreage
96	S 308th St and 14th Ave S – .36 Acres

Notes:

Not all undeveloped properties are large enough to meet school construction requirements. Properties may be traded or sold depending on what locations are needed to house students in the District.

NEEDS FORECAST - EXISTING FACILITIES

PHASE	EXISTING FACILITY	FUTURE NEEDS	ANTICIPATED SOURCE OF FUNDS
As needed	Purchase and Relocate Portables	Interim Capacity	Anticipated source of funds is Impact Fees.
II	Thomas Jefferson High School	Replaced Existing Building, Increased Capacity	Voter Approved Capital bond
II	Illahee Middle School	Replace Existing Building	Voter Approved Capital bond
II	Evergreen Middle School	Replaced Existing Building	Voter Approved Capital bond
II	Lake Grove Elementary	Replaced Existing Building, Increased Capacity	Voter Approved Capital bond
II	Mirror Lake Elementary	Replaced Existing Building, Increased Capacity	Voter Approved Capital bond
II	Olympic View K-8 School	Replaced Existing Building, Increased Capacity	Voter Approved Capital bond
II	Star Lake Elementary	Replaced Existing Building, Increased Capacity	Voter Approved Capital bond
II	Wildwood Elementary	Replace Existing Building, Increase Capacity	Voter Approved Capital bond
II	Memorial Stadium	Replace Existing Facility	Voter Approved Capital bond
II	ES24 (DeVry Property)	Temp Swing School Increase Capacity	SCAP and K-3 Class size reduction funding
III	Mark Twain Elementary	Replace Existing Building, Increase Capacity	TBD, pending SCAP funding
III	Decatur High School	Replace Existing Building, Increase Capacity	TBD
III	Kilo Middle School	Replace Existing Building	TBD
III	Sacajawea Middle School	Replace Existing Building	TBD
III	Adelaide Elementary	Replace Existing Building, Increase Capacity	TBD
III	Brigadoon Elementary	Replace Existing Building, Increase Capacity	TBD
III	Camelot Elementary	Replace Existing Building, Increase Capacity	TBD
III	Lake Dolloff Elementary	Replace Existing Building, Increase Capacity	TBD
III	Nautilus K-8 School	Replace Existing Building, Increase Capacity	TBD
III	Twin Lakes Elementary	Replace Existing Building, Increase Capacity	TBD
III	Woodmont K-8 School	Replace Existing Building, Increase Capacity	TBD

NEEDS FORECAST - ADDITIONAL FACILITIES

NEW FACILITY	LOCATION	ANTICIPATED SOURCE OF FUNDS

FWPS has leased a portion of the Truman Campus property to Region X and Puget Sound Education Service District. Region X and PSESD built a Head Start building on this property which has served Federal Way 3- and 4-year-olds for the last twenty years. In the recent re-competition, the federal funding for a Head Start program at this location was lost. Subsequently the District has been using this facility for a state-funded Early Childhood Education (ECEAP) program and is currently in negotiations to secure title to the building. The building will only be available for preschool activities.

FWPS is also concluding negotiations with King County Metro to secure the Redondo Park & Ride site for the relocation of Mark Twain Elementary school, which has been impacted by the construction of Sound Transit's Federal Way Link Extension. Construction of a replacement school is slated to be part of the next school construction bond, or Phase 3.

Six Year Finance Plan

Secured Funding

Sources	
Impact Fees (1)	$142,000
Land Sale Funds (2)	($3,820,000)
Bond or Levy Funds (3)	$80,798,000
K3-Class Size Reduction (4)	$11,692,000
School Construction Assistance Program (SCAP) (5)	$73,877,000
TOTAL	**$162,689,000**

Projected Revenue

Sources	
School Construction Assistance Program (SCAP) (6)	$22,300,000
K-3 Class Size Reduction (7)	$486,000
Bond Funds (8)	$0
Land Fund Sales (9)	$0
Impact Fees (10)	$3,500,000
TOTAL	**$26,286,000**

Total Secured Funding and Projected Revenue	**$188,975,000**

Actual and Planned Expenditures

NEW SCHOOLS	Estimated and Prior Years	Budget 2023-24	2024 2024-2025	2025 2025-2026	2026 2026-2027	2027 2027-2028	2028 2028-2029	2029 2029-2030	Total 2023-2030	Total Cost
MODERNIZATION AND EXPANSION										
Lake Grove Elementary (11)	**$39,500,000**								$0	**$39,500,000**
Mirror Lake Elementary (11)	**$41,800,000**								$0	**$41,800,000**
Star Lake Elementary (11)	**$38,838,000**								$0	**$38,838,000**
Wildwood Elementary (11)	**$40,900,000**								$0	**$40,900,000**
Olympic View K-8 School (11)	**$47,450,000**								$0	**$47,450,000**
Thomas Jefferson High School (11)	**$124,787,000**								$0	**$124,787,000**
Evergreen Middle School (11)	**$66,129,000**								$0	**$66,129,000**
Illahee Middle School (11)	**$27,848,000**	$50,843,000	$9,309,000						$60,152,000	**$88,000,000**
Memorial Stadium (11)	**$28,821,000**	$2,979,000							$2,979,000	**$31,800,000**
									$0	**$0**
									$0	**$0**
SITE ACQUISITION										
Former DeVry/ES 24 (12)	**$27,470,000**	$1,421,000	$1,423,000	$1,422,000	$1,424,000	$1,422,000	$1,423,000		$8,535,000	**$36,005,000**
TEMPORARY FACILITIES										
Portables (13)	**$3,500,000**	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$3,500,000	**$7,000,000**
TOTAL	**$487,043,000**	**$55,743,000**	**$11,232,000**	**$1,922,000**	**$1,924,000**	**$1,922,000**	**$1,923,000**	**$500,000**	**$75,166,000**	**$562,209,000**

SIX YEAR FINANCE PLAN, CON'T

NOTES:

1. These fees are currently being held in a King County, City of Federal Way, City of Auburn, and City of Kent impact fee account, and will be available for use by the District for system improvements. This is yearend balance on 12/31/22.
2. This is yearend balance on 12/31/22.
3. This is the 12/31/22 balance of bond funds and capital levy funds. This figure includes interest earnings.
4. This represents the K3-CSR revenue received but not spent as of 12/31/2022.
5. This represents the balance of SCAP funding but no spent as of 12/31/2022.
6. This is anticipated SCAP for the future projects authorized by the voters in 2017.
7. This is the remaining K-3 Class size reduction grant revenue.
8. In November 2017, the District passed a $450M bond measure. The amount included in the finance plan is for projects that will create additional capacity. Only the costs associated with increasing capacity are included in school impact fee calculations.
9. There are no projected sale of surplus properties.
10. In this current plan, there are no projected impact fees.
11. Project budgets are updated as of December 2022. The budget for Illahee Middle School is still being updated.
12. A former private university campus located in Federal Way was purchased in 2019 to provide up to 43 additional permanent elementary classrooms. Prior to creating new permanent capacity this location will be used as a temporary housing. These costs are excluded from impact fee calculations.
13. These fees represent the cost of purchasing and installing new portables. The portable expenditure in future years may replace existing portables that are not functional. These may not increase capacity and are not included in the capacity summary.

SECTION 2 - MAPS

As of September 2023, Federal Way Public Schools has twenty elementary schools (grades K-5), three schools with a K-8 grade configuration, six middle school schools (grades 6-8), four high schools (grades 9-12) and four small secondary schools. The Federal Way Public Academy serves students in grades 6-10. The programs at Open Doors and Career Academy at Truman High School serves students in grades 9-12. In addition to these programs, TAF@Saghalie serves students in grades 6-12 who reside within the service area and the Employment and Transition Program (ETP) at the Norman Center serves 18–21-year-old scholars.

The Growth Management Act requires that a jurisdiction evaluate if the public facility infrastructure is in place to handle new housing developments. In the case of most public facilities, new development has its major impact on the facilities immediately adjacent to that development. School districts are different. If the district does not have permanent facilities available, interim measures must be taken until new facilities can be built or until boundaries can be adjusted to match the population changes to the surrounding facilities.

It is important to realize that a single housing development does not require the construction of a complete school facility. School districts are required to project growth throughout the district and build or adjust boundaries based on growth throughout the district, not just around a single development.

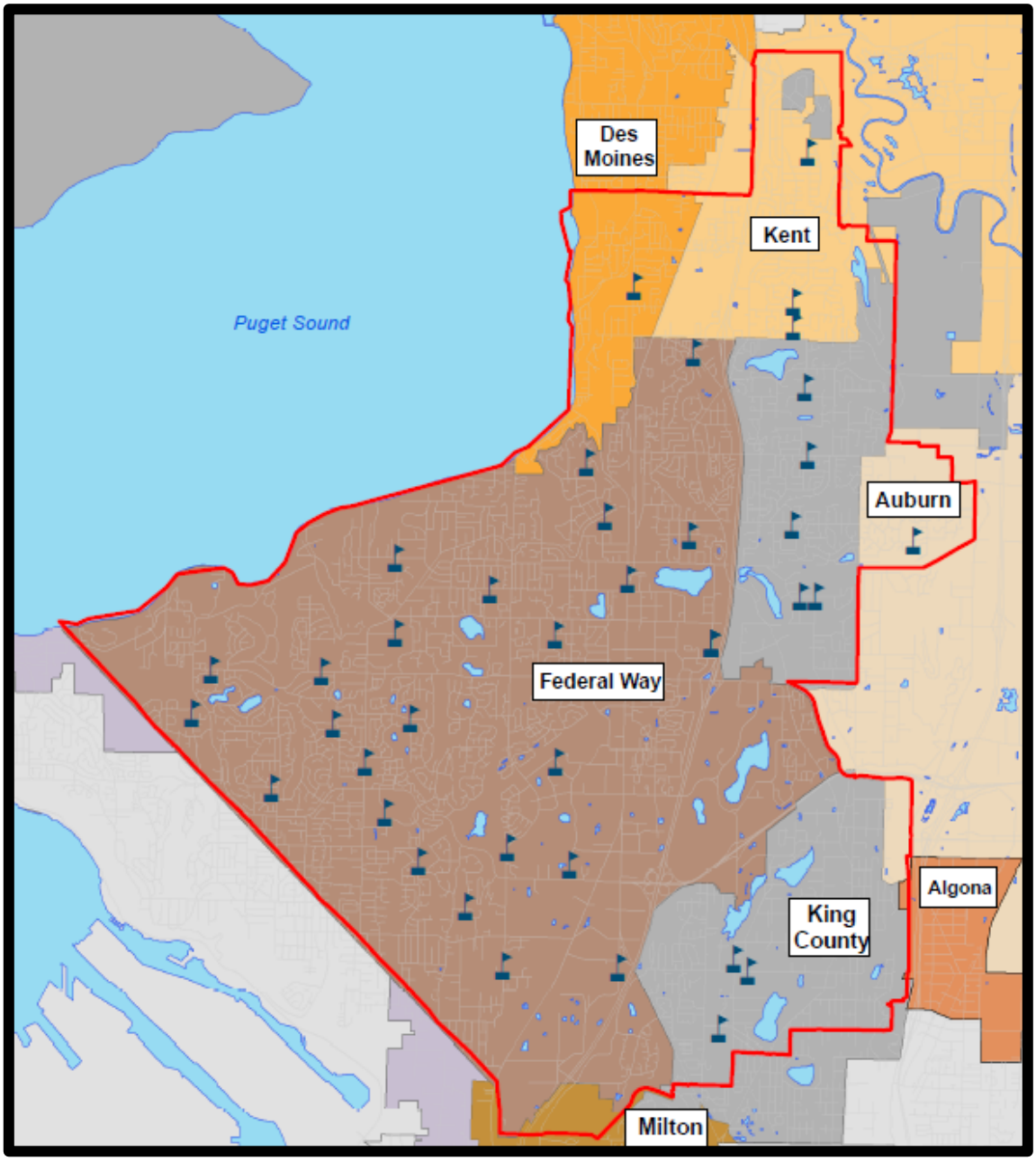
Adjusting boundaries requires careful consideration by the district and is not taken lightly. It is recognized that there is a potential impact on students who are required to change schools. Boundary adjustments impact the whole district, not just one school.

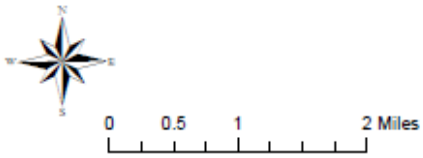
The final map included represents the city and county boundaries which overlap with the district's service areas.

- City of Algona
- City of Auburn
- City of Des Moines
- City of Federal Way
- City of Kent
- City of Milton
- Unincorporated King County

MAP – CITY AND COUNTY JURISDICTIONS

FEDERAL WAY
PUBLIC SCHOOLS
Each Scholar: A voice. A dream. A **BRIGHT** future.





City and County Jurisdictions

FWPS boundaries is 100% Urban Growth Area

SECTION 3 - SUPPORT DOCUMENTATION

Building Capacities - The Education Program

Portable Locations

Student Forecast – 2023 through 2029

BUILDING CAPACITIES

This Capital Facilities Plan establishes the District's "standard of service" in order to ascertain the District's current and future capacity. The Superintendent of Public Instruction establishes square footage guidelines for capacity, but these guidelines do not take into consideration the education program needs.

In general, the District's current target class size provides that the average class size for a standard classroom for grades K through 3 should be 17 students to comply with current legislation. In grades 4-5 the target is 25 students. For grades 6 to 12 the target class size is 26 students. Classrooms for students with Individualized Education Program (Special Education) needs are calculated at 12 seats per classroom.

Historically, the District has used the OSPI square footage calculation as a baseline for capacity calculation and made adjustments for specific program needs. The District will continue to use this calculation for determining capacity at our middle and high schools. However, for elementary school capacity will be calculated based on the number of classroom spaces and the number of students assigned to each classroom.

Class Size Guidelines	FWPS Historical "Standard of Service"	HB2661/SHB2776 Enacted Law	Square Footage Guideline
Kindergarten	18.9	17	25-28
Grades 1-2	18.9	17	25-28
Grade 3	18.9	17	28
Grades 4-5	25	25	28
Grades 6-12	26	26	28

For the purposes of determining student capacity at individual schools, the following list clarifies adjustments to classroom spaces and the OSPI calculation.

Special Education Resource Rooms:
Each middle school requires the use of a standard classroom(s) for special education students requiring instruction to address specific disabilities.

English as a Second Language Programs:
Each middle school and high school require the use of a standard classroom for students learning English as a second language.

Middle School Computer Labs:
Each middle school has computer labs, except Evergreen Middle School. Wireless access has been installed at all secondary schools. If additional classroom space is needed, these computer labs may be converted to mobile carts.

BUILDING CAPACITIES, continued

High School Career Development and Learning Center (Resource) Room:

Each high school provides special education resource room and career development classrooms for students requiring instruction to address specific disabilities.

Preschool/ECEAP:

Our district currently offers preschool programs for both special needs & typically developing students at 9 elementary schools. We also have the ECEAP program at 10 sites (6 elementary schools, 3 high schools, and 1 commercial sites). These programs decrease capacity at those schools.

Alternative Learning Experience:

Federal Way offers students the opportunity to participate in an Alternative Learning Experience through our Internet Academy. These students have never been included in the capacity calculation of unhoused students.

1418 Youth Reengagement:

Federal Way offers students the opportunity to participate in 1418 Youth Reengagement Open Doors program. These students are housed at the Truman campus but are not currently included in the capacity calculation of unhoused students.

BUILDING CAPACITIES, continued

ELEMENTARY BUILDING PROGRAM CAPACITY

School Name	Headcount	[1]Preschool
Adelaide	392	30
Brigadoon	408	30
Camelot	378	30
Enterprise	524	15
Green Gables	439	
Lake Dolloff	535	
[3]Lake Grove	588	
Lakeland	455	
Mark Twain	515	
Meredith Hill	606	30
[3]Mirror Lake	514	30
Nautilus (K-8)	512	
Olympic View (K-8)	429	
Panther Lake	501	
Rainier View	607	30
Sherwood Forest	451	6
Silver Lake	476	
Star Lake	544	30
Sunnycrest	636	
Twin Lakes	413	30
Valhalla	598	
[3]Wildwood	597	30
Woodmont (K-8)	474	
TOTAL	**11,592**	**291**

Elementary Average	**504**	

MIDDLE SCHOOL BUILDING PROGRAM CAPACITY

School Name	Headcount
Illahee	855
Kilo	779
Lakota	786
Sacajawea	694
Sequoyah	585
Evergreen	795
TAF @ Saghalie	598
Federal Way Public Academy	183
TOTAL	**5,275**

***Middle School Average**	**727**

HIGH SCHOOL BUILDING PROGRAM CAPACITY

School Name	Headcount
Decatur	1243
Federal Way	1684
Thomas Jefferson	1600
Todd Beamer	1085
TAF @ Saghalie	155
Career Academy at Truman	159
Federal Way Public Academy	116
Employment Transition Program	48
TOTAL	**6,090**

[2]High School Average	**1,403**

Notes:

[1]Preschool enrollment reduces capacity for K-5 students. 15 preschool students in one classroom.

[2]Federal Way Public Academy, Career Academy at Truman High School, and Employment Transition Program and TAF @ Saghalie for the high school school grade span (9-12) are non-boundary schools. These schools are not used in the calculated averages.

[3] Lake Grove and Wildwood opened January 2021; Mirror Lake is opened September 2021

PORTABLE LOCATIONS

The Washington State Constitution requires the State to provide each student a basic education. It is not an efficient use of District resources to build a school with a capacity for 500 students due to lack of space for 25 students when enrollment fluctuates throughout the year and from year to year.

Portables are used as interim measures to house students when increasing population impacts a school attendance area. Portables may also be required to house students when new or changing programs require additional capacity. They also provide housing for students until permanent facilities can be financed and constructed. When permanent facilities become available, the portable(s) is either used for other purposes such as storage or childcare programs or moved to another school for an interim classroom. Some portables may not be fit to move due to age or physical condition. In these cases, the District may choose to buy new portables and surplus these unfit portables.

With the school expansion projects funded through the 2017 Bond, new capacity has been created within the new schools and portables have been eliminated from these campuses.

The following page provides a list of the location of the portable facilities, used for educational facilities by Federal Way Public Schools.

PORTABLE LOCATIONS, continued

PORTABLES LOCATED AT ELEMENTARY SCHOOLS

	INSTRUCTIONAL	NON INSTRUCTIONAL*
Adelaide	1	2
Brigadoon	1	
Camelot	1	
Enterprise	3	
Green Gables	1	
Lake Dolloff	5	1
Lake Grove		
Lakeland		
Mark Twain	3	
Meredith Hill	3	
Mirror Lake		
Nautilus	3	
Olympic View		
Panther Lake	4	
Rainier View	5	
Sherwood Forest	2	4
Silver Lake	1	3
Star Lake		
Sunnycrest	6	
Twin Lakes	1	2
Valhalla	4	
Wildwood		
Woodmont	3	
TOTAL	**47**	**12**

PORTABLES LOCATED AT MIDDLE SCHOOLS

	INSTRUCTIONAL	NON INSTRUCTIONAL
Illahee		
Kilo	1	6
Lakota		
Sacajawea	5	
Sequoyah	1	1
Evergreen		
TAF@ Saghalie	4	
TOTAL	**11**	**7**

PORTABLES LOCATED AT HIGH SCHOOLS

	INSTRUCTIONAL	NON INSTRUCTIONAL
Decatur	8	1
Federal Way		
Thomas Jefferson		
Todd Beamer	8	
TOTAL	**16**	**1**

PORTABLES LOCATED AT SUPPORT FACILITIES

MOT	
TDC	9
Former TAFA	
TOTAL	**9**

DISTRICT PORTABLES IN USE FOR ECEAP AND/OR HEADSTART

Sherwood Forest	1
Evergreen	
Total	

STUDENT FORECAST

Student enrollment projections are a basic component of budget development and facility need. Enrollment projections influence many of the financial estimates that go into budget preparation. The majority of staffing requirements are derived directly from the forecasted number of students. Allocations for instructional supplies and materials are also made based on projected enrollment. Other expenditures and certain revenue projections are directly related to enrollment projections.

Enrollment projections are completed annually in the Business Services Department. Projections must be detailed at various levels, district total, school-building totals, grade level and program level to include vocational and special education students.

The basis of projections has been cohort survival analysis. Cohort survival is the analysis of a group that has a common statistical value (grade level) as it progresses through time. In a stable population the cohort would be 1.00 for all grades. This analysis uses historical information to develop averages and project the averages forward. This method does not trace individual students; it is concerned with aggregate numbers in each grade level. The district has used this method with varying years of history and weighted factors to study several projections. Because transfers in and out of the school system are common, student migration is factored into the analysis as it increases or decreases survival rates. Entry grades (kindergarten) are a unique problem in cohort analysis. The district collects information on birth rates within the district's census tracts and treats these statistics as a cohort for kindergarten enrollment in the appropriate years.

The Federal Way School District is using various statistical methods for projecting student enrollments. The resultant forecasted enrollments are evaluated below.

In January 2022, the District contracted a demographer to develop projections for the Federal Way School District. The model used to forecast next year's enrollment uses cohort survival rates to measure grade to grade growth, assumes market share losses to private schools (consistent with county-wide average), assumes growth from new housing or losses due to net losses from migration. This forecast was provided as a range of three projections. The long-range forecast provided with this report used a model with cohort survival rates and growth rates based on projected changes in the 5-19 age group for King County.

STUDENT FORECAST, CON'T

The last demographer update was completed prior to the City of Federal Way's Housing Action Plan. The enrollment projections below have been updated to include anticipated new student growth generated from the planned development.

Single family[1]	Homes	ES	MS	HS	ES SGR	MS SGR	HS SGR	Total SGR
The Woodland at Redondo Creek 2023	67	11	5	6	0.1642	0.0746	0.0896	**0.3284**
West Hill Plat 2023	20	3	1	2	0.1500	0.0500	0.1000	**0.3000**
South Campus Estates 2024	10	2	1	1	0.2000	0.1000	0.1000	**0.4000**
Twin Tails 2024	38	6	3	4	0.1579	0.0789	0.1053	**0.3421**
1st Ave Townhomes 2025	135	23	9	13	0.1704	0.0667	0.0963	**0.3333**
Gian Singh Townhomes 2025	18	3	1	2	0.1667	0.0556	0.1111	**0.3333**
Summit at Steel Lake 2025	24	4	2	2	0.1667	0.0833	0.0833	**0.3333**
Upland Federal Way 2025	8	1	1	1	0.1250	0.1250	0.1250	**0.3750**
VSM Plat 2025	11	2	1	1	0.1818	0.0909	0.0909	**0.3636**
Alder Village 2026	84	14	6	8	0.1667	0.0714	0.0952	**0.3333**
Creekside Commons Townhomes 2026	94	16	6	9	0.1702	0.0638	0.0957	**0.3298**
Kislyak Short Plat 2026	6	1	0	1	0.1667	0.0000	0.1667	**0.3333**
Total	515	86	36	50	0.1705	0.0682	0.0958	**0.3340**

[1]Single-family Student Generation Rates current as of 5/1/23 used to project the number of students per proposed development.

Multi family - Affordable Housing	Units	ES	MS	HS	ES SGR	MS SGR	HS SGR	Total SGR
Silver Shadows 2024	202	144	74	74	0.7129	0.3663	0.3663	**1.4455**
Beckett Apts 2025	360	256	132	132	0.7111	0.3667	0.3667	**1.4444**
Celebration Park Apts 2026	345	245	126	126	0.7101	0.3652	0.3652	**1.4406**
Total	907	645	332	332	0.7104	0.3665	0.3665	**1.4432**

[1]Multi-family (Affordable Houseing) Student Generation Rates current as of 5/1/23 used to project the number of students per proposed development.

Multi family - Market Rate	Units	ES	MS	HS	ES SGR	MS SGR	HS SGR	Total SGR
Federal Way Mixed Use 2023	240	29	15	23	0.1222	0.0621	0.0942	**0.2792**
Total	240	29	15	23	0.1356	0.1073	0.1808	**0.2792**

[1]Multi-family (Market-rate) Student Generation Rates from last market-rate development (Brookside, 2009) used to project the number of students per proposed development.

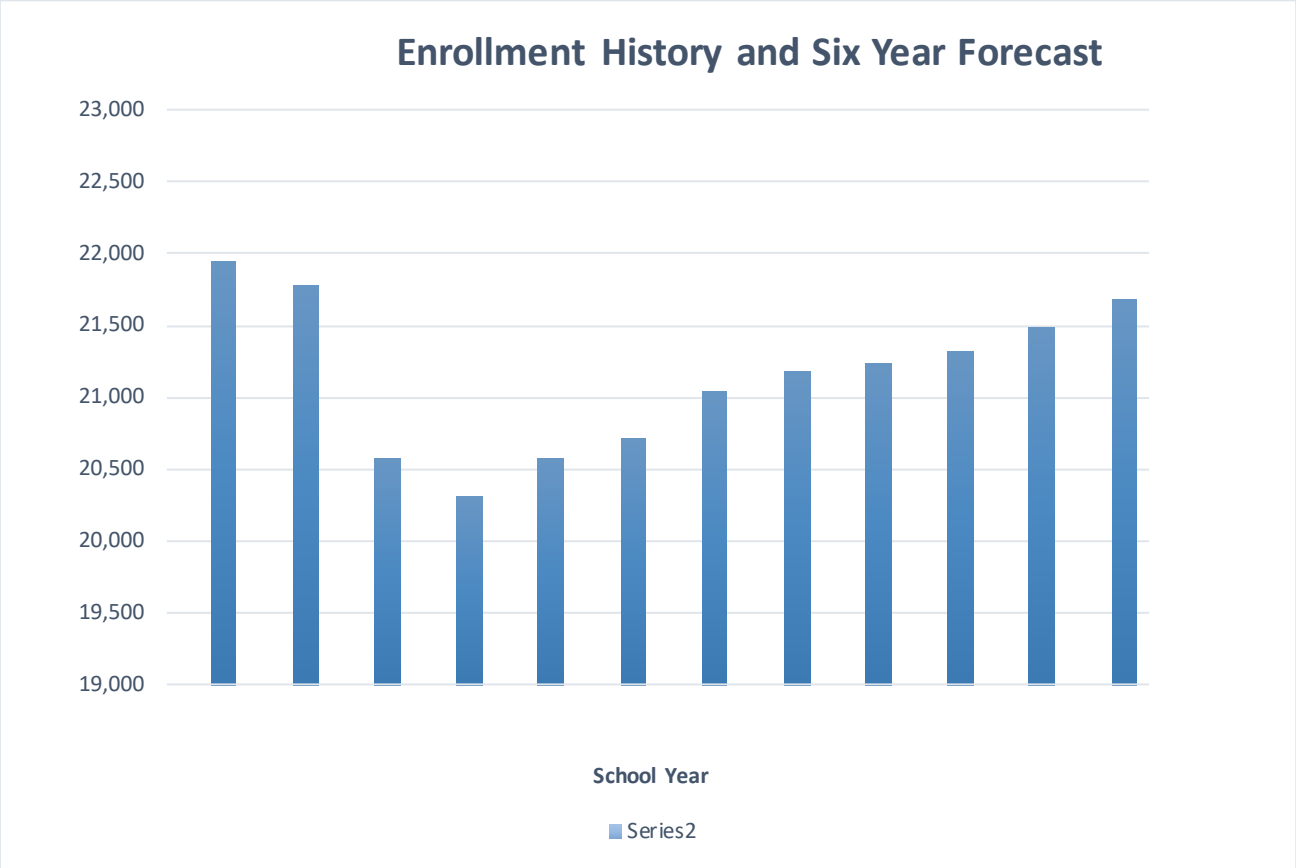
STUDENT FORECAST, CON'T

October 1 Head Count Enrollment History and Projections

Calendar Yr	School Year	Elementary	Middle School	High School	Total K -12	*Percent Change*
2018	2017-18	10,418	5,159	6,501	22,078	
2019	2018-19	10,158	5,115	6,674	21,947	-0.6%
2020	2019-20	9,953	5,309	6,516	21,778	-0.8%
2021	2020-21	9,192	4,990	6,385	20,567	-5.6%
2022	2021-22	9,062	4,850	6,393	20,305	-1.3%
2023	2022-23	9,317	4,719	6,532	20,568	1.3%
2024	***B2023-24***	***9,452***	***4,789***	***6,473***	***20,714***	0.7%
2025	***P2024-25***	***9,613***	***4,872***	***6,558***	***21,044***	1.6%
2026	***P2025-26***	***9,695***	***4,913***	***6,569***	***21,176***	0.6%
2027	***P2026-27***	***9,743***	***4,935***	***6,559***	***21,238***	0.3%
2028	***P2027-28***	***9,782***	***4,955***	***6,586***	***21,322***	0.4%
2029	***P2028-29***	***9,860***	***4,995***	***6,638***	***21,493***	0.8%
2029	***P2029-30***	***9,949***	***5,040***	***6,698***	***21,687***	0.9%

Elementary K-5 Middle School 6-8 High School 9-12

Includes Open Doors and Internet Academy



STUDENT FORECAST, continued

Most of the methods used for long range enrollment reporting assume that enrollment is a constant percent of something else (e.g. population) or that enrollment will mirror some projected trend for the school-age population over time. The report included 5 different calculations to provide a range of possible projections for the District to the year 2029. This model produces a projection that is between 19,500 and 21,000 when applied to the low, medium, and high range modes. This provides a reasonable range for long-range planning and is consistent with estimates from various models.

Long-range projections that establish the need for facilities are a modification of the cohort survival method. The cohort method of analysis becomes less reliable the farther out the projections are made. The Federal Way School District long-range projections are studied annually. The study includes information from the jurisdictional demographers as they project future housing and population in the region. The long-range projections used by Federal Way Public Schools reflect a similar age trend in student populations as the projections published by the Office of Financial Management for the State of Washington.

Near term projections assume some growth from new housing, which is offset by current local economic conditions. The District tracks new development from five permitting jurisdictions. Long range planning assumes a student yield from proposed new housing consistent with historical growth patterns.

Growth Management requires jurisdictions to plan for a minimum of twenty years. The Federal Way School District is a partner in this planning with the various jurisdictions comprising the school district geography. These projections create a vision of the school district community in the future.

The COVID-19 pandemic negatively affected brick and mortar enrollment in recent years, as well as increased enrollment in the Internet Academy. The district's 2022-23 enrollment was higher than projected. As we move farther away from the effects of COVID-19, we hope to see continued enrollment growth, especially considering the City of Federal Way's plans to increase housing in the down-town core in conjunction with Sound Transit's Link Light Rail development. We took a conservative look at residential developments in-progress and pre-application phase that were not taken into consideration with previous demographic studies because they were unknown at the time of the study.

SECTION 4 – KING COUNTY, CITY OF FEDERAL WAY, AND CITY OF KENT IMPACT FEE CALCULATIONS

Capacity Summaries

Site & Construction Costs Allocations

Student Generation Rates

Impact Fee Calculations

Reference to Impact Fee Calculations

CAPACITY SUMMARIES

All Grades, Elementary, Middle School, and High Schools

The Capacity Summaries combine Building Capacity information, Portable Capacity information and the Student Forecast information. The result demonstrates the requirements for new or remodeled facilities and why there is a need for the District to use temporary facilities or interim measures.

The District has recently adjusted its capacity calculation method for Elementary schools to better show capacity needed to comply with the K-3 Class Size Reduction. This adjustment is also shown in the portable capacity calculation. In order to allow for flexibility in portable usage the District will use an average class size calculation of 21 for each Elementary portable and an average class size of 25 for each Middle and High School portable.

The information is organized with a page summarizing the entire District, and then evaluating capacity vs. number of students at elementary, middle school, and high school levels individually.

The notes at the bottom of each spreadsheet provide information about what facilities are in place each year.

CAPACITY SUMMARIES, Continued

Capacity Summary – All Grades

		Actual	Budget	- - Projected - -					
	Calendar Year	2023	2024	2025	2026	2027	2028	2029	2030
CAPACITY	School Year	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
BUILDING PROGRAM									
HEADCOUNT CAPACITY		22,592	22,957	22,957	22,957	23,569	23,569	23,569	23,569
Add Capacity		365	0	0	612	0	0	0	0
Adjusted Program Headcount Capacity		22,957	22,957	22,957	23,569	23,569	23,569	23,569	23,569
ENROLLMENT									
Basic Headcount Enrollment		20,568	20,714	21,044	21,176	21,238	21,322	21,493	21,642
Internet Academy Headcount Enrollment[1]		(255)	(255)	(255)	(255)	(255)	(255)	(255)	(255)
Basic FTE Enrollment without Internet Academy		20,313	20,459	20,789	20,921	20,983	21,067	21,238	21,387
SURPLUS OR (UNHOUSED) PROGRAM FTE CAPACITY		**2,644**	**2,498**	**2,168**	**2,648**	**2,586**	**2,502**	**2,331**	**2,182**
RELOCATABLE CAPACITY									
Current Portable Capacity		1,685	1,685	1,643	1,645	1,697	1,749	1,801	1,853
Add/Subtract Portable Capacity		**0**	**(42)**	**2**	**52**	**52**	**52**	**52**	**52**
Adjusted Portable Capacity		1,685	1,643	1,645	1,697	1,749	1,801	1,853	1,905
SURPLUS OR (UNHOUSED) PROGRAM AND RELOCATABLE CAPACITY		**4,329**	**4,141**	**3,813**	**4,345**	**4,335**	**4,303**	**4,184**	**4,087**

NOTES:

1 Internet Academy students are included in projections but do not require full time use of school facilities. This represents historic enrollment.

CAPACITY SUMMARIES, Continued

Capacity Summary – Elementary Schools

		Actual	Budget	- - Projected - -					
	Calendar Year	2023	2024	2025	2026	2027	2028	2029	2030
CAPACITY	School Year	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
BUILDING PROGRAM									
HEAD COUNT CAPACITY		11,065	11,193	11,193	11,193	11,805	11,805	11,805	11,805
Add/Subtract capacity total		**128**	**0**	**0**	**612**	**0**	**0**	**0**	**0**
Add capacity at[1]:									
Star Lake		*128*							
De Vry					*612*				
Olympic View K-8				*0*					
Adjusted Program Headcount Capacity		11,193	11,193	11,193	11,805	11,805	11,805	11,805	11,805
ENROLLMENT									
Basic Headcount Enrollment		9,317	9,456	9,617	9,699	9,747	9,786	9,864	9,953
Internet Academy Headcount[2]		(20)	(20)	(20)	(20)	(20)	(20)	(20)	(20)
Basic Headcount Enrollment without Internet Academy		9,297	9,436	9,597	9,679	9,727	9,766	9,844	9,933
SURPLUS OR (UNHOUSED) PROGRAM CAPACITY		**1,896**	**1,757**	**1,596**	**2,126**	**2,078**	**2,039**	**1,961**	**1,872**
RELOCATABLE CAPACITY[3]									
Current Portable Capacity		931	931	889	889	889	889	889	889
Add/Subtract portable capacity			**(42)**	**0**	**0**	**0**	**0**	**0**	**0**
Add portable capacity at:									
Subtract portable capacity at:									
Lake Grove									
Mirror Lake									
Star Lake									
Wildwood									
Olympic View K-8			*(42)*						
Adjusted Portable Capacity		931	889	889	889	889	889	889	889
SURPLUS OR (UNHOUSED) PROGRAM AND RELOCATABLE CAPACITY		**2,827**	**2,646**	**2,485**	**3,015**	**2,967**	**2,928**	**2,850**	**2,761**

NOTES:

1 Capacity increases are projected based on a design to accommodate 525 students. Increased capacity is currently stated as the difference between current calculated capacity and the projected design. In order to reduce elementary class size, Devry capacity is calculated at 17 scholars per classroom.

2 Internet Academy students are included in projections but do not require full time use of school facilities. This represents historic enrollment.

3 Relocatable Capacity is based on the number of portables available and other administrative techniques which can be used to temporarily house students until permanent facilities are available. This is a calculated number only based on class size capacity of 21. The actual number of portables that will be used will be based on actual student population needs.

CAPACITY SUMMARIES, Continued

Capacity Summary – Middle Schools

		Actual	Budget	-- Projected --					
	Calendar Year	2023	2024	2025	2026	2027	2028	2029	2030
CAPACITY	School Year	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
BUILDING PROGRAM									
HEADCOUNT CAPACITY		5,074	5,074	5,074	5,074	5,074	5,074	5,074	5,074
Add/Subtract capacity		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Add capacity at:									
Evergreen[1]									
Illahee									
Adjusted Program Headcount Capacity		5,074	5,074	5,074	5,074	5,074	5,074	5,074	5,074
ENROLLMENT									
Basic Headcount Enrollment		4,719	4,800	4,883	4,923	4,946	4,966	5,005	5,005
Internet Academy[2]		(55)	(55)	(55)	(55)	(55)	(55)	(55)	(55)
Basic Enrollment without Internet Academy		4,664	4,745	4,828	4,868	4,891	4,911	4,950	4,950
SURPLUS OR (UNHOUSED) PROGRAM CAPACITY		**410**	**329**	**246**	**206**	**183**	**163**	**124**	**124**
RELOCATABLE CAPACITY[3]									
Current Portable Capacity		338	338	338	288	288	288	288	288
Add/Subtract portable capacity		**0**	**0**	**(50)**	**0**	**0**	**0**	**0**	**0**
Evergreen Middle School									
Sacajawea Middle School									
Illahee Middle School				*(50)*					
Adjusted Portable Capacity		338	338	288	288	288	288	288	288
SURPLUS OR (UNHOUSED) PROGRAM AND RELOCATABLE CAPACITY		**748**	**667**	**534**	**494**	**471**	**451**	**412**	**412**

NOTES:

1 Evergreen and Illahee Middle Schools currently have capacity for 800 & 850 students respectively, so no new capacity is anticipated with the rebuild of these older buildings.

2 Internet Academy students are included in projections but do not require full time use of school facilities. This represents historic enrollment.

3 Relocatable Capacity is based on the number of portables available and other administrative techniques which can be used to temporarily house students until permanent facilities are available. This is a calculated number only based on class size capacity of 25. The actual number of portables that will be used will be based on actual student population needs.

CAPACITY SUMMARIES, Continued

Capacity Summary – High Schools

		Actual	Budget	- - Projected - -					
	Calendar Year	2023	2024	2025	2026	2027	2028	2029	2030
CAPACITY	School Year	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
BUILDING PROGRAM									
HEADCOUNT CAPACITY		5,853	6,090	6,090	6,090	6,090	6,090	6,090	6,090
Add/Subtract capacity		**237**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Thomas Jefferson High School		*237*							
Adjusted Program Headcount Capacity		6,090	6,090	6,090	6,090	6,090	6,090	6,090	6,090
ENROLLMENT									
Basic Headcount Enrollment		6,532	6,473	6,558	6,569	6,559	6,586	6,638	6,698
Internet Academy[1]		(180)	(180)	(180)	(180)	(180)	(180)	(180)	(180)
Basic Ed without Internet Academy		6,352	6,293	6,378	6,389	6,379	6,406	6,458	6,518
SURPLUS OR (UNHOUSED) PROGRAM CAPACITY		**(262)**	**(203)**	**(288)**	**(299)**	**(289)**	**(316)**	**(368)**	**(428)**
RELOCATABLE CAPACITY[2]									
Current Portable Capacity		416	416	416	520	624	728	832	936
Add/Subtract portable capacity		**0**	**0**	**52**	**52**	**52**	**52**	**52**	**52**
As Needed on High School Campuses				*52*	*52*	*52*	*52*	*52*	*52*
Adjusted Portable Capacity		416	416	520	624	728	832	936	1,040
SURPLUS OR (UNHOUSED) PROGRAM AND RELOCATABLE CAPACITY[3]		**154**	**213**	**232**	**325**	**439**	**516**	**568**	**612**

NOTES:

1 Internet Academy students are included in projections but do not require full time use of school facilities. This represents historic enrollment.

2 Relocatable Capacity is based on the number of portables available and other administrative techniques which can be used to temporarily house students until permanent facilities are available. This is a calculated number only based on class size capacity of 25. The actual number of portables that will be used will be based on actual student population needs.

3 Capacity for unhoused students will be accommodated with traveling teachers and no planning time in some classrooms.

IMPACT FEE CALCULATIONS

Single and Multi-Family Residences

Each jurisdiction that imposes school impact fees requires that developers pay these fees to help cover a share of the impact of new housing developments on school facilities.
To determine an equitable fee throughout unincorporated King County, a formula was established. This formula can be found in King County Code 21A and was substantially adopted by the City of Auburn, Federal Way, and Kent. The formula requires the District to establish a "Student Generation Factor" which estimates how many students will be added to a school district by each new single or multi-family unit and to gather some standard construction costs, which are unique to that district.

Impact Fee Calculation

When applicable, the CFP includes variables for the calculation of the Impact Fee for single family and multi-family units based on King County Code 21A and the Growth Management Act.

	Plan Year 2023	**Plan Year 2024**
Single Family Units	$0	**$0**
Multi-Family Units	$0	**$6,998**

Impact Fee Calculation - King County Code 21A

IMPACT FEE CALCULATIONS, CON'T

School Site Acquisition Cost:

	Facility Acreage	Cost / Acre	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary			0	0.1705	0.7104	$0	$0
Middle School				0.0682	0.3665	$0	$0
High School				0.0958	0.3665	$0	$0
					TOTAL	**$0**	**$0**

School Construction Cost:

	% Perm Fac./ Total Sq Ft	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	96.61%		0	0.1705	0.7104	$0	$0
Middle School	98.36%			0.0682	0.3665	$0	$0
High School	98.28%	$16,017,095	237	0.0958	0.3665	$6,363	$24,344
					TOTAL	**$6,363**	**$24,344**

Temporary Facility Cost:

	% Temp Fac. Total Sq Ft	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	4.60%			0.1705	0.7104	$0	$0
Middle School	2.75%			0.0682	0.3665	$0	$0
High School	1.21%			0.0958	0.3665	$0	$0
					TOTAL	**$0**	**$0**

School Construction Assistance Program Credit Calculation:

	Construction Cost Allocation/Sq Ft	Sq. Ft. Student	State Match	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	24683.00%			0.1705	0.7104	$0	$0
Middle School	24683.00%			0.0682	0.3665	$0	$0
High School	24683.00%	$130	1	0.0958	0.3665	$1,963	$7,510
					Total	**$1,963**	**$7,510**

Tax Payment Credit Calculation	SFR	MFR
Average Assessed Value[2] (April 2022)	$590,378	$236,260
Capital Bond Interest Rate (February 2022)	3.58%	3.58%
Net Present Value of Average Dwelling	$4,890,202	$1,956,982
Years Amortized	10	10
Property Tax Levy Rate	$1.45	$1.45
Present Value of Revenue Stream	**$7,091**	**$2,838**

Mitigation Fee Summary	**Single Family Residences**	**Multi-Family Residences**
Site Acquisition Cost	$ -	$ -
Permanent Facility Cost	$ 6,363	$ 24,344
Temporary Facility Cost	$ -	$ -
State Match Credit	$ (1,963)	$ (7,510)
Tax Payment Credit	$ (7,091)	$ (2,838)
Sub-Total	**$ (2,691)**	**$ 13,996**
50% Local Share	$ (1,345)	$ 6,998
Calculated Impact Fee[1]	**$ -**	**$ 6,998**

[1]Each jurisdiction (King County, Cities of Federal Way, Auburn, Kent) through local ordinances may adopt lesser fees.

[2]Due to the high number of affordable housing projects in Federal Way there is a significant difference between Appraised and Taxable values. We have chosen to use the Appraised value to give a higher credit to future

IMPACT FEE CALCULATION, CON'T

SCHOOL CONSTRUCTION COST

Consistent with the capacity calculations described earlier, the District uses the OSPI square footage calculation for determining capacity at our secondary schools. Based on this methodology, the following construction costs for Thomas Jefferson High School are allocated as the proportionate share:

Square Footage	Capacity at approx. 131 sq. ft.
Current: 179,119	1378
Planned: 210,000	1615
Increased Capacity	237
Increase as %	17.24%
GMP	$92,903,922
Proportionate Share	**$16,017,095**

The District will use the above formulas created as a base for future Capital Facilities Plans during the life of the current bond authorization. The capacity of these schools may vary from year to year as programs are added or changed and construction cost may increase over time.

FACILITIES CAPACITY

Permanent Facility Capacity:

Changes to the Building Program Capacities calculation are found on page 16.

Capacity Summaries:

The changes in the Capacity Summary reflect the changes in the capacities and student forecast. New schools and increased capacity at current buildings are shown as increases to capacity. Capacity Summaries are found on pages 24-27.

Student Generation Factor Analysis:

Federal Way Public Schools student generation factor was determined separately for single-family units and multi-family units. The factors used in the 2023 Capital Facilities Plan were derived using actual generation factors from single-family units and multi-family units that were constructed in the District in the last five (5) years and can be found on the next page

Temporary Facility Cost:

The list of portables reflects the movement of portables between facilities or new portables purchased. Portable Locations can be found on pages 17 and 18.

STUDENT GENERATION RATES

New Construction 2018-2022

Single family	Homes	KG	1st	2nd	3rd	4th	5th	ES Total	6th	7th	8th	MS Total	9th	10th	11th	12th	HS Total	Total
Emerald Greens	16	0	2		2		2	**6**	1		1	**2**	1		1		**2**	**10**
Havenwood Park	84	0	4	2	4	1	3	**14**	1		1	**2**	1		2	1	**4**	**20**
Huntington Woods	73	1	1	2	2	2	2	**10**	2	3		**5**	1	2	4		**7**	**22**
Jovita Heights	107	5	7	1	6		3	**22**	2	7	2	**11**		7	4	1	**12**	**45**
Lake Killarney Estates	14	2					1	**3**	1		1	**2**					**0**	**5**
Moncalieri	20	1			1			**2**				**0**		2			**2**	**4**
Pacific Heights	41	1	3	2	3	2	2	**13**	1	1	3	**5**		2		1	**3**	**21**
Retreat Meadows	56	2	1	2	1			**6**		1	1	**2**	1	3		3	**7**	**15**
Starwater	19	0						**0**				**0**		1			**1**	**1**
Wyncrest II	41	2	1	1	1	1	1	**7**	1	2		**3**					**0**	**10**
Non-Subdivision	145	6	2	5		1	8	**22**	3	3	4	**10**	6	3	5	7	**21**	**53**
Total	616	20	21	15	20	7	22	**105**	12	17	13	**42**	10	20	16	13	**59**	**206**

Multi family	Units	KG	1st	2nd	3rd	4th	5th	ES Total	6th	7th	8th	MS Total	9th	10th	11th	12th	HS Total	Total
21-Watermark (650)	221	33	23	32	20	26	23	**157**	25	28	28	**81**	25	20	19	17	**81**	**319**
Total	221	33	23	32	20	26	23	**157**	25	28	28	**81**	25	20	19	17	**81**	**319**

Single family	Homes	ES	MS	HS	ES SGR	MS SGR	HS SGR	Total SGR
Emerald Greens	16	6	2	2	0.3750	0.1250	0.1250	**0.6250**
Havenwood Park	84	14	2	4	0.1667	0.0238	0.0476	**0.2381**
Huntington Woods	73	10	5	7	0.1370	0.0685	0.0959	**0.3014**
Jovita Heights	107	22	11	12	0.2056	0.1028	0.1121	**0.4206**
Lake Killarney Estates	14	3	2	0	0.2143	0.1429	0.0000	**0.3571**
Moncalieri	20	2	0	2	0.1000	0.0000	0.1000	**0.2000**
Pacific Heights	41	13	5	3	0.3171	0.1220	0.0732	**0.5122**
Retreat Meadows	56	6	2	7	0.1071	0.0357	0.1250	**0.2679**
Starwater	19	0	0	1	0.0000	0.0000	0.0526	**0.0526**
Wyncrest II	41	7	3	0	0.1707	0.0732	0.0000	**0.2439**
Non-Subdivision	145	22	10	21	0.1517	0.0690	0.1448	**0.3655**
Total	616	105	42	59	0.1705	0.0682	0.0958	**0.3344**

Multi family	Units	ES	MS	HS	ES SGR	MS SGR	HS SGR	Total SGR
21-Watermark	221	157	81	81	0.7104	0.3665	0.3665	**1.4434**
Total	221	157	81	81	0.7104	0.3665	0.3665	**1.4434**

IMPACT FEE CALCULATION CHANGES FROM 2023 to 2024

Item	From/To	Comment
Percent of Permanent Facilities	96.95% to **97.65%**	Report #3 OSPI
Percent Temporary Facilities	3.05% to **2.41%**	Updated portable inventory
Average Cost of Portable Classrooms	$128,646 to **$231,523**	Cost of last portable purchased.
Construction Cost Allocation	$246.83 **to $246.83**	Change effective July 2022 (2023 not available at time of production)
State Match	62.95% to **63.86%**	Change effective July 2022 (2023 not available at time of production)
Average Assessed Value		Per King County Assessor's Office
SFR-	$465,326 to **$581,023**	Single-family residences
MFR-	$171,672 to **$198,069**	Apartments (2023 data corrected)
Capital Bond Interest Rate	2.45% to **3.58%**	Market Rate
Property Tax Levy Rate	$1.85 to **$1.45**	King County Treasury Division
Student Generation Factors		Updated Housing Inventory
Single-Family		*Note: Student generation factors for our single family units are based on new developments constructed within the District over the last five (5) years prior to the date of the fee calculation.*
Elementary	0.1627 to **0.1705**	
Middle School	0.0278 to **0.0682**	
High School	0.0516 to **0.0958**	
Multi-Family		*Student generation factors for are multi-family units are based on new developments constructed within the District over the last five (5) years prior to the date of the fee calculation.*
Elementary	0.5158 to **0.7104**	
Middle School	0.3167 to **0.3665**	
High School	0.2081 to **0.3665**	
Impact Fee[1]		
SFR-	$0 to **$0**	Single-Family Residential based on the updated calculation
MFR -	$0 to **$6,998**	Multi-Family Residential based on the updated calculation

[1]Each jurisdiction (King County, Cities of Federal Way, Auburn, Kent) through local ordinances may adopt lesser fees.

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

The adoption of a Federal Way Public Schools' 2024 Capital Facilities Plan by the Federal Way Public Schools No. 210 for the purposes of planning for the District's facilities needs. The King County, City of Federal Way, City of Kent and the City of Auburn's Comprehensive Plan will be requested to include the District's 2024 Capital Facilities Plan in the Capital Facilities Plan Element. This project may also

request the City of Des Moines to incorporate the District's 2024 Capital Facilities Plan into their Comprehensive Plans.

2. Name of applicant:

Federal Way School District No. 210.

3. Address and phone number of applicant and contact person:
Federal Way School District No. 210
33330 8th Avenue South
Federal Way WA 98003
(253) 945-2000

Contact Person:	Ms. Jennifer Thomas Student and Demographic Forecaster, Business Services
Telephone:	(253) 945-2071
Email:	jthomas@fwps.org

4. Date checklist prepared:

May 24, 2022

5. Agency requesting checklist:

Federal Way School District No. 210.

6. Proposed timing or schedule (including phasing, if applicable):

The Federal Way Public Schools' 2024 Capital Facilities Plan is scheduled to be adopted by the District in June 2023. The Capital Facilities Plan will be forwarded to King County, the City of Federal Way, City of Kent, and the City of Auburn for inclusion in the City's Comprehensive Plan. It will also be forwarded to the City of Des Moines and Muckleshoot Indian Tribe for consideration. The District will continue to update the Capital Facilities Plan annually. The projects included in the Capital Facilities Plan have been or will be subject to project-specific environmental review.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The Capital Facilities Plan sets forth the capital improvement projects that the District is currently implementing. This includes finishing construction on Federal Way High School and planning for several new voter-approved, Bond-funded projects. Additionally the plan covers the purchase and siting of temporary facilities at various locations.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The projects included in the Capital Facilities Plan will undergo additional environmental review, when appropriate, as they are developed.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

This is a nonproject action. See Supplemental Sheet for Nonproject Actions.

10. List any government approvals or permits that will be needed for your proposal, if known.

The District will request that the following jurisdictions consider adopting the Federal Way Public Schools' 2024 Captial Facilities Plan as part of their respective Comprehensive Plan:

- King County,
- City of Federal Way,
- City of Kent,
- City of Auburn,
- City of Des Moines,

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This is a non-project action. This proposal involves the adoption of the Federal Way Public Schools' 2024 Capital Facilities Plan for the purpose of planning the District's facilities needs. The projects included in the Captial Facilities Plan have been or will be subject to project-specific environmental reviews.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The Capital Facilities Plan will affect the Federal Way School District. The District includes an area of approximately 35 square miles. The City of Federal Way, parts of the cities of Kent, Des Moines and Auburn, parts of unincorporated King County, fall within the District's boundaries. A detailed map of the District's boundaries may be viewed at the District's main office.

B. Environmental Elements

1. *Earth*

a. General description of the site:
(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

The Federal Way School District is comprised of a variety of topographic land forms and gradients. Specific topographic characteristics of the sites at which the projects included in the Capital Facilities Plan are located have been or will be identified during project-level environmental review when appropriate.

b. What is the steepest slope on the site (approximate percent slope)?

Specific slope characteristics at the sites of the projects included in the Capital Facilities Plan have been or will be identified during project-level environmental review.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Specific soil types found at the sites of the projects included in the Capital Facilities Plan have been or will be identified during project-level environmental review when appropriate. Project-level environmental review for any projects identified in the Capital Facilities Plan will include identification of any agricultural soils and associated impacts.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Unstable soils may exist within the Federal Way School District. Specific soil limitations on individual project sites have been or will be identified at the time of project-level environmental review when appropriate.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Individual projects included in the Capital Facilities Plan have been or will be subject, when appropriate, to project-specific environmental review and local approval at the time of proposal. Proposed grading projects, as well as the purpose, type, quantity, and source of any fill materials to be used have been or will be identified at that time.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

It is possible that erosion could occur as a result of the construction projects currently proposed in the Capital Facilities Plan. The erosion impacts of the individual projects have been or will be evaluated on a site-specific basis at the time of project-specific environmental review when appropriate. Individual projects have been or will be subject to local approval processes.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The proposed renovation projects will require the construction of impervious surfaces. The extent of any impervious cover constructed will vary with each capital facilities project included in the Capital Facilities Plan. This issue has been or will be addressed during project-specific environmental review when appropriate.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The erosion potential of the projects included in the Capital Facilities Plan and appropriate control measures have been or will be addressed during project-specific environmental review when appropriate. Relevant erosion reduction and control requirements will be met.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Various emissions, many construction-related, may result from the individual projects included in the Capital Facilities Plan. The air-quality impacts of each project have been or will be evaluated during project-specific environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Any off-site sources of emissions or odor that may affect the individual projects included in the Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

The individual projects included in the Capital Facilities Plan have been or will be subject to project-specific environmental review when appropriate and relevant local approval processes. The District will be required to comply with all applicable air regulations and air permit requirements. Proposed measures specific to the individual projects included in the Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

3. Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There is a network of surface water bodies within the Federal Way School District. The surface water bodies that are in the immediate vicinity of the projects included in the Capital Facilities Plan have been or will be identified during project-specific environmental review when appropriate. When necessary, the surface water regimes and flow patterns have been or will be researched and incorporated into the designs of the individual projects.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

The projects included in the Capital Facilities Plan may require work near the surface waters located within the Federal Way School District. Applicable local approval requirements have been or will be satisfied.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Information with respect to the placement or removal of fill and dredge material as a component of

the projects included in the Capital Facilities Plan has been or will be provided during project-specific environmental review when appropriate. Applicable local regulations have been or will be satisfied.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Any surface water withdrawals or diversions required in connection with the projects included in the Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Each project included in the Capital Facilities Plan, if located in a floodplain area, will be required to meet applicable local regulations for flood areas.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Specific information regarding the discharge of waste materials that may be required as a result of the projects included in the Capital Facilities Plan has been or will be provided during project-specific environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Individual projects included in the Capital Facilities Plan may impact groundwater resources. The impact of the individual projects included in the Capital Facilities Plan on groundwater resources has been or will be addressed during project-specific environmental review when appropriate. Each project is or will be subject to applicable local regulations. Please see the Supplemental Sheet for Nonproject Actions.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

The discharges of waste material that may take place in connection with the projects included in the Plan have been or will be addressed during project-specific environmental review.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Individual projects included in the Capital Facilities Plan may have storm water runoff consequences.

Specific information regarding the storm water impacts of each project has been or will be provided during project-specific environmental review when appropriate. Each project is or will be subject to applicable local storm water regulations.

2) Could waste materials enter ground or surface waters? If so, generally describe.

The projects included in the Capital Facilities Plan may result in the discharge of waste materials into ground or surface waters. The specific impacts of each project on ground and surface waters have been or will be identified during project-specific environmental review when appropriate. Each project is or will be subject to all applicable regulations regarding the discharge of waste materials into ground and surface waters. Please see the Supplemental Sheet for Nonproject Actions.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Individual projects included in the Capital Facilities Plan may alter or otherwise affect drainage patterns in the vicinity of the site. Specific information regarding the drainage pattern impacts of each project has been or will be provided during project-specific environmental review when appropriate. Each project is or will be subject to applicable local drainange pattern regulations. Please see the Supplemental Sheet for Nonproject Actions.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Specific measures to reduce or control runoff impacts associated with the projects included in the Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

4. Plants

a. Check the types of vegetation found on the site:

____deciduous tree: alder, maple, aspen, other
____evergreen tree: fir, cedar, pine, other
____shrubs
____grass
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

A variety of vegetative zones are located within the Federal Way School District. Inventories of the vegetation located on the sites of the projects proposed in the Capital Facilities Plan have been or will be developed during project-specific environmental review when appropriate.

b. What kind and amount of vegetation will be removed or altered?

Some of the projects included in the Capital Facilities Plan may require the removal or alteration of vegetation. The specific impacts on vegetation of the projects included in the Capital Facilities Plan have been or will be identified during project-specific environmental review when appropriate.

c. List threatened and endangered species known to be on or near the site.

The specific impacts to these species from the individual projects included in the Capital Facilities Plan have been or will be determined during project-specific environmental review when appropriate.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Measures to preserve or enhance vegetation at the sites of the projects included in the Capital Facilities Plan have been or will be identified during project-specific environmental review when appropriate. Each project is or will be subject to applicable local landscaping requirements.

e. List all noxious weeds and invasive species known to be on or near the site.

A variety of vegetative zones are located within the Federal Way School District. Inventories of the noxious weeds and invasive species known to be on or near the sites of the projects proposed in the Capital Facilities Plan have been or will be developed during project-specific environmental review when appropriate.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

An inventory of species that have been observed on or near the sites of the projects proposed in the Capital Facilities Plan has been or will be developed during project-specific environmental review when appropriate.

b. List any threatened and endangered species known to be on or near the site.

Inventories of threatened or endangered species known to be on or near the sites of the projects included in the Capital Facilities Plan have been or will be developed during project-specific environmental review when appropriate.

c. Is the site part of a migration route? If so, explain.

The impacts of the projects included in the Capital Facilities Plan on migration routes have been or will be addressed during project-specific environmental review when appropriate.

d. Proposed measures to preserve or enhance wildlife, if any:

Appropriate measures to preserve or enhance wildlife have been or will be determined during project-

specific environmental review when appropriate.

e. List any invasive animal species known to be on or near the site.

Inventories of any invasive animal species known to be on or near the sites of the projects included in the Capital Facilities Plan have been or will be developed during project-specific environmental review when appropriate.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The State Board of Education requires the completion of a life cycle cost analysis of all heating, lighting, and insulation systems before it will permit specific school projects to proceed. The energy needs of the projects included in the Capital Facilities Plan have been or will be determined at the time of specific engineering and site design planning when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The impacts of the projects included in the Capital Facilities Plan on the solar potential of adjacent projects have been or will be addressed during project-specific environmental review when appropriate.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Energy conservation measures proposed in connection with the projects included in the Capital Facilities Plan have been or will be considered during project-specific environmental review when appropriate.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Please see the Supplemental Sheet for Nonproject Actions.

1) Describe any known or possible contamination at the site from present or past uses.

The projects included in the Capital Facilities Plan that may have any known or possible contamination at the site from present or past uses have been or will be identified during project-specific environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

The projects included in the Capital Facilities Plan that may contain existing hazardous chemicals/conditions that might affect project development and design have been or will be identified during project-specific environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Toxic or hazardous chemicals that might be stored, used or produced during the project's development or construction, or at any time during the operating life of the project have been or will be identified during project-specific environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

4) Describe special emergency services that might be required.

Please see the Supplemental Sheet for Nonproject Actions.

5) Proposed measures to reduce or control environmental health hazards, if any:

The projects included in the Capital Facilities Plan will comply with all current codes, standards, rules, and regulations. Individual projects have been or will be subject to project-specific environmental review and local approval at the time they are developed when appropriate.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

A variety of noises from traffic, construction, residential, commercial and industrial areas exists within the Federal Way School District. The specific noise sources that may affect the projects included in the Capital Facilities Plan have been or will be identified during project-specific environmental review when appropriate.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

The projects included in the Capital Facilities Plan may create normal construction noises that will exist on a short-term basis only. The construction projects could increase traffic around the construction sites on a short-term basis. Please see the Supplemental Sheet for Nonproject Actions.

3) Proposed measures to reduce or control noise impacts, if any:

The projected noise impacts of the projects included in the Capital Facilities Plan have been or will be evaluated and mitigated during project-specific environmental review when appropriate. Each project is or will be subject to applicable local regulations.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

There are a variety of land uses within the Federal Way School District, including residential, commercial, industrial, institutional, utility, open space, recreational, etc. Impacts on projects included in the Capital Facilities Plan on land uses on nearby or adjacent properties have been or will be identified and described during project-level environmental review when appropriate.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The project sites covered under the Capital Facilities Plan have not been used recently as working farmlands or working forest lands.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Any areas located on the sites of the projects included in the Plan that may affect or be affected by surrounding working farm or forest land normal business operations have been or will be identified and described during project-specific environmental review when appropriate.

c. Describe any structures on the site.

The structures located on the proposed sites for the projects included in the Capital Facilities Plan have been or will be identified and described during project-specific environmental review when appropriate.

d. Will any structures be demolished? If so, what?

The remodeling and renovation projects in the Capital Facilities Plan will require the demolishment of school structures. The structures that will be demolished as a result of the projects included in the Capital Facilities Plan have been or will be identified during project-specific environmental review when appropriate.

e. What is the current zoning classification of the site?

The sites that are covered under the Capital Facilities Plan have a variety of zoning classifications under the applicable zoning codes. Site-specific zoning information has been or will be identified during project-specific environmental review when appropriate.

f. What is the current comprehensive plan designation of the site?

Inventories of the comprehensive plan designations for the sites of the projects included in the Capital Facilities Plan have been or will be completed during project-specific environmental review when appropriate.

g. If applicable, what is the current shoreline master program designation of the site?

Shoreline master program designations of the sites of the projects included in the Capital Facilities Plan have been or will be identified during project-specific environmental review when appropriate.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Any areas located on the sites of the projects included in the Plan that have been classified as a critical area by the city or county have been or will be identified during project-specific environmental review.

i. Approximately how many people would reside or work in the completed project?

The Federal Way School District currently serves approximately 21,500 students. The student population is expected to increase to 22,000 by the year 2029. This projection has been adjusted to reflect the current economic conditions. The District employs approximately 3,200 people.

j. Approximately how many people would the completed project displace?

Any displacement of people caused by the projects included in the Capital Facilities Plan has been or will be evaluated during project-specific environmental review when appropriate. However, it is not anticipated that the Capital Facilities Plan, or any of the projects contained therein, will displace any people.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Individual projects included in the Capital Facilities Plan will be subject to project-specific environmental review and local approval when appropriate. Proposed mitigating measures will be proposed at that time, if necessary.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The compatibility of the specific projects included in the Capital Facilities Plan with existing uses and plans has been or will be assessed as part of the comprehensive planning process and during project-specific environmental review when appropriate.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

The compatibility of the specific projects included in the Capital Facilities Plan with nearby agricultural and forest lands of long-term commercial significance have been or will be assessed as part of the comprehensive planning process and during project-specific environmental review when appropriate.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

No housing units would be provided in connection with the completion of the projects included in the Capital Facilities Plan.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

It is not anticipated that the projects included in the Capital Facilities Plan will eliminate any housing units. The impacts of the projects included in the Capital Facilities Plan on existing housing have been or will be evaluated during project-specific environmental review when appropriate.

c. Proposed measures to reduce or control housing impacts, if any:

Measures to reduce or control any housing impacts caused by the projects included in the Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The aesthetic impacts of the projects included in the Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

b. What views in the immediate vicinity would be altered or obstructed?

The aesthetic impacts of the projects included in the Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Appropriate measures to reduce or control the aesthetic impacts of the projects included in the Capital Facilities Plan have been or will be determined on a project-specific basis when appropriate

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The light or glare impacts of the projects included in the Capital Facilities Plan have been or will be addressed during project-specific environmental review.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

The light or glare impacts of the projects included in the Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate

c. What existing off-site sources of light or glare may affect your proposal?

Off-site sources of light or glare that may affect the projects included in the Capital Facilities Plan have been or will be evaluated during project-specific environmental review when appropriate.

d. Proposed measures to reduce or control light and glare impacts, if any:

Proposed measures to mitigate light and glare impacts have been or will be addressed during project-specific environmental review when appropriate.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

There are a variety of formal and informal recreational facilities within the Federal Way School District.

b. Would the proposed project displace any existing recreational uses? If so, describe.

The recreational impacts of the projects included in the Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate. The projects included in the Capital Facilities Plan, including proposed renovated school and support facilities, may enhance recreational opportunities and uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Adverse recreational effects of the projects included in the Capital Facilities Plan have been or will be subject to mitigation during project-specific environmental review when appropriate. A school site usually provides recreational facilities to the community in the form of play fields and gymnasiums.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

There are no known places or objects listed on, or proposed for such registers on the sites of the projects included in the Capital Facilities Plan. The existence of historic and cultural resources on or next to the sites has been or will be addressed in more detail during project-specific environmental review when appropriate.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

An inventory of historical sites at or near the sites of the projects included in the Capital Facilities Plan

has been or will be developed during project-specific environmental review when appropriate.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Methods used to assess the potential impacts to cultural and historic resources on or near the sites of the projects included in the Capital Facilities Plan have been or will be developed during project-specific environmental review when appropriate.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Appropriate measures have been or will be proposed on a project-specific basis when appropriate.

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The impact on public streets and highways of the individual projects included in the Capital Facilities Plan has been or will be addressed during project-specific environmental review when appropriate.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The relationship between the specific projects included in the Capital Facilities Plan and public transit has been or will be addressed during project-specific environmental review when appropriate.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

An inventory of parking spaces located at the sites of the projects included in the Capital Facilities Plan and the impacts of specific projects on parking availability has been or will be conducted during project-specific environmental review when appropriate.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The need for new streets or roads, or improvements to existing streets and roads has been or will be addressed during project-specific environmental review when appropriate.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Use of water, rail, or air transportation has been or will be addressed during project-specific environmental review when appropriate.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would

be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The traffic impacts of the projects included in the Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Projects included in the Capital Facilities Plan that may interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area has been or will be addressed during project-specific environmental review when appropriate.

h. Proposed measures to reduce or control transportation impacts, if any:

The mitigation of traffic impacts associated with the projects included in the Capital Facilities Plan has been or will be addressed during project-specific environmental review when appropriate.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The District does not anticipate that the projects identified in the Capital Facilities Plan will substantially increase the need for other public services.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Remodeled/renovated school or facilities will be built with automatic security systems, fire alarms, smoke alarms, heat sensors, and sprinkler systems.

16. Utilities

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

Electricity, natural gas, water, refuse service, telephone, and sanitary sewer utilities are available at the sites of the projects proposed in the Capital Facilities Plan. The types of utilities available at specific project sites have been or will be addressed in more detail during project-specific environmental review when appropriate.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Utility revisions and construction needs have been or will be identified during project-specific environmental review when appropriate.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____.

Name of signee: Jennifer Thomas _____.

Position and Agency/Organization: Student and Demographic Forecaster _____.

Date Submitted: 7 June 2023

D. Supplemental sheet for nonproject actions

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

To the extent the Capital Facilities Plan makes it more likely that school facilities will be constructed and/or renovated and remodeled, some of these environmental impacts will be more likely. Additional impermeable surfaces, such as roofs, parking lots, sidewalks, access roads, and playgrounds could increase storm water runoff, which could enter surface or ground waters. Heating systems, emergency generators, and other school equipment that is installed pursuant to the Capital Facilities Plan could result in air emissions. The projects included in the Capital Facilities Plan should not require the production, storage, or release of toxic or hazardous substances, with the possible exception of the storage of diesel fuel or gasoline for emergency generating equipment. The District does not anticipate a significant increase in the production of noise from its facilities, although the projects included in the Capital Facilities Plan will increase the District's student capacities.

Proposed measures to avoid or reduce such increases are:

Proposed measures to mitigate any such increases described above have been or will be addressed during project-specific environmental review when appropriate. Storm water detention and runoff will meet applicable County and/or City requirements and may be subject to National Pollutant Discharge Elimination System ("NPDES") permitting requirements. Discharges to air will meet applicable air pollution control requirements. Fuel oil will be stored in accordance with local and state requirements.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The Capital Facilities Plan itself will have no impact on these elements of the environment. These impacts have been or will be addressed in more detail during project-specific environmental review when appropriate. The projects included in the Plan are not likely to generate severe impacts on fish or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Specific measures to protect and conserve plants, animals, and fish cannot be identified at this time. Specific mitigation proposals have been or will be identified, however, during project-specific environmental review when appropriate.

3. How would the proposal be likely to deplete energy or natural resources?

The construction of the projects included in the Capital Facilities Plan will require the consumption of energy.

Proposed measures to protect or conserve energy and natural resources are:

The projects included in the Capital Facilities Plan will be constructed in accordance with applicable energy efficiency standards.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The Capital Facilities Plan and individual projects contained therein should have no impact on these resources.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Appropriate measures have been or will be proposed during project-specific environmental review when appropriate. Updates of this Plan will be coordinated with King County and the cities of Federal Way, Kent, Des Moines, and Auburn as part of the Growth Management Act process, one of the purposes of which is to protect environmentally sensitive areas. To the extent the District's facilities planning process is part of the overall growth management planning process, these resources are more likely to be protected.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The Capital Facilities Plan will not have any impact on land or shoreline use that is incompatible with existing comprehensive plans, land use codes, or shoreline management plans. The District does not anticipate that the Capital Facilities Plan or the projects contained therein will directly affect land and shoreline uses in the area served by the District.

Proposed measures to avoid or reduce shoreline and land use impacts are:

No measures to avoid or reduce land use impacts resulting from the Capital Facilities Plan or the projects contained therein are proposed at this time.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The projects included in the Capital Facilities Plan may create temporary increases in the District's need for public services and utilities. Upon the completion of the projects included in the Capital Facilities Plan, however, the District does not anticipate that its need for public services and utilities will increase substantially beyond existing levels.

Proposed measures to reduce or respond to such demand(s) are:

No measures to reduce or respond to such demands are proposed at this time.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The Capital Facilities Plan will not conflict with any laws or requirements for the protection of the environment.

WAC 197-11-970 Determination of Nonsignificance (DNS).

DETERMINATION OF NONSIGNIFICANCE

Description of proposal

This threshold determination analyzes the environmental impacts associated with the following actions, which are so closely related to each other that they are in effect a single action:

1. The adoption of the Federal Way Public Schools' 2024 Capital Facilities Plan by the Federal Way Public Schools for the purposes of planning for the facilities needs of the District.
2. The amendment of the King County Comprehensive Plan by King County to include the Federal Way Public Schools' 2024 Capital Facilities Plan as part of the Capital Facilities Plan Element of the King County Comprehensive Plan.
3. The amendment of the Comprehensive Plans of the City of Federal Way, City of Kent and the City of Auburn to include the Federal Way Public Schools' 2024 Capital Facilities Plan as part of the Capital Facilities Plan Element of the City of Federal Way's, City of Kent's, and the City of Auburn's Comprehensive Plan.

Proponent: Federal Way Public Schools

Location of proposal, including street address, if any:

The Federal Way Public Schools District includes an area of approximately 35 square miles. Areas of the cities of Federal Way, Kent, Des Moines, Milton, Algona, and Auburn fall within the District's boundaries, as do parts of unincorporated King County.

Lead agency Federal Way Public Schools is the lead agency pursuant to WAC 197-11-926.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) 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 Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the date of issue. Comments must be submitted by 4:30 p.m., June 23, 2023. The responsible official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. If the DNS is retained, it will be final after the expiration of the comment deadline.

Responsible Official: Mr. Ty Bergstrom
Chief Finance and Operations Officer, Interim
Federal Way Public Schools
Telephone: (253) 945-2042
Address: 33330 8th Avenue South
Federal Way WA 98003

Date. June 7, 2023 Signature

You may appeal this determination in writing by 4:30 p.m., June 23, 2023 to Jennifer Thomas, Federal Way Public Schools, 33330 8th Avenue South, Federal Way, WA 98003, or jthomas@fwps.org

Date of Issue: June 7, 2023
Date Published: June 16, 2023, and June 23, 2023

POLICY/TEXT AMENDMENT (P/T) #4
INCORPORATE KENT SCHOOL DISTRICT #415
2022/2023 - 2028/2029 CAPITAL FACILITIES PLAN

KENT SCHOOL DISTRICT
EQUITY | EXCELLENCE | COMMUNITY

Six-Year Capital Facilities Plan 2022-2023 through 2028-2029

June 2023

Kent School District No. 415
12033 SE 256th Street
Kent, Washington 98030-6643
(253) 373-7526

BOARD of DIRECTORS

Mr. Joe Bento, President
Ms. Meghan Margel, Vice Director
Ms. Leslie Hamada, Legislative Representative
Mr. Awale Farah, Director
Mr. Tim Clark, Director

ADMINISTRATION

Israel Vela
Superintendent of Schools

Dr. Wade Barringer, Associate Superintendent Strategic Initiatives & Operations
Dave Bussard, Executive Director Operations & Facilities
Sara Dumlao, Assistant Director of Business Services

Six-Year Capital Facilities Plan

Table of Contents

I - Executive Summary **1**

II - Six - Year Enrollment Projection **3**

III - Current Kent School District "Standard of Service" **7**

Current Standards of Service for Elementary Students *7*

Current District Standards of Service for Secondary Students *8*

IV - Inventory and Capacity of Existing Schools **9**

V - Six-Year Planning and Construction Plan **14**

VI - Portable Classrooms **19**

VII - Projected Six-Year Classroom Capacity **20**

VIII - Finance Plan **26**

IX – Summary of Changes to June 2022 Capital Facilities Plan **34**

X Appendices **35**

I - Executive Summary

This Six-Year Capital Facilities Plan has been prepared by the Kent School District as the organization's capital facilities planning document, in compliance with the requirements of Washington's Growth Management Act, King County Code K.C.C. 21A.43 and Cities of Kent, Covington, Renton, Auburn, Black Diamond, Maple Valley, and SeaTac. This annual Plan update was prepared using data available in the spring of 2023 for the 2023-2024 school year. This annual update of the Plan reflects no new major capital projects.

This Plan is consistent with prior long-term capital facilities plans adopted by the Kent School District. This Plan is not intended to be the sole planning document for all the district's needs. The district may prepare interim and periodic Long-Range Capital Facilities Plans consistent with Board Policies, considering a longer or shorter period, other factors and trends in the use of facilities, and other needs of the district as may be required.

Prior Capital Facilities Plans of the Kent School District have been adopted by Metropolitan King County Council and Cities of Kent, Covington, Auburn, and Renton and included in the Capital Facilities Plan element of the Comprehensive Plans of each jurisdiction. This Plan has also been submitted to the cities of Black Diamond, Maple Valley, and SeaTac for their information and inclusion in their Comprehensive Plans.

In order for impact fees to be collected in the unincorporated areas of Kent School District, the Metropolitan King County Council must adopt this Plan and a fee- implementing ordinance for the District. For impact fees to be collected in the incorporated portions of the District, the cities of Kent, Covington, Renton and Auburn must also adopt this Plan and their own school impact fee ordinances.

This Capital Facilities Plan establishes a standard of service in order to ascertain current and future capacity. While the State Superintendent of Public Instruction establishes square footage guidelines for capacity, those guidelines do not account for local program needs in the District. The Growth Management Act, King County and City codes and ordinances authorize the District to make adjustments to the standard of service based on specific needs for students of the District.

This Plan includes the standard of service as established by Kent School District. Functional capacity is based on an average capacity and updated to reflect changes to special programs served in each building. Portables in the interim capacity calculation use the same standard of service as the permanent facilities.

The capacity of each school in the District is calculated based on the District's standard of service and the existing inventory of permanent facilities. The District's program capacity of permanent facilities reflects program changes and the state's mandated reduction of class size to meet the standard of service for Kent School District. Portables provide additional interim capacity.

Kent School District is the fifth largest (FTE basis) district in the state. Enrollment is electronically reported monthly to the Office of the Superintendent of Public Instruction ("OSPI") on Form P-223. Although funding apportionment is based on Annual Average Full Time Equivalent (AAFTE), enrollment on October 1 is a widely recognized "snapshot in time" that is used to report the District's enrollment for the year as reported to OSPI.

The District's standard of service, enrollment history and projections, and use of interim facilities are reviewed in detail in various sections of this Plan. The District plans to continue to satisfy concurrency requirements through the interim use of portables.

This Plan currently represents projects in process funded primarily by the Kent School District's 2016 Bond, as well as the 2018 Capital Levy. Additional information about these projects can be found on the District's capital projects homepage (link). Additionally, project updates sent to our community of stakeholders can be accessed on the KSD website (link).

Based on revised student generation rates, our capacity and enrollment projections, the District will stay current with non-collection of student impact fee rate for the coming year. For a short overview, see Section IX (Summary of Changes to the June 2022 Capital Facilities Plan).

II - Six - Year Enrollment Projection

For capital facilities planning, enrollment growth projections are based on cohort survival and student yield from documented residential construction projected over the next six years *(See Table 2).* For this Plan, the district relied substantially on the results from Dr. Les Kendrick's study of long-range enrollment forecasts for the Kent School District in the Winter of 2022.

King County live births and the District's relational percentage average were used to determine the number of kindergartners entering the system (*See Table 2*). 7.49% of 24,337 King County live births in 2018 is projected for 1,824 students expected in Kindergarten for October 1, 2023. This is a decrease of 937 live births in King County over the previous year.

Early Childhood Education students (also identified as "ECE"), "Early Childhood Special Education ("ECSE") students are forecast and reported to OSPI separately on Form P-223H for Special Education Enrollment. Capacity is reserved to serve students in the ECE programs at elementary schools.

In addition to live birth data, enrollment projections for October 1, 2023 going forward rely upon the results of the enrollment study by Dr. Kendrick, utilizing the "medium growth" methodology.

Within practical limits, the District has kept abreast of proposed developments. The District will continue to track new development activity to determine impact to schools. Information on new residential developments and the completion of these proposed developments in all jurisdictions will be considered in the District's future analysis of growth projections.

The Kent School District serves eight permitting jurisdictions: unincorporated King County, the cities of Kent, Covington, Renton, and Auburn and smaller portions of the cities of SeaTac, Black Diamond, and Maple Valley.

STUDENT GENERATION FACTOR

"Student Factor" is defined by King County code as "the number derived by a school district to describe how many students of each grade span are expected to be generated by a dwelling unit" based on district records of average actual student generated rates for developments completed within the last ten years.

Following these guidelines, the student generation rate for Kent School District is as follows:

Single Family	Elementary	.248
	Middle School	.085
	Senior High	.107
	Total	**.440**

Multi-Family	Elementary	.130
	Middle School	.049
	Senior High	.056
	Total	**.235**

The student generation factor is based on 1,728 new SFD (Single Family Detached) units built between 2017 and 2021. The student generation factor is based on 1,526 new MF (Multi-Family) units built during the same period. The multi-family units consisted of 1,222 apartment units and 340 townhome units.

The District sees an average of 44 students for every 100 single family units that are built and an average of 24 students for every 100 multi-family units that are built. The rate for apartment units is higher than for townhome units. The District sees an average of 29 students for every 100 apartment units.

The student generation rate also varies among apartment developments, based on the number of bedrooms in the unit. Units with three plus bedrooms have much higher student generation rates than units that have two or fewer bedrooms. Noting these differences can help the District when planning for future growth from housing.

In preparing the 2022-2023 to 2028-2029 Capital Facilities Plan the District contracted with Educational Data Solutions, LLC led by Dr. Les Kendricks, a noted expert in demographic studies for school districts, to analyze and prepare the student generation factor.

Within the district's borders there are several income-based and multi-family housing projects coming on-line in 2022/2023. Once developed with occupancy occurring the District does recognize that the student generation for multi-family housing may impact future Capital Facilities Plan updates. One multi-family project worth noting, Covington Commons which appears to have many units with three-plus bedrooms and is likely to show better student growth than the medium project once completed.

KENT SCHOOL DISTRICT No. 415
OCTOBER REPORT 1251H (HEADCOUNT) ENROLLMENT HISTORY

For 2023 CFP - Headcount Enrollment History

LB = Live Births	LB in 2008	LB in 2009	LB in 2010	LB in 2011	LB in 2012	LB in 2013	LB in 2014	LB in 2015	LB in 2016	LB in 2017
October HC Enrollment	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
King County Live Births [1]	25,222	25,057	24,514	24,630	25,032	24,910	25,348	25,487	26,011	25,274
Incr/(Decr)	323	(165)	(543)	116	402	(122)	438	139	524	(737)
Kindergarten / Birth % [1]	8.40%	8.34%	8.34%	8.17%	8.14%	7.98%	7.93%	6.68%	7.06%	7.42%
Kindergarten	2,119	2,090	2,045	2,013	2,037	1,989	2,010	1,703	1,837	1,875
Grade 1	2,186	2,127	2,131	2,067	2,056	2,061	2,036	1,882	1,768	1,945
Grade 2	2,055	2,190	2,163	2,163	2,077	2,008	2,091	1,980	1,817	1,840
Grade 3	1,922	2,070	2,176	2,195	2,143	2,043	1,995	2,001	1,938	1,887
Grade 4	2,087	1,956	2,089	2,195	2,218	2,118	2,038	1,912	1,924	1,953
Grade 5	2,008	2,116	1,958	2,103	2,189	2,169	2,120	1,937	1,872	1,953
Grade 6	2,079	2,023	2,058	1,952	2,120	2,184	2,164	2,024	1,894	1,962
Grade 7 Middle School	2,046	2,104	1,974	2,021	1,922	2,044	2,166	2,010	1,925	1,906
Grade 8 " "	2,121	2,091	2,100	2,021	2,043	1,882	2,073	2,086	1,937	1,956
Grade 9 Senior High	2,483	2,428	2,093	2,105	2,006	2,004	1,888	2,006	2,043	2,011
Grade 10 " "	2,046	2,151	2,165	2,099	2,080	1,946	2,035	1,813	1,959	2,050
Grade 11 " "	1,873	1,802	1,818	1,865	1,823	1,732	1,663	1,744	1,583	1,677
Grade 12 " "	1,539	1,576	1,742	1,730	1,810	1,654	1,634	1,484	1,656	1,467
Total Enrollment [2]	26,564	26,724	26,512	26,529	26,524	25,834	25,913	24,582	24,153	24,482
Yearly Headcount Incr/(Decr)	(48)	160	(212)	17	(5)	(690)	79	(1,331)	(429)	329
Cumulative Incr/(Decr)	(267)	(107)	(319)	(302)	(307)	(997)	(918)	(2,249)	(2,678)	(2,349)
	Change to Full Day Kindergarten for all schools									

[1] This number indicates actual births in King County 5 years prior to enrollment year as updated by Washington State Department of Health, Center for Health Statistics. Kent School District percentage based on actual Kindergarten enrollment 5 years later.

[2] Enrollment reported to OSPI on Form P-223 generates basic education funding and excludes Early Childhood Special Education ("ECSE" & "B2" or Birth to 2 Preschool Inclusive Education) and excludes College-only Running Start students.

KENT SCHOOL DISTRICT No. 415
SIX - YEAR ENROLLMENT PROJECTION

2022 - 2028 Enrollment Projections

Full Day Kindergarten at all Elem	LB in 2017	LB in 2018	LB in 2019	LB in 2020	LB in 2021	Est LB in 2022	Est. LB in 2023
	ACTUAL ENROLLMENT	**PROJECTED ENROLLMENT**					
October	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**
King County Live Births	25,274	24,337	24,090	23,686	23,428	*23,583*	*23,973*
Incr/(Decr)	(213)	*(937)*	*(247)*	*(404)*	*(258)*	*155*	*390*
Kindergarten / Birth %	7.42%	7.49%	7.53%	7.60%	7.60%	7.75%	7.75%
FD Kindergarten	1,875	1,824	1,814	1,801	1,781	1,827	1,858
Grade 1	1,945	1,937	1,893	1,902	1,888	1,849	1,897
Grade 2	1,840	1,967	1,960	1,945	1,954	1,930	1,890
Grade 3	1,887	1,871	2,003	2,016	2,000	2,009	1,985
Grade 4	1,953	1,874	1,861	2,012	2,025	2,009	2,018
Grade 5	1,953	1,964	1,887	1,893	2,047	2,060	2,044
Grade 6	1,962	1,995	2,008	1,949	1,955	2,114	2,128
Grade 7 Middle School	1,906	1,939	1,975	2,007	1,948	1,954	2,113
Grade 8 " "	1,956	1,903	1,936	1,991	2,024	1,964	1,970
Grade 9 Senior High	2,011	1,993	1,941	1,995	2,051	2,085	2,024
Grade 10 " "	2,050	2,009	1,991	1,959	2,013	2,070	2,104
Grade 11 " "	1,677	1,798	1,763	1,765	1,736	1,784	1,834
Grade 12 " "	1,467	1,585	1,691	1,675	1,677	1,649	1,695
Total Enrollment Projection	24,482	24,659	24,723	24,910	25,099	25,304	25,560
Yearly Incr/(Decr)	(100)	177	64	187	189	205	256
Yearly Incr/(Decr) %	-0.41%	0.72%	0.26%	0.76%	0.76%	0.82%	1.01%
Total Enrollment Projection*	**24,482**	**24,659**	**24,723**	**24,910**	**25,099**	**25,304**	**25,560**

Does not include iGrad, RS

Live births for King County are estimates for year 2022 & 2023
Projection Source: Les Kendrick Demographic Study Dec '22 ("Medium Growth Model")

III - Current Kent School District “Standard of Service"

In order to determine the capacity of facilities in a school district, King County Code 21A.06.1225 references a "standard of service" that each school district must establish in order to ascertain its overall capacity. The standard of service identifies the program year, the class size, the number of classrooms, students and programs of special need, and other factors determined by the District which would best serve the student population.

This Plan includes the standard of service as established by Kent School District. The District has identified schools with significant special needs programs as “impact” schools and the standard of service targets a lower-class size at those facilities. Portables included in the capacity calculation use the same standard of service as the permanent facilities.

The standard of service defined herein will continue to evolve in the future. Kent School District is continuing a long-term strategic planning process combined with review of changes to capacity and standard of service. This process will affect various aspects of the District's standard of service and future changes will be reflected in future capital facilities plans.

Current Standards of Service for Elementary Students

- Class size ratio for grades K - 3 is planned for an average of 23 students per class, not to exceed 26.
- Class size ratio for grades 4 - 6 is planned for an average of 27 students per class, not to exceed 29.

Some special programs require specialized classroom space and the program capacity of some of the buildings housing these programs is reduced. Some students, for example, leave their regular classroom for a short period of time to receive instruction in special programs and space must be allocated to serve these programs.

Students may also be provided with music instruction and physical education in a separate classroom or facility.

Some identified students will also be provided educational opportunities in classrooms for special programs such as those designated as follows:

Multilingual Learner Education (MLE)
Education for Disadvantaged Students (Title I) – Federal Program Learning Assisted Programs (LAP) – State Program

Highly Capable Students – State Program
Reading, math or science Labs
Dual Language Programs in four elementary schools and one middle school

Inclusive Education Service for Elementary and Secondary students with disabilities may be provided in a separate or self-contained classroom sometimes with a capacity of 10-15 students, depending on the program.

Current District Standards of Service for Secondary Students

The standards of service outlined below reflect only those programs and educational opportunities provided to secondary students which directly affect the capacity of the school buildings per the negotiated collective bargaining agreement with KEA.

- The average class size ratio for grades 7–8 is 30 students per class and 143 students per day, with a maximum daily class load/enrollment of 150 based on five class periods per day.
- The average class size ratio for grades 9-12 is 32 students per class and 153 students per day, with a maximum daily class load/enrollment of 160 based on five class periods per day.

Like Inclusive Education Programs listed above, many other secondary programs require specialized classroom space which can reduce the functional capacity of the permanent school buildings, such as technology labs, performing arts activities, a variety of career and technical education programs, and other specialized programs.

Space or Classroom Utilization

As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a workspace during their planning periods, it is not possible to achieve 100% utilization of regular teaching stations at secondary schools. Based on the analysis of actual utilization of classrooms, the Kent School District has determined that the standard utilization rate is 95% for secondary schools. Functional capacity at elementary schools reflects 100% utilization at the elementary level.

IV - Inventory and Capacity of Existing Schools

Currently, the District has permanent functional capacity to house 33,847 students and interim (portable) capacity to house 4,161. This capacity is based on the District's Standard of Service as set forth in Section III. Included in this Plan is an inventory of the District's schools by type, address and current capacity (*See Table 3*). The ratio between permanent capacity and portable capacity is 87.8% - 12.2%.

The functional capacity is periodically updated for changes in the programs, additional classrooms, and new schools. Functional capacity has been updated in this Plan to reflect program changes implemented in the Fall of 2022.

Calculation of Elementary, Middle School and Senior High School capacities are set forth in Appendices A, B, and C. Maps of existing schools are included.

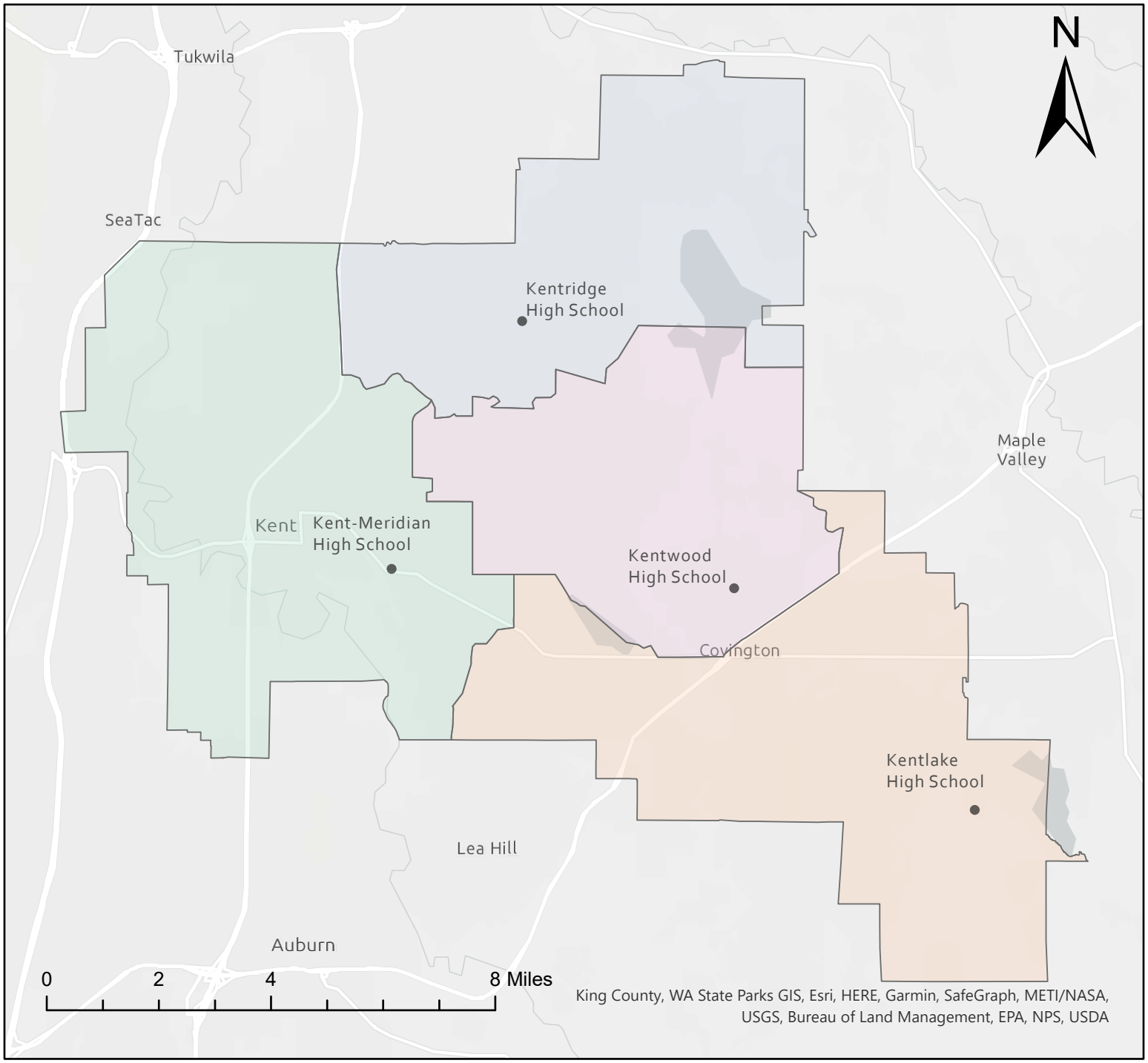
For clarification, the following is a brief description of some of the non-traditional programs for students in Kent School District:

iGrad - Kent School District has developed the Individualized Graduation and Degree Program or “iGrad”. iGrad is an Open Door (Drop-out Reengagement) School that offers a second plus chance to students aged 16-21 who have dropped out of high school or are at risk of not earning a high school diploma by age 21. iGrad is not included in this Capital Facilities Plan, because it is served as a leased space at the Kent Hill Plaza Shopping Center. Over the past three years, enrollment in the iGrad program has averaged over 250 students.

Kent Virtual Academy - The Kent Virtual Academy is open to grades 6-12 and is currently serving 171 students. The virtual school offers a flexible learning experience designed to engage students when and where they work best. Each school day will include a combination of live (synchronous) virtual instruction and on-demand (asynchronous) learning opportunities outside of a traditional bell schedule. Students can attend live virtual lessons with their teachers and classmates, participate in live virtual class or small group discussions, check-in or meet with teachers, watch recorded video lessons, work independently on projects and lessons, participate in learning experiences outside the school setting for credit or to meet competencies. Virtual school students may also attend their boundary school for select classes and services.

SCHOOL	Year Opened	ABR	ADDRESS	2022 - 2023 Functional Capacity
Carriage Crest Elementary	1990	CC	18235 - 140th Avenue SE, Renton 98058	550
Cedar Valley Elementary	1971	CV	26500 Timberlane Way SE, Covington 98042	576
Covington Elementary	2018	CO	25811 156th Avenue SE, Covington 98042	620
Crestwood Elementary	1980	CW	25225 - 180th Avenue SE, Covington 98042	504
East Hill Elementary	1953	EH	9825 S 240th Street, Kent 98031	626
Emerald Park	1999	EP	11800 SE 216th Street, Kent 98031	602
Fairwood Elementary	1969	FW	16600 - 148th Avenue SE, Renton 98058	490
George T. Daniel Elementary	1992	DE	11310 SE 248th Street, Kent 98030	446
Glenridge Elementary	1996	GR	19405 - 120th Avenue SE, Renton 98058	602
Grass Lake Elementary	1971	GL	28700 - 191st Place SE, Kent 98042	564
Horizon Elementary	1990	HE	27641 - 144th Avenue SE, Kent 98042	578
Jenkins Creek Elementary	1987	JC	26915 - 186th Avenue SE, Covington 98042	596
Kent Elementary	1999	KE	24700 - 64th Avenue South, Kent 98032	550
Lake Youngs Elementary	1965	LY	19660 - 142nd Avenue SE, Kent 98042	658
Martin Sortun Elementary	1987	MS	12711 SE 248th Street, Kent 98030	580
Meadow Ridge Elementary	1994	MR	27710 - 108th Avenue SE, Kent 98030	522
Meridian Elementary	1939	ME	25621 - 140th Avenue SE, Kent 98042	608
Millennium Elementary	2000	ML	11919 SE 270th Street, Kent 98030	580
Neely-O'Brien Elementary	1990	NO	6300 South 236th Street, Kent 98032	522
Panther Lake Elementary	2009	PL	12022 SE 216th Street, Kent, 98031	546
Park Orchard Elementary	1963	PO	11010 SE 232nd Street, Kent 98031	642
Pine Tree Elementary	1967	PT	27825 - 118th Avenue SE, Kent 98030	648
Ridgewood Elementary	1987	RW	18030 - 162nd Place SE, Renton 98058	578
River Ridge Elementary	2021	RR	00000 - 22420 Military Rd S SeaTac, WA	858
Sawyer Woods Elementary	1994	SW	31135 - 228th Ave SE, Black Diamond 98010	554
Scenic Hill Elementary	1960	SH	26025 Woodland Way South, Kent 98030	600
Soos Creek Elementary	1971	SC	12651 SE 218th Place, Kent 98031	508
Springbrook Elementary	1969	SB	20035 - 100th Avenue SE, Kent 98031	564
Sunrise Elementary	1992	SR	22300 - 132nd Avenue SE, Kent 98042	578
Elementary TOTAL				**16,850**
Cedar Heights Middle School	1993	CH	19640 SE 272 Street, Covington 98042	1,112
Mattson Middle School	1981	MA	16400 SE 251st Street, Covington 98042	922
Meeker Middle School	1970	MK	12600 SE 192nd Street, Renton 98058	1,154
Meridian Middle School	1958	MM	23480 - 120th Avenue SE, Kent 98031	884
Mill Creek Middle School	2005	MC	620 North Central Avenue, Kent 98032	1,058
Northwood Middle School	1996	NW	17007 SE 184th Street, Renton 98058	1,090
Canyon Ridge Middle School	1966	CR	11000 SE 264th Street, Kent 98030	0
Middle School TOTAL				**6,220**
Kent-Meridian High School	1951	KM	10020 SE 256th Street, Kent 98030	2,211
Kentlake Senior High School	1997	KL	21401 SE 300th Street, Kent 98042	2,516
Kentridge Senior High School	1968	KR	12430 SE 208th Street, Kent 98031	2,940
Kentwood Senior High School	1981	KW	25800 - 164th Avenue SE, Covington 98042	2,608
Senior High TOTAL				**10,275**
Kent Laboratory Academy	2021	KA	00000 - 208th St Kent, WA 98030	502
Kent Virtual Academy		KVA	No hard Building	
i-Grad Program		IG	Not a KSD Building	
DISTRICT TOTAL				**33,847**

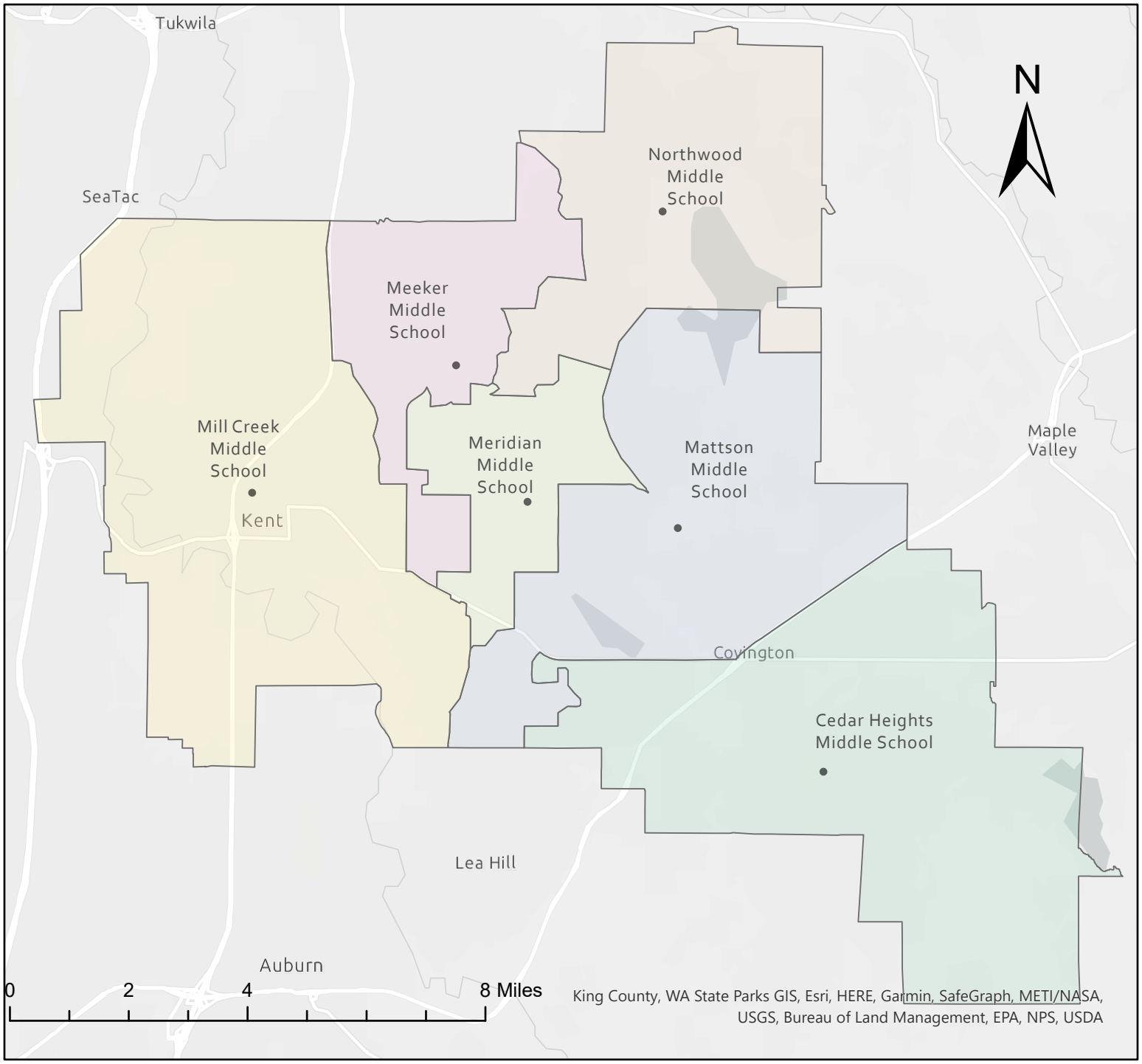
Kent School District 2022/23 School Year High School Boundaries



Legend

- High School Buildings
- Kentridge High School
- Kent-Meridian High School
- Kentwood High School
- Kentlake High School

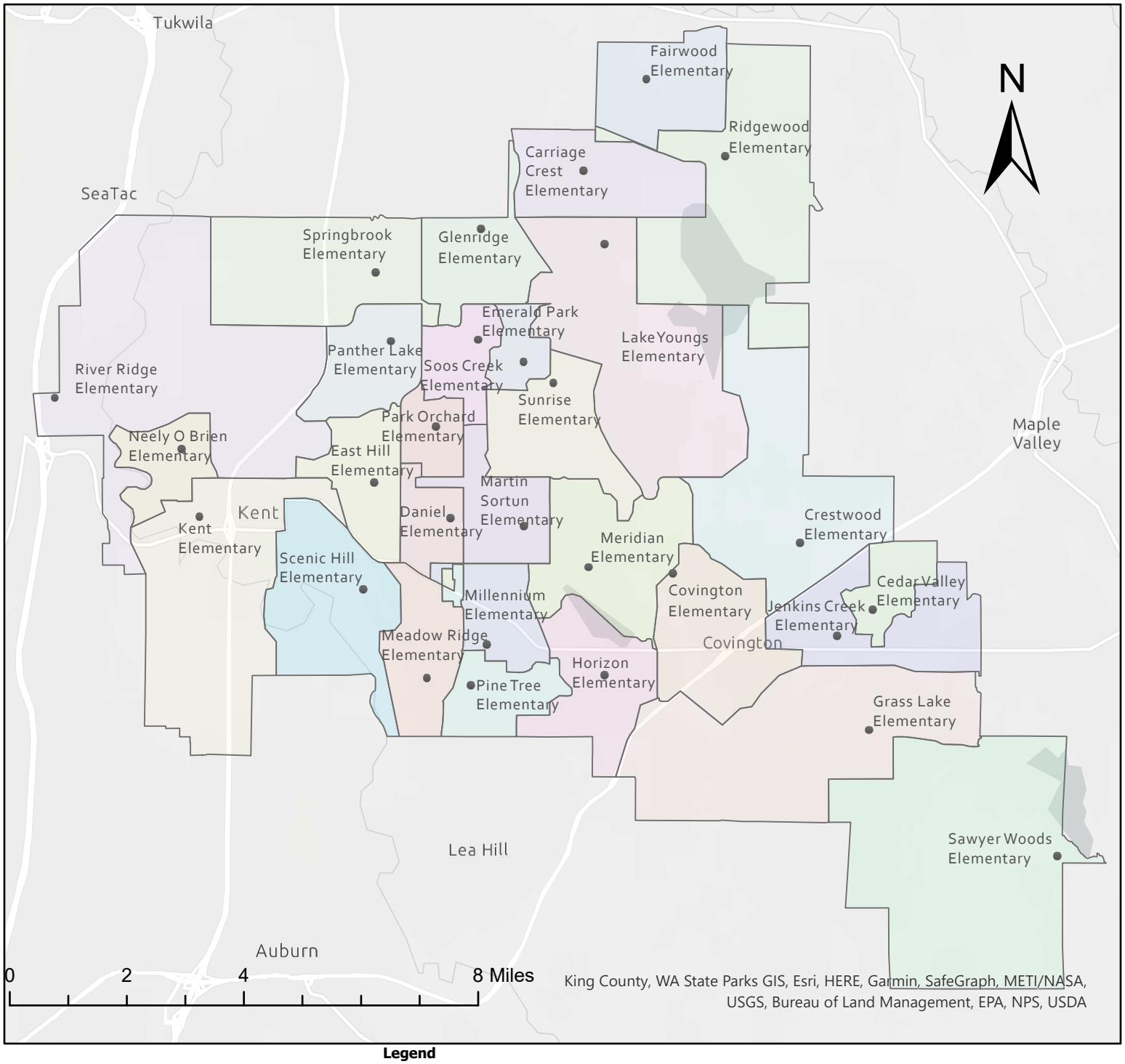
Kent School District 2022/23 School Year Middle School Boundaries



Legend

- Cedar Heights Middle School
- Meeker Middle School
- Mill Creek Middle School
- Mattson Middle School
- Meridian Middle School
- Northwood Middle School
- Middle Schools

Kent School District 2022/23 School Year Elementary School Boundaries



Legend

Carriage Crest Elementary	East Hill Elementary	Horizon Elementary	Meadow Ridge Elementary	Park Orchard Elementary	Scenic Hill Elementary
Cedar Valley Elementary	Emerald Park Elementary	Jenkins Creek Elementary	Meridian Elementary	Pine Tree Elementary	Soos Creek Elementary
Covington Elementary	Fairwood Elementary	Kent Elementary	Millennium Elementary	Ridgewood Elementary	Springbrook Elementary
Crestwood Elementary	Glenridge Elementary	Lake Youngs Elementary	Neely O Brien Elementary	River Ridge Elementary	Sunrise Elementary
Daniel Elementary	Grass Lake Elementary	Martin Sortun Elementary	Panther Lake Elementary	Sawyer Woods Elementary	Elementary Schools

V - Six-Year Planning and Construction Plan

In November 2016, the voters of the Kent School District approved a bond measure for $252 million. This bonding authority provided for the replacement of Covington Elementary school, which opened in August of 2018, the new River Ridge Elementary school, and our new Kent Laboratory Academy, which both opened in August 2021.

As a critical component of capital facilities planning, county and city planners and decision-makers are encouraged to consider safe walking conditions for all students when reviewing applications and design plans for new roads and developments. This should include sidewalks for pedestrian safety to and from school and bus stops as well as bus pull-outs and turn-arounds.

Included in this Plan is an inventory of potential projects and sites identified by the District which are potentially acceptable site alternatives in the future *(See Table 4 & Sitemap).*

Voter approved bond issues have included funding for the purchase of sites for some of these and future schools, and the sites acquired to date are included in this Plan. Some funding is secured for the purchase of additional sites, but some may be funded with impact fees as needed. Not all undeveloped properties meet current school construction requirements, and some property may be traded or sold to meet future facility needs.

The Board will continue an annual review of standards of service and those decisions will be reflected in each update of the Capital Facilities Plan.

Our District went out for a Bond Measure in April of 2023 and did not receive enough votes for approval. We are currently re-evaluating district needs and looking at next steps that align with the Strategic Plan which continues to make a priority to revitalize, rejuvenate and rebuild our aging schools as well as begin a process to remove interim classroom portables and find room or create permanent structures to reduce and eventually eliminate the more than 166 portable classrooms in our district. We will continue to determine capacity versus enrollment as well as programs to ensure this goal to reduce and or eliminate all portables in our district is obtained in the next several years.

As a part of the planning process, the District has been tracking a few major development projects which have affected enrollment and will continue to increase students' forecasts. On Meeker Street in Kent we have seen several major apartment complexes, ETHOS and Midtown 64 Apartments. These continue to have an impact on enrollment as they fill up their newly built facilities. Alexian Gateway Project is located on the corner of Military Road and Veterans Drive in Kent and will begin occupying its 283 planned units in 2023-2024.

In Covington, we are tracking a multi-family house development which has been approved and construction has begun. The 1700-unit Lakepointe Urban Community will fall within our

enrollment boundary and proposed completion of Phase 4 is shown to be 2027.
Construction in the Kent School District boundaries have been steadily rising over the last four years and planned communities are now being recognized through the planning teams in multiple city and county jurisdictions we serve.

APARTMENT PROJECTS WITH MULTIPLE BUILDINGS SHALL HAVE MONUMENT SIGNS -------- SHOWING THE STREET ADDRESSES OF EACH BUILDING AT EACH VEHICLE ENTRANCE TO THE SITE. EACH ETHICAL ENTRANCE SHALL ALSO HAVE AN ILLUMINATED SITE PLAN AND / OR DIRECTLY SIGNS. THE SIGNS SHALL SHOW THE LOCATION OF THE SIGN (THE VIEWER'S CURRENT LOCATION) AND ALL BUILDING ADDRESSES. DWELLING NUMBERS SHALL BE INCLUDED. THE MONUMENT SIGNS SHALL HAVE A CONTRASTING BACKGROUND COLOR. ALL SITE SIGNAGE TO BE PER OWNERS SPECIFICATION AND DESIGN AND UNDER SEPARATE PERMIT.

* INDICATE APPROXIMATE LOCATION OF ILLUMINATED BUILDING ADDRESS SIGNAGE. SIGNAGE FOR BUILDINGS MUST INCLUDE THE ENTIRE BUILDING ADDRESS AND STREET NAME. THE BUILDING ADDRESS SHALL BE NO LESS THAN SIX (6) INCHES IN HEIGHT. THE BUILDING SIGN SHALL HAVE A CONTRASTING BACKGROUND COLOR.

LEGEND

- ONE BEDROOM UNITS
- TWO BEDROOM UNITS
- THREE BEDROOM UNITS
- TYPE A UNITS
- ----- NO UNIT - GARAGE ONLY
- * BUILDING SIGNAGE

1. UNIT NUMBERS READ TOP TO BOTTOM (FLOOR 1-4) AS INDICATED ON THE UNIT STACK

1 UNIT NUMBERING PLAN
SCALE: 3/64" = 1'-0"

KATERRA

542 1st AVE. SOUTH, FLOOR 4
SEATTLE, WASHINGTON 98104

ALL DRAWINGS, SPECIFICATIONS, PLANS, IDEAS, ARRANGEMENTS AND DESIGNS REPRESENTED OR REFERRED TO ARE THE PROPERTY OF AND ARE OWNED BY KATERRA INC. WHETHER THE PROJECT FOR WHICH THEY WERE MADE IS EXECUTED OR NOT. THEY WERE CREATED, EVOLVED, DEVELOPED AND PRODUCED FOR THE SOLE USE ON AND IN CONNECTION WITH THIS PROJECT AND NONE OF THE ABOVE MAY BE DISCLOSED OR DISTRIBUTED TO THE PUBLIC OR TO ANY THIRD PARTY CORPORATION FOR ANY USE OR PURPOSE WHATSOEVER INCLUDING ANY OTHER PROJECT, EXCEPT UPON WRITTEN PERMISSION AND DIRECTION OF KATERRA INC.

© 2019 KATERRA ARCHITECTURE LLC
© 2019 KATERRA ARCHITECTURE II LLC
© 2019 KATERRA ARCHITECTURE III PLLC
© 2019 KATERRA ARCHITECTURE IV LLC

Consultant

Owner

TCR
TRAMMELL CROW RESIDENTIAL

Key plan

Professional Seal

ALEXAN GATEWAY APARTMENTS

23000 MILITARY RD S,
KENT, WA 98032

Drawn By	RM
Project Manager	RM
Job Number	075-18001
Date Of Original	12/13/19

Revisions

Mark	Date	Description
0	06/12/2019	PERMIT SET
2	01/09/2020	REV.3 ITCD UPDATES
6	05/22/2020	PC1 CORRECTIONS

IFC SET
10/30/2020

UNIT NUMBERING/ ADDRESSING SHEET(1,2,3)

G.00.014

Phasing Legend 11

Phase 1A - Maple Hills Division 5
Preliminary Plat approval in third quarter 2021. Construction and Final Plat Recording 2022.

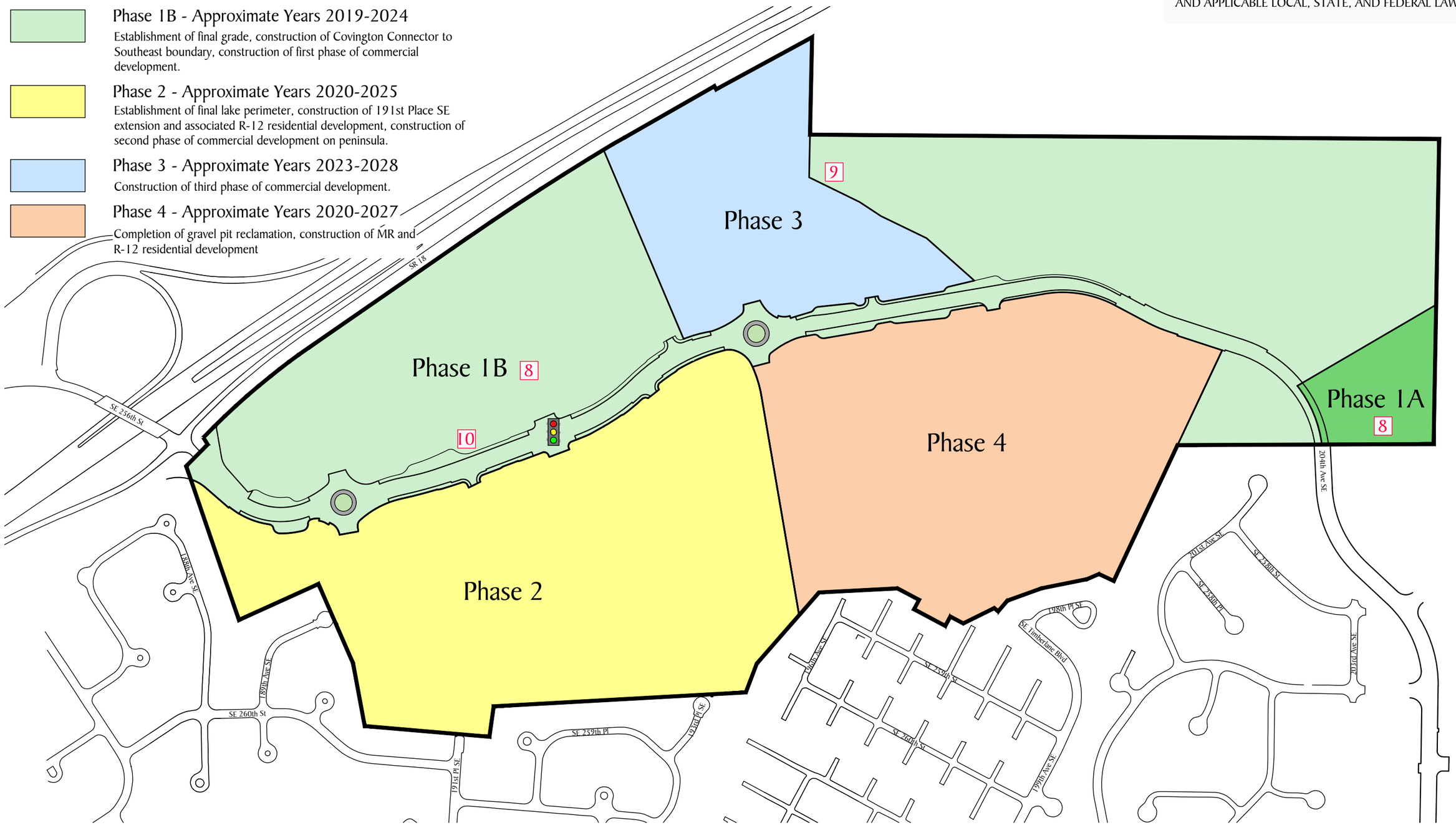
Phase 1B - Approximate Years 2019-2024
Establishment of final grade, construction of Covington Connector to Southeast boundary, construction of first phase of commercial development.

Phase 2 - Approximate Years 2020-2025
Establishment of final lake perimeter, construction of 191st Place SE extension and associated R-12 residential development, construction of second phase of commercial development on peninsula.

Phase 3 - Approximate Years 2023-2028
Construction of third phase of commercial development.

Phase 4 - Approximate Years 2020-2027
Completion of gravel pit reclamation, construction of MR and R-12 residential development

NOTE:
THE LOCATION OF DEVELOPMENT, INCLUDINGS ROADWAYS AND TRAILS, IS APPROXIMATE AND DOES NOT VEST TO THIER SPECIFIC LOCATION. THE LOCATION OF ALL DEVELOPMENT WILL BE BASED ON EXISTING CONDITIONS AT THE TIME OF APPLICATION AND THE TERMS OF THE PLANNED ACTION, THE DEVELOPMENT AGREEMENT, AND APPLICABLE LOCAL, STATE, AND FEDERAL LAWS.



Lakepointe Urban Village

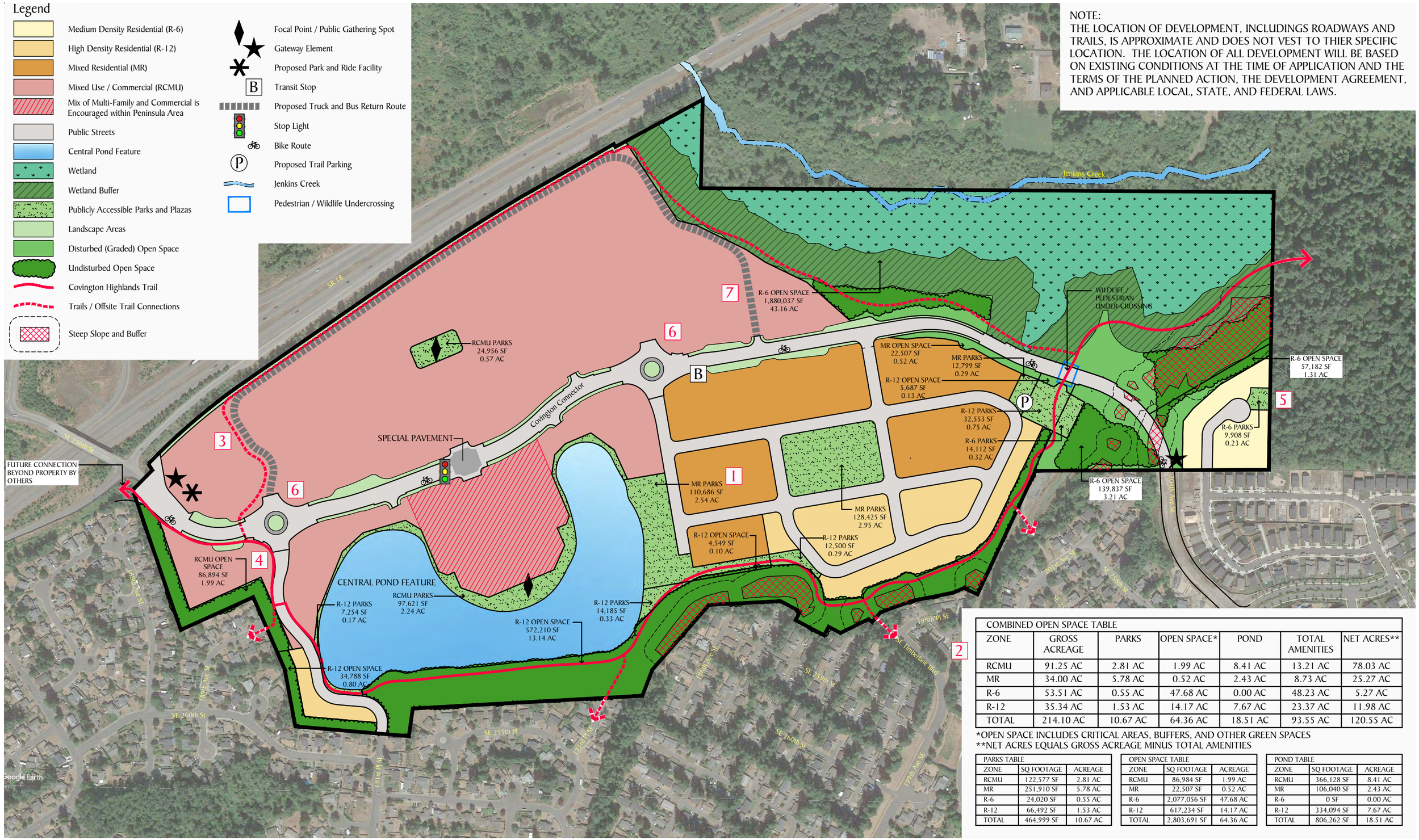
OAKPOINTE

Phasing Map

N

0 100 200 400
SCALE: 1" = 400'

January 30, 2017
Updated September 15, 2021



COMBINED OPEN SPACE TABLE						
ZONE	GROSS ACREAGE	PARKS	OPEN SPACE*	POND	TOTAL AMENITIES	NET ACRES**
RCMU	91.25 AC	2.81 AC	1.99 AC	8.41 AC	13.21 AC	78.03 AC
MR	34.00 AC	5.78 AC	0.52 AC	2.43 AC	8.73 AC	25.27 AC
R-6	53.51 AC	0.55 AC	47.68 AC	0.00 AC	48.23 AC	5.27 AC
R-12	35.34 AC	1.53 AC	14.17 AC	7.67 AC	23.37 AC	11.98 AC
TOTAL	214.10 AC	10.67 AC	64.36 AC	18.51 AC	93.55 AC	120.55 AC

*OPEN SPACE INCLUDES CRITICAL AREAS, BUFFERS, AND OTHER GREEN SPACES
**NET ACRES EQUALS GROSS ACREAGE MINUS TOTAL AMENITIES

PARKS TABLE		
ZONE	SQ FOOTAGE	ACREAGE
RCMU	122,577 SF	2.81 AC
MR	251,910 SF	5.78 AC
R-6	24,020 SF	0.55 AC
R-12	66,492 SF	1.53 AC
TOTAL	464,999 SF	10.67 AC

OPEN SPACE TABLE		
ZONE	SQ FOOTAGE	ACREAGE
RCMU	86,984 SF	1.99 AC
MR	22,507 SF	0.52 AC
R-6	2,077,056 SF	47.68 AC
R-12	617,234 SF	14.17 AC
TOTAL	2,803,691 SF	64.36 AC

POND TABLE		
ZONE	SQ FOOTAGE	ACREAGE
RCMU	366,128 SF	8.41 AC
MR	106,040 SF	2.43 AC
R-6	0 SF	0.00 AC
R-12	334,094 SF	7.67 AC
TOTAL	806,262 SF	18.51 AC

Lakepointe Urban Village

OAKPOINTE

Master Development Plan

N

0 100 200 400

SCALE: 1" = 400'

January 30, 2017
Updated September 15, 2021

VI - Portable Classrooms

The Plan references use of portables as interim capacity for facilities.

Currently, the District utilizes portables to house students more than functional capacity and for program purposes at some school locations (*Please see Appendices A, B, C).*

Based on enrollment projections, implementation of full day kindergarten programs, lower state mandated class sizes, functional capacity, and no need for additional interim capacity, the District anticipates no need to purchase or lease additional portables during the next six-year period to ensure capacity requirement (Noted in section V. Six Yr. Planning Construction).

During the time period covered by this Plan, the District does not anticipate that all of the District's portables will be replaced by permanent facilities. During the useful life of some of the portables, the school-age population may decline in some communities and increase in others, and these portables provide the flexibility to accommodate the immediate needs of the community.

Portables may be used as interim facilities:

1. To prevent overbuilding or overcrowding of permanent school facilities.
2. To cover the gap between the times of demand for increased capacity and completion of permanent school facilities to meet that demand.
3. To meet unique program requirements.

Portables currently in the District's inventory are continually evaluated resulting in some being improved and some replaced or when possible, be removed due to life expectancy. The Districts goal is to reduce and or eliminate all portables so we may provide an equitable learning environment for all.

The Plan projects that the District will use portables to accommodate interim housing needs for the next six years and beyond. The use of portables, their impacts on permanent facilities, life cycle and operational costs, and the interrelationship between portables, emerging technologies, and educational restructuring will continue to be examined.

VII - Projected Six-Year Classroom Capacity

As stated in Section IV, the functional capacity study is periodically updated for changes in special programs and reflects class size requirements, class size fluctuations etc. As shown in the Inventory and Capacity chart in Table 3, the functional capacity is also reflected in the capacity and enrollment comparison charts *(See Tables 5 & 5 a-b-c).*

Enrollment is electronically reported to OSPI on Form P-223 on a monthly basis and funding apportionment is based on Annual Average FTE (AAFTE). The first school day of October is widely recognized as the enrollment "snapshot in time" to report enrollment for the year.

Kent School District continues to be the fifth largest district (both FTE and headcount basis) in the state of Washington. The P-223 Headcount for October 2022 was 24,482 with kindergarten students counted at 1.0 and excluding ECSE and college-only Running Start students.

In October 2022, there were an additional 877 students in 11th and 12th grade participating in the Running Start program at different colleges and receiving credits toward both high school and college graduation. Of these students, 486 attended classes only at the college ("college-only") and are excluded from FTE and headcount for capacity and enrollment comparisons. Kent School District has one of the highest Running Start program participation rates in the state.

Based on the enrollment forecasts, permanent facility inventory and capacity, current standard of service, portable capacity, and future additional classroom space, the District plans to continue to satisfy required capacity through the interim use of portables *(See Table 5 and Tables 5 a-b-c).*

While the district currently shows available capacity to address projected need on a purely statistical basis, there are variety of extenuating factors that need to be considered. The Kent School District currently makes significant use of portables, which we do not consider as part of our permanent standard of service. We have included portable space in our interim capacity figures, and we do not count that as a permanent space solution. Kent is unusual in that it incorporates neighborhoods intersecting with at least 6 municipalities, including Kent, Auburn, Black Diamond, Maple Valley, Renton, and SeaTac. The district covers 73 square miles and includes over 40 schools. Within this large geographic area, we expect to have pockets of localized capacity need that are not necessarily reflected in the aggregate figures. As one example, the Lakepointe Urban Village development in Covington may require new classroom capacity even as space may exist in schools on the far other end of the district's boundaries.

KENT SCHOOL DISTRICT No. 415

PROJECTED ENROLLMENT and CAPACITY
TOTAL DISTRICT

SCHOOL YEAR	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
	Actual	P	R	O	J	E	C	T	E	D
Permanent Functional Capacity 1	33,847	34,529	34,529	34,529	34,529	34,529	34,529
Changes to Permanent Capacity 1							
Capacity Increase (F)							
Additional Permanent Classrooms	0	0	0	0	0	0	0
Permanent Program Capacity Subtotal	33,847	34,529	34,529	34,529	34,529	34,529	34,529
Interim Portable Capacity							
Elementary Portable Capacity Required	3,240	3,192	3,192	3,192	3,192	3,192	3,192
Middle School Portable Capacity Required	336	308	308	308	308	308	308
Senior High School Portable Capacity Required	654	540	540	540	540	540	540
Interim Portable Capacity Total	4,230	4,040	4,040	4,040	4,040	4,040	4,040
TOTAL CAPACITY 1	**38,077**	**38,569**	**38,569**	**38,569**	**38,569**	**38,569**	**38,569**
TOTAL ENROLLMENT/ PROJECTION 2	24,482	24,659	24,723	24,910	25,099	25,304	25,560
DISTRICT AVAILABLE CAPACITY	**13,595**	**13,910**	**13,846**	**13,659**	**13,470**	**13,265**	**13,009**

1 Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.

2 Projection Source: Les Kendrick Demographic Study, 2022 ("Medium Growth Model")

KENT SCHOOL DISTRICT No. 415

PROJECTED ENROLLMENT and CAPACITY

SENIOR HIGH SCHOOLS: Grades 9 - 12

SCHOOL YEAR	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
	Actual	P	R	O	J	E	C	T	E	D
Senior High Permanent Capacity [1]	10,275	10,097	10,097	10,097	10,097	10,097	10,097
Changes to High School Capacity	0	0	0	0	0	0	0
Subtotal	10,275	10,097	10,097	10,097	10,097	10,097	10,097
Portables Interim Capacity 1	654	540	540	540	540	540	540
TOTAL CAPACITY [1]	**10,929**	**10,637**	**10,637**	**10,637**	**10,637**	**10,637**	**10,637**
ENROLLMENT / PROJECTION [3]	7,205	7,385	7,386	7,394	7,477	7,588	7,657
SURPLUS (DEFICIT) CAPACITY	**3,724**	**3,252**	**3,251**	**3,243**	**3,160**	**3,049**	**2,980**

No Classroom Portables required at this time. Some Portables used for classroom and program purposes.

1 Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.

3 Projection Source: Les Kendrick Demographic Study, 2022 ("Medium Growth Model")

KENT SCHOOL DISTRICT No. 415

PROJECTED ENROLLMENT and CAPACITY

MIDDLE SCHOOL: Grades 7 - 8 2022-23

Middle School: Grades 6-8 2023-24 and Beyond

	7-8		Middle School Grade 6-8					
SCHOOL YEAR	2022-23		2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
	Actual		P R O J E C T E D					
Middle School Permanent Capacity [1]	6,220	Grade 6/8 2023/24 and beyond	7,216	7,216	7,216	7,216	7,216	7,216
Changes to Middle School Capacity	0		0	0	0	0	0	0
Subtotal	6,220		7,216	7,216	7,216	7,216	7,216	7,216
Portable Interim Capacity [1]	336		308	308	308	308	308	308
TOTAL CAPACITY [1 & 3]	**6,556**		**7,524**	**7,524**	**7,524**	**7,524**	**7,524**	**7,524**
ENROLLMENT / PROJECTION [2]	3,862		5,837	5,919	5,947	5,927	6,032	6,211
SURPLUS (DEFICIT) CAPACITY	**2,694**		**1,687**	**1,605**	**1,577**	**1,597**	**1,492**	**1,313**

No Classroom Portables required at middle schools at this time. Some Portables used for classroom and program purposes.

1 Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.

2 Projection Source: Les Kendrick Demographic Study, 2022 ("Medium Growth Model")

PROJECTED ENROLLMENT and CAPACITY

ELEMENTARY: Grades K - 6 Thru 2022-23

ELEMENTARY: Grades K - 5 2023-24 and Beyond

	K-6		Elementary Grade K-5								
SCHOOL YEAR	2022-23		2023-24	2024-25	2025-26	2026-27	2027-28	2028-29			
	Actual		P	R	O	J	E	C	T	E	D
Elementary Permanent Capacity [1]	16,850	Grade K/5 2023/24 and beyond	16,696	16,696	16,696	16,696	16,696	16,696			
Additional Permanent Classrooms [2]	0		0	0	0	0	0	0			
Subtotal	16,850		16,696	16,696	16,696	16,696	16,696	16,696			
Interim Portable Capacity	3,240		3,192	3,192	3,192	3,192	3,192	3,192			
TOTAL CAPACITY [1/2]	**20,090**		**19,888**	**19,888**	**19,888**	**19,888**	**19,888**	**19,888**			
ENROLLMENT / PROJECTION [3]	13,415		11,437	11,418	11,569	11,695	11,684	11,692			
SURPLUS (DEFICIT) CAPACITY	**6,675**		**8,451**	**8,470**	**8,319**	**8,193**	**8,204**	**8,196**			

Enrollment & Projections reflect FULL Day Kindergarten at ALL Elementary schools @ 1.0 & exclude ECSE Preschoolers.

1 Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.

2 Additional classrooms will be placed at schools with the greatest need for aleve overcrowding

3 Projection Source: Les Kendrick Demographic Study, 2022 ("Medium Growth Model")

VIII - Finance Plan

The finance plan shown on *Table 6* demonstrates how the Kent School District plans to finance improvements for the years 2022-2023 through 2028-2029. The financing components include secured and unsecured funding and impact fees. The plan is based on future bond issues, state school construction assistance, collection of impact fees under the State Growth Management Act and voluntary mitigation fees paid pursuant to State Environmental Policy Act.

In November 2016, the District held a special election to approve the authorization of $252,000,000 in bonding authority. The projects described below are part of this authorization. The first series of bonds ($80 million) were issued in February 2017, which funded the Covington Elementary Replacement School, as well as other infrastructure projects. Impact fees were used at both River Ridge Elementary School and Kent Laboratory Academy projects due to escalation in construction pricing across the Pacific Northwest.

According to RCW 82.02.090, the definition of an impact fee is ". . . a payment of money imposed upon development as a condition of development approval to pay for public facilities needed to serve new growth and development, and that is reasonably related to the new development that creates additional demand and need for public facilities, that is a proportionate share of the cost of the public facilities, and that is used for facilities that reasonably benefit the new development. `Impact fee' does not include a reasonable permit or application fee." Mitigation or impact fees can be calculated on the basis of "unhoused student need" or "the maintenance of a district's level of service" as related to new residential development.

A mitigation/impact fee may be imposed based upon a determination of insufficient existing permanent and/or interim portable school space or to pay for permanent and/or newly acquired interim portable school space previously constructed as a result of growth in the district. A district's School Board must first approve the application of the mitigation or impact fees and, in turn, approval must then be granted by the other general government jurisdictions having responsibility within the district, counties, cities and towns. (Kent, Covington, Renton, Auburn, Black Diamond, Maple Valley, SeaTac, and Unincorporated King County)

Though the current enrollment projections increase for both elementary and secondary schools are relatively flat, the ongoing need to provide permanent instructional facilities to house students is a driving need as the shifts in our family populations continue, due to ongoing development. Previously collected Impact fees may be used to support and address the challenges related to the number of interim instructional facilities currently in use, the replacement of some of these aged facilities, the maintenance of the district's level of services, and the potential expansions to existing facilities in future years.

The Kent School District 2022-2023 CFP update includes continued execution of the 2016 Capital Bond Projects, the 2018 Levy Projects, and the data collection and review of our Facility Assessment Reports. The District Facilities and Capital Planning Teams have come together and joined the Capital

Bond Planning Task Force (CBPTF) which included District personnel, design professionals, teaching staff, student voices, as well as community members who collaborated and discussed district needs. Our initial plan revealed priorities including school replacement due to age, and the need for added permanent facilities to (1) reduce and eliminate our need for portables and (2) accommodate future growth as housing in the Kent region continues to expand. We started with a list of 2 billion in needs and through itemizing and prioritizing, we brought the list of essential projects to 495 million. This list was brought before the District's Board of Directors for comments, discussion, and approval. A Capital Bond Measure followed and went out to vote in April 2023 and did not pass with voter approval. We are now re-evaluating needs and figuring out next steps. Future updates to this Capital Facilities Plan will include details of any adopted planning. With the opening of Canyon Ridge Middle School, our sixth grade moving from elementary to middle school, and our boundary change, we are advancing opportunities to even out capacity at each site to accommodate our programs and student-based needs.

For the Six-Year Finance Plan, costs of future schools are based on estimates from Kent School District Capital Planning Team. Please see pages 13-14 for a summary of the cost basis.

Cost Basis Summary

For impact fee calculations, construction estimated costs are based on the last elementary school built in Kent, adjusted for inflation, and projected cost future elementary school, as well as average pricing of nearby school districts recently built new middle and new high school projects.

Project	Projected Cost
New Elementary School	$68,000,000
New Middle School	$155,000,000
New High School	$220,000,000

Site Acquisition Cost

The site acquisition cost is based on an average cost of sites purchased or built on within the last ten years. Please see Table 7 for a list of site acquisition costs and averages.

District Adjustment

The impact fee calculations on Appendix B & C result in a zero-dollar impact fee total for this year but may be adjusted if needed per RCW 36.70A.130(2)(b) provision.

KENT SCHOOL DISTRICT No. 415
SIX-YEAR FINANCE PLAN

SCHOOL FACILITIES	*	2022	2023	2024	2025	2026	2027	2028	TOTAL	Secured Local & State	Unsecured State [2] or Local [3]	Impact Fees [5]
											Estimated	Estimated
PERMANENT FACILITIES												
No School Projects at this time.									$0			
TEMPORARY FACILITIES												
Additional portables [3 - 4]									$0			
OTHER												
N / A												
Totals		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

* F = Funded U = Unfunded

NOTES:

[2] The District anticipates receiving some State Funding Construction Assistance for some projects.

[3] Facility needs are pending review. Some of these projects may be funded with impact fees.

[4] Cost of portables based on current cost and adjusted for inflation for future years.

[5] Fees in this column are based on amount of fees collected to date and estimated fees on future units.

KENT SCHOOL DISTRICT No. 415
Site Acquisitions & Costs
Average of Sites Purchased, Sold or Built on within last 10 Years

Type & # on Map	School / Site	Year Open / Purchased Sold	Location	Acreage	Cost/Price	Avg cost-price/acre	Total Average Cost / Acre
Elementary							
	No Acquisitions for Elemenary Schools			0.00	$0		
			Elementary Site Subtotal	0.00	$0		~~$0~~ Elem site average
Middle School							
	No Acquisitions for Middle Schools			0.00	$0		
			Middle School Site Subtotal	0.00	$0		$0 Middle Schl Site Avg.
Senior High							
	No Acquisitions for Senior Highs			0.00	$0	$0	
			Senior High Site Subtotal	0.00	$0		$0 Sr Hi Site Average

Note: All rural sites were purchased prior to adoption of Urban Growth Area.

Numbers correspond to locations on Site Bank & Acquisitions Map on Page 35.

	Properties purchased prior to 2010	
1 / Urban	Site - Covington area North (So of Mattson MS)	1984
2 / Rural	Site - Ham Lake east (Pollard)	1992
4 / Urban	Site - Shady Lake (Sowers-Blaine-Drahota-Paroline)	1995
5 / Rural	Site - SE of Lake Morton area (West property)	1993
9 / Rural	Site - McMillan Assemblage (South of MC)	98 - 04
10 / Urban	Site - Yeh-Williams (W of 132 Ave SE at SE 288)	1999
12 / Urban	Site - SE 256th Covington (Halleson)	2000
12a / Urban	Site - 156th Ave. SE Covington (Wikstrom)	2004
12b / Urban	Site - SE 256th St. Covington (West of CO)	2004

Total Acreage & Cost		Total Average Cost / Acre
~~0.00~~	~~$0~~	~~#DIV/0!~~
0	0	0

KENT SCHOOL DISTRICT
FACTORS FOR ESTIMATED IMPACT FEE CALCULATIONS

Student Generation Factors - Single Family

Elementary	(Grades K - 6)	0.248
Middle School	(Grades 7 - 8)	0.085
Senior High	(Grades 9 - 12)	0.107
	Total	**0.440**

Student Generation Factors - Multi-Family

Elementary	0.130
Middle School	0.049
Senior High	0.056
Total	**0.235**

Projected Increased Student Capacity

Elementary	0
Middle School	850
Senior High (Academy)	0

OSPI - Square Footage per Student, see side char

Elementary	115
Middle School	148
Senior High	173
Special Education	??

Required Site Acreage per Facility

Elementary (required)	12
Middle School (required)	25
Senior High (required)	40

Average Site Cost / Acre

Elementary	$161,678
Middle School	$0
Senior High	$0

New Facility Construction Cost

Elementary	$68,000,000
Middle School	$155,000,000
Senior High	$220,000,000

Temporary Facility Capacity & Cost

Elementary	@	24	$315,000
Middle School	@	29	$315,000
Senior High	@	31	$315,000

Temporary Facility Square Footage

Elementary		123,702
Middle School		10,256
Senior High		21,296
Total	4.4%	155,254

State Funding Assistance Credit

District Funding Assistance Percentage	**51.86%**

Construction Cost Allocation

CCA - Cost/Sq, Ft.	**$246.83**

Permanent Facility Square Footage

Elementary		1,567,594
Middle School		760,483
Senior High/Other		1,077,315
Total	95.6%	3,405,392

District Average Assessed Value

Single Family Residence	**$653,485**

District Average Assessed Value

Multi-Family Residence	**$220,293**

Total Facilities Square Footage

Elementary	1,691,296
Middle School	770,739
Senior High/Other	1,098,611
Total	3,560,646

Bond Levy Tax Rate/$1,000 **$1.02**

Current Rate / 1,000 Tax Rate	**0.0010**

Developer Provided Sites / Facilities

Value	0
Dwelling Units	0

General Obligation Bond Interest Rate

Current Bond Interest Rate	**3.58%**

CPI Inflation Factor **5.20%**

Budget Preparations | OSPI (www.k12.wa.us)

KENT SCHOOL DISTRICT
IMPACT FEE CALCULATION for SINGLE FAMILY RESIDENCE

Site Acquisition Cost per Single Family Residence

Formula: ((Acres x Cost per Acre) / Facility Capacity) x Student Generation Factor

	Required Site Acreage	Average Site Cost/Acre	Facility Capacity	Student Factor	
A 1 (Elementary)	12	$161,678	0	0.248	
A 2 (Middle School)	25	$0	850	0.085	$0.00
A 3 (Senior High)	40	$0	0	0.107	
Total	77	$161,678	850	0.440	
				A ⇨	$0.00

Permanent Facility Construction Cost per Single Family Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent/Total Square Footage Ratio)

	Construction Cost	Facility Capacity	Student Factor	Footage Ratio	
B 1 (Elementary)	$68,000,000	0	0.248	0.903	
B 2 (Middle School)	$155,000,000	850	0.085	0.984	$15,252.00
B 3 (Senior High)	$220,000,000	0	0.107	0.998	
Total	$443,000,000	850	0.440	B ⇨	$15,252.00

Temporary Facility Cost per Single Family Residence (Portables)

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Temporary / Total Square Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
C 1 (Elementary)	$315,000	24	0.248	0.097	$315.74
C 2 (Middle School)	$315,000	29	0.085	0.016	$14.77
C 3 (Senior High)	$315,000	31	0.107	0.020	$21.75
Total	$945,000	84	0.440	C ⇨	$352.25

State Funding Assistance Credit per Single Family Residence (formerly "State Match")

Formula: Area Cost Allowance x SPI Square Feet per student x Funding Assistance % x Student Factor

	Construction Cost Allocation	SPI Sq. Ft. / Student	Assistance %	Student Factor	
D 1 (Elementary)	$246.83	115	0.5186	0.248	$3,650.73
D 2 (Middle School)	$246.83	148	0.5186	0.085	$1,610.32
D 3 (Senior High)	$246.83	173	0.5186	0.107	$2,369.52
				D ⇨	$7,630.57

Tax Credit per Single Family Residence

Average SF Residential Assessed Value (AAV)	**$653,485**		
Net Present Value (per EQ) (NPV)	**8.77**		
Current Debt Service Rate / 1,000 (r)	0.10%	TC ⇨	$5,848.83
(Below used to calculate NPV)			
Current Bond Interest Rate	3.58%		
Years Amortized (10 Years)- Used in NPV Calculation	10		

Developer Provided Facility Credit

Facility / Site Value	Dwelling Units		
0	0	FC ⇨	0

Fee Recap **

A = Site Acquisition per SF Residence	$0.00	
B = Permanent Facility Cost per Residence	$15,252.00	
C = Temporary Facility Cost per Residence	$352.25	
Subtotal		$15,604.25
D = State Match Credit per Residence	$7,630.57	
TC = Tax Credit per Residence	$5,848.83	
Subtotal		$13,479.40
Total Unfunded Need		$2,124.85
50% Developer Fee Obligation		**$1,062**
FC = Facility Credit (if applicable)		$0
District Adjustment		($1,062)
Net Fee Obligation per Residence - **Single Family**		**($0.00)**

KENT SCHOOL DISTRICT
IMPACT FEE CALCULATION for MULTI-FAMILY RESIDENCE

Site Acquisition Cost per Multi-Family Residence Unit

Formula: ((Acres x Cost per Acre) / Facility Capacity) x Student Generation Factor

	Required Site Acreage	Average Site Cost/Acre	Facility Capacity	Student Factor	
A 1 (Elementary)	12	$161,678	0	0.13	
A 2 (Middle School)	25	$0	850	0.049	$0.00
A 3 (Senior High)	40	$0	0	0.056	
Total	77	$161,678	850	0.235	
				A ⇨	$0.00

Permanent Facility Construction Cost per Multi-Family Residence Unit

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent / Total Square Footage Ratio)

	Construction Cost	Facility Capacity	Student Factor	Footage Ratio	
B 1 (Elementary)	$68,000,000	0	0.13	0.903	
B 2 (Middle School)	$155,000,000	850	0.049	0.984	$8,792.33
B 3 (Senior High)	$220,000,000	0	0.056	0.998	
Total	$443,000,000	850	0.235	B ⇨	$8,792.33

Temporary Facility Cost per Multi-Family Residence Unit

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Temporary / Total Square Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
C 1 (Elementary)	$315,000	24	0.13	0.097	$165.51
C 2 (Middle School)	$315,000	29	0.049	0.016	$8.52
C 3 (Senior High)	$315,000	31	0.056	0.020	$11.38
Total	$945,000	84	0.235	C ⇨	$185.40

State Funding Assistance Credit per Multi-Family Residence (formerly "State Match")

Formula: Area Cost Allowance x SPI Square Feet per student x Funding Assistance % x Student Factor

	Area Cost Allowance	SPI Sq. Ft. / Student	Equalization %	Student Factor	
D 1 (Elementary)	$246.83	115	0.5186	0.13	$1,913.69
D 2 (Middle School)	$246.83	148	0.5186	0.049	$928.30
D 3 (Senior High)	$246.83	173	0.5186	0.056	$1,240.12
				D ⇨	$4,082.11

Tax Credit per Multi Family Residence

Average MF Residential Assessed Value (AAV)	**$220,293**		
Net Present Value (per EQ) (NPV)	**8.77**		
Current Debt Service Rate / 1,000 (r)	0.10%	TC ⇨	$1,971.67
(Below used to calculate NPV)			
Current Bond Interest Rate	3.58%		
Years Amortized (10 Years)- Used in NPV Calculation	10		

Developer Provided Facility Credit

Facility / Site Value	Dwelling Units		
0	0	FC ⇨	0

Fee Recap **

A = Site Acquisition per Multi-Family Unit	$0.00	
B = Permanent Facility Cost per MF Unit	$8,792.33	
C = Temporary Facility Cost per MF Unit	$185.40	
Subtotal		$8,977.73
D = State Match Credit per MF Unit	$4,082.11	
TC = Tax Credit per MF Unit	$1,971.67	
Subtotal		$6,053.78
Total Unfunded Need		$2,923.95
50% Developer Fee Obligation		**$1,462**
FC = Facility Credit (if applicable)		0
District Adjustment		($1,462)
Net Fee Obligation per Residential Unit - **Multi-family**		**($0.00)**

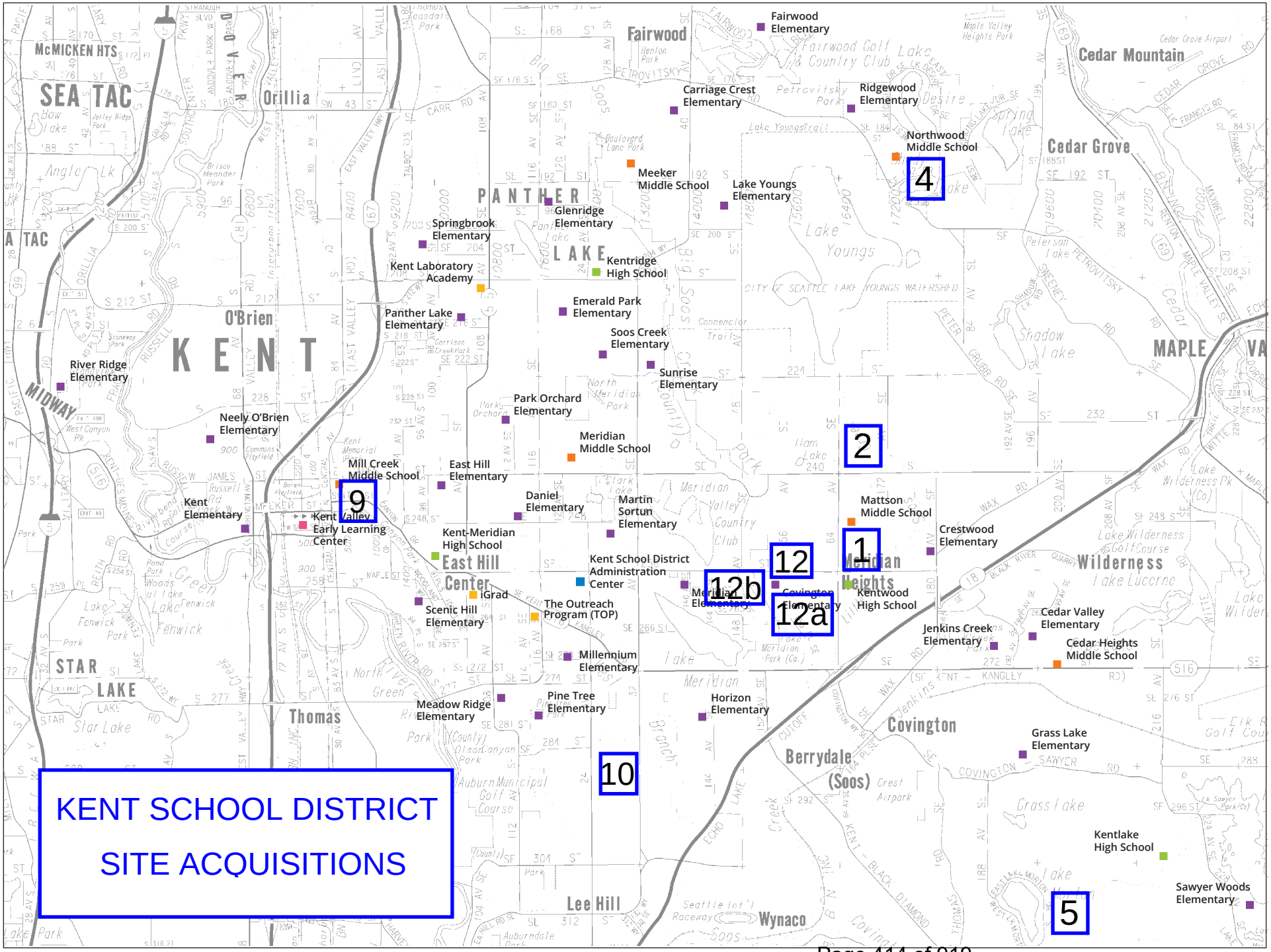
KENT SCHOOL DISTRICT No. 415
Site Acquisitions and Projects Planned to Provide Additional Capacity

SCHOOL / FACILITY / SITE	LOCATION	Type	Status	Projected Completion Date	Projected Program Capacity	% for new Growth
					Approximate	Approximate
# on Map **ELEMENTARY**						
MIDDLE SCHOOL & SENIOR HIGH						
TEMPORARY FACILITIES					Additional Capacity	

# on Map	**2 OTHER SITES ACQUIRED**		Land Use Designation	Type	Land Use Jurisdiction
12	256th - Covington (Halleson)	25435 SE 256th, Covington 98042	**Rural**	To be sold	King County
12a	156th - Covington (Wikstrom)	25847 156th Ave. SE, Covington 98042	**Rural**	To be sold	King County

Notes:

None



© copyright KROLL MAP COMPANY, INC. This map has been modified by KSD 05/22

IX - Summary of Changes to June 2022 Capital Facilities Plan

The Capital Facilities Plan (the "Plan") is updated annually based on previous Plans in effect since 1993. The primary changes from the June 2022 Plan are summarized here.

Capacity changes continue to reflect fluctuations in class size ratio and program changes. Changes in portables or transitional capacity reflect use, lease or purchase, sale, surplus and/or movement between facilities.

The District will be moving to a K-5 Elementary and 6-8 Middle School model beginning the 2023-2024 school year. Capacity has been added at the middle school level by reopening the former Sequoia Junior High (now Canyon Ride Middle School).

The district worked with Educational Data Solutions, LLC to update student generation factors. The updated rates are included in the body of the Plan.

The student headcount enrollment forecast is updated annually. All Elementary schools now have Full Day Kindergarten so six-year Kindergarten projections were previously modified to meet the requirements for Full Day Kindergarten programs at all elementary schools.

The district expects to receive some State Funding Assistance (formerly called “state matching funds”) for projects in this Plan and tax credit factors are updated annually. Unfunded site and facility need will be reviewed in the future.

The impact fees for 2024 calendar year will result in no collection of impact fees for both Single-Family and Multi-Family due to the capacity study completed in Spring 2023.

X - Appendices

Changes to Impact Fee Calculation Factors Include:

ITEM	Grade /Type	FROM	TO	Increase/ Decrease	Comments
Student Generation Factor	Elem	0.27	0.248	-0.022	
Single Family (SF)	MS	0.105	0.085	-0.020	
	SH	0.075	0.107	0.032	
	Total	0.45	0.440	-0.010	*Decrease*
Student Generation Factor	Elem	0.082	0.130	0.048	
Multi-Family (MF)	MS	0.035	0.049	0.014	
	SH	0.029	0.056	0.027	
	Total	0.146	0.235	0.089	*Increase*
State Funding Assistance Ratios ("State Match")		52.49%	51.86%	-0.63%	Per OSPI Website
Area Cost Allowance		$242.26	$246.83	4.570	Per OSPI Website Link
Average Assessed Valuation (AV)	SF	$574,784	$653,485	78,701	Per King County
AV - Average of Condominiums & Apts.	MF	$360,790	$220,293	(140,497)	Per King county
Debt Service Capital Levy Rate / $1000		$0.93	$1.02	$0.09	Per King Co. Assessor Report
General Obligation Bond Interest Rate		2.45%	3.58%	1.13%	Bond Buyers 20 year GO Index
Impact Fee - Single Family	SF	$0.00	$0.00	$0.00	No Change
Impact Fee - Multi-Family	MF	$0.00	$0.00	$0.00	No Change

ENVIRONMENTAL CHECKLIST
UPDATED 2023

WAC 197-11-960 Environmental Checklist.

Purpose of Checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for non-project proposals:

For non-project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects)

questions in Part B - Environmental Elements -that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND

1. Name of proposed project, if applicable:

The adoption of a six-year Capital Facilities Plan by the Kent School District. The Comprehensive Plans of King County, City of Kent, City of Covington, City of Renton, City of Auburn and possibly Cities of Maple Valley, Black Diamond and SeaTac have been and/or will be amended to include the Kent School District 2023 Capital Facilities Plan in the Capital Facilities Plan Element of the Comprehensive Plan for each jurisdiction. A copy of the Capital Facilities Plan is available for review in the Kent School District Capital Planning team.

2. Name of applicant:

Kent School District No. 415.

3. Address and phone number of applicant and contact person:

Kent School District No. 415
12033 SE 256th Street Bldg. B
Kent, WA 98030-6643

Contact Person: Mr. Dave Bussard, Executive Director

Telephone: (253) 373-7526

4. Date checklist prepared: March 28, 2023

5. Agency requesting checklist:

Kent School District No. 415

6. Proposed timing or schedule (including phasing, if applicable):

The 2023 Kent School District Capital Facilities Plan is scheduled to be forwarded to King County, Cities of Kent, Covington, Renton, Auburn, Maple Valley, Black Diamond, and SeaTac for possible inclusion in each jurisdiction's Comprehensive Plan. The Capital Facilities Plan will be updated annually. Site-specific projects have been or will be subject to project-specificenvironmental review.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. None at this time

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal?

If yes, explain.

No.

10. List any government approvals or permits that will be needed for your proposal, if known.

King County and Cities of Kent, Covington, Auburn and Renton will review and approve the Capital Facilities Plan for the purposes of impact fee ordinances and will need to adopt the Plan as an amendment to the Capital Facilities Plan element of the Comprehensive Plans of King County and Cities of Kent, Covington, Renton and Auburn. Cities of Maple Valley, Black Diamond, and SeaTac may also review and approve the Plan for the purposes of any school impact fee ordinances and may adopt the Plan as an amendment to the Capital Facilities element of their Comprehensive Plans.

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This is a non-project action. This proposal involves the adoption of the Kent School District 2023 Capital Facilities Plan for the purpose of planning the facilities needs of the District and for inclusion in the Capital Facilities Plan element and possible amendment of the Comprehensive Plans for King County, City of Covington, City of Kent, City of Renton, City of Auburn, City of Black Diamond, City of SeaTac and City of Maple Valley. A copy of the Capital Facilities Plan may be viewed at the Kent School District Capital Planning office.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The 2023 Capital Facilities Plan will affect the Kent School District. The District includes an area of approximately 70 square miles. The City of Covington, and portions of the Cities of Kent, Auburn, Renton, Black Diamond, Maple Valley, SeaTac and parts of unincorporated King County fall within the boundaries of the Kent School District.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

The Kent School District is comprised of a variety of topographic landforms and gradients, including all of those listed. Specific topographic characteristics will be identified during the planning and permit process for each capital project.

b. What is the steepest slope on the site (approximate percent slope)?

Specific slope characteristics will be identified during the planning and permit process for each capital project.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Specific soil types will be identified during the planning and permit process for each capital project.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Unstable soils may exist within the Kent School District. Specific soil limitations on individual project sites will be identified at the time of environmental review.

e. Describe the purpose, type, total area and approximate quantities and total affected area of any filling or grading proposed. Indicate source of fill.

Individual projects included in the Capital Facilities Plan will be subject to project-specific environmental review and local approval at the time of proposal. Proposed grading projects, as well as the purpose, type, quantity, and source of fill materials will be identified as appropriate to each project.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

It is possible that erosion could occur as a result of construction projects currently proposed in the Capital Facilities Plan. Individual projects and their erosion impacts will be evaluated on a site-specific basis. Individual projects will be subject to environmental review and local approval on the time of proposal.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings?)

Percentage of impervious cover will vary with each capital facilities project and will be addressed during project-specific environmental review.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Erosion potential on individual project sites will be addressed during project-specific environmental review. Relevant erosion reduction and control requirements will be met.

2. Air

a. What types of emissions to the air would result from the proposal during construction operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Various emissions, many construction-related, may result from individual projects. Air-quality impacts will be evaluated during project-specific environmental review. Please see the Supplemental Sheet for Non-project Actions.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Off-site sources and necessary mitigation will be addressed during project-specific environmental review.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Plans for individual projects included in the Capital Facilities Plan have been or will be subject to environmental review and relevant local approval processes, including obtaining of any necessary air quality permits, at the time individual projects are formally proposed. Please see the Supplemental Sheet for Non-project Actions.

3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There is a network of surface water bodies within the Kent School District. The surface water regimes and flow patterns have been or will be researched and incorporated in the design of each individual project.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Some projects may require work near these described waters. Individual projects in the Capital Facilities Plan will be subject to environmental review and local approval requirements at the time the project is formally proposed.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Information with respect to placement or removal of fill or dredge material will be addressed at the time of project-specific environmental review. Applicable local regulations have been or will be satisfied.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Any surface water withdrawals or diversions have been or will be addressed during project-specific environmental review.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Each capital facilities project, if located in a floodplain area, will be required to meet applicable local regulations for flood areas.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Specific information regarding discharges of waste materials, if any, will be addressed during project-specific environmental review. Please see the Supplemental Sheet for Non-project Actions.

b. Ground:

1) Will ground water be withdrawn, from a well for drinking water or other purposes? If so, give general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Individual projects included in the Capital Facilities Plan may impact ground water resources. Each project will be evaluated during project-specific environmental review. Applicable local regulations have been or will be satisfied. Please see the Supplemental Sheet for Non-project Actions.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals ... ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Impacts of discharged waste material, if any, have been or will be addressed during site-specific, project-level environmental review.

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Individual projects included in the Capital Facilities Plan may have varying storm water runoff consequences. Each project will be subject to environmental review and applicable local regulations.

2) Could waste materials enter ground or surface waters? If so, generally describe.

Individual projects included in the Capital Facilities Plan will have varying environmental impacts and will be subject to appropriate review and local regulations prior to construction. Information regarding waste materials will be presented at the time of such review. Please see the Supplemental Sheet for Non-project Actions.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Individual projects included in the Capital Facilities Plan may have varying drainage pattern consequences. Each project will be subject to environmental review and applicable local regulations

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Specific measures to reduce or control runoff impacts have been or will be developed on a project-specific basis in cooperation with the appropriate jurisdiction.

4. Plants:

a. Check or circle types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other
evergreen tree: fir, cedar, pine, other
shrubs
grass
pasture
crop or grain
wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil,
other types of vegetation

There are various vegetative zones within the Kent School District. An inventory of species has been or will be produced as part of project-specific environmental review.

b. What kind and amount of vegetation will be removed or altered?

Impacts on vegetation will be determined at the time of project-specific environmental review at the time the project is formally proposed. Please see the Supplemental Sheet for Non-project Actions.

c. List threatened or endangered species known to be on or near the site.

Specific impacts to these species from individual projects have been or will be determined at the time of project proposal and will be addressed during site-specific, project-level environmental review.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Individual projects included in the Capital Facilities Plan will be subject to environmental review and local approval at the time of project proposal.

e. List all noxious weeds and invasive species known to be on or near the site.

Individual projects included in the Capital Facilities Plan will be subject to Environmental review and local approval at the time of project proposal.

5. Animals:

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:

_____

mammals: deer, bear, elk, beaver, other:

_____

fish: bass, salmon, trout, herring, shellfish, other:

_____

An inventory of species observed on or near sites has been or will be developed during project-specific environmental review.

b. List any threatened or endangered species known to be on or near the site.

Specific impacts to these species from individual projects will be determined at the time of project proposal and will be reviewed in cooperation with the affected jurisdictions.

c. Is the site part of a migration route? If so, explain.

Impacts on migration routes, if any, will be addressed during site-specific, project-level environmental review.

d. Proposed measures to preserve or enhance wildlife, if any:

Appropriate measures to preserve or enhance wildlife have been or will be determined at the time of site-specific, project-level environmental review.

e. List any invasive animal species known to be on or near the site.

An inventory of invasive animal species observed on or near sites has been or will be developed during project-specific environmental review.

6. Energy and Natural Resources:

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The State Board of Education requires a life-cycle cost analysis of all heating, lighting, and insulating systems prior to allowing specific projects to proceed. Energy needs will be decided at the time of specific engineering and site design planning. Please see the Supplemental Sheet for Non-project Actions.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe:

Individual projects of this Capital Facilities Plan will be evaluated as to their impact on the solar potential of adjacent projects during environmental review.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Energy conservation measures will be considered at the project-specific design phase and environmental review.

7. Environmental Health:

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Please see the Supplemental Sheet for Non-project Actions.

1) Describe any known or possible contamination at the site from present or past uses.

Please see the Supplemental Sheet for Non-project Actions.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area in the vicinity.

Please see the Supplemental Sheet for Non-project Actions.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Please see the Supplemental Sheet for Non-project Actions.

4) Describe special emergency services that might be required.

Please see the Supplemental Sheet for Non-project Actions.

5) Proposed measures to reduce or control environmental health hazards, if any:

Proposed projects will comply with all current codes, standards, and rules and regulations. Individual projects have been or will be subject to environmental review and local approval at the time of formal submittal.

b. Noise:

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

A variety of noises exist within the Kent School District. Specific noise sources have been or will be identified during project-specific environmental review.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Normal construction noises would exist on a short-term basis during school construction. There could be an increase in traffic or operations-related noise which would be addressed during project specific environmental review. Please see the Supplemental Sheet for Non-project Actions.

3) Proposed measures to reduce or control noise impacts, if any:

Project noise impacts have been or will be evaluated and mitigated during the project-specific environmental review. Each project is or will be subject to applicable local regulations.

8. Land and Shoreline Use:

a. What is the current use of the site and adjacent properties?

There are a variety of land uses within the Kent School District, including residential, commercial, industrial, institutional, utility, agricultural, forestry, open space, recreational, etc.

b. Has the site been used as working farmlands or working forest lands? If so describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

This question will be addressed during site-specific, project-level environmental review.

c. Describe any structures on the site.

Structures located on proposed sites have been or will be identified and described during project-specific environmental review when appropriate.

d. Will any structures be demolished? If so, what?

Structures to be demolished, if any, will be identified as part of the project-specific environmental review process.

e. What is the current zoning classification of the site?

There are a variety of zoning classifications within the Kent School District. Site specific zoning information has been or will be identified during project-specific environmental review.

f. What is the current comprehensive plan designation of the site?

An inventory of comprehensive plan designations has been or will be completed during project-specific environmental review.

g. If applicable, what is the current shoreline master program designation of the site?

Any shoreline master program designations have been or will be identified during project-specific environmental review.

h. Has any part of the site been classified as a critical area by city or county? If so, specify.

Environmentally sensitive areas, if any, will be identified during project-specific environmental review.

i. Approximately how many people would reside or work in the completed project?

This information has been or will be provided at the time of project-specific environmental review.

j. Approximately howmany people would the completed project displace?

It is not anticipated that proposed projects will displace any people. Displacement of people, if any, will be evaluated during project-specific environmental review.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Individual projects included in the Capital Facilities Plan will be subject to project-specific environmental review and local approval at the time the project is formally proposed.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Compatibility of the proposal and specific projects with existing uses and plans have been or will be assessed as part of the comprehensive planning process and during project-specific environmental review.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Compatibility of the proposal and specific projects with existing uses and plans have been or will be assessed as part of the comprehensive planning process and during project-specific environmental review.

9. · Housing:

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

No housing units would be provided.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Any impact of project proposals on existing housing has been or would be evaluated during project-specific environmental review procedures.

c. Proposed measures to reduce or control housing impacts, if any:

Measures to reduce or control any housing impacts have been or will be addressed during site-specific, project-level environmental review.

10. Aesthetics:

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Aesthetic impacts have been or will be determined at the time of site-specific, project-level environmental review.

b. What views in the immediate vicinity would be altered or obstructed?

Aesthetic impacts have been or will be determined at the time of site-specific, project-level environmental review.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Appropriate measures to reduce or control aesthetic impacts have been or will be determined at the time of project-specific environmental review.

11. Light and Glare:

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Light or glare impacts have been or will be determined at the time of project-specific environmental review.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Light or glare impacts have been or will be determined at the time of project-specific environmental review.

c. What existing off-site sources of light or glare may affect your proposal?

Off-site sources of light or glare have been or will be evaluated at the time of project specific environmental review.

d. Proposed measures to reduce or control light and glare impacts, if any:

Mitigation of light and glare impact has been or will be addressed during project-specific environmental review.

12. Recreation:

a. What designated and informal recreational opportunities are in the immediate vicinity?

There are a variety of formal and informal recreational facilities within the Kent School District.

b. Would the proposed project displace any existing recreational uses? If so, describe.

Recreational impacts have been or will be addressed during project specific environmental review. Projects in the Capital Facilities Plan may enhance recreational opportunities and uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Any adverse effects on recreation stemming from individual project proposals have been or will be subject to mitigation during the environmental review procedure. A school site usually provides recreational facilities to the community in the form of additional play fields and gymnasiums.

13. Historic and Cultural Preservation:

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, describe.

The existence of historic and cultural resources will be determined at the time of project-specific environmental review.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

An inventory of historical sites has been or will be conducted as part of project specific environmental review.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with

tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Appropriate measures have been or will be proposed on a project-specific basis.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Appropriate measures have been or will be proposed on a project-specific basis.

14. Transportation:

a. Identify public streets and highways serving the site and describe proposed access to the existing street system. Show on site plans, if any.

Impact on public streets and highways has been or will be assessed during project-specific environmental review.

b. Is site or affected geographic area currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The relationship between specific projects and public transit has been or will be assessed during project-specific environmental review.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

An inventory of parking spaces and the impacts of specific projects on parking spaces have been or will be conducted during project-specific environmental review.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities not including driveways? If so, generally describe (indicate whether public or private).

The development of new schools may require new access roads or streets. This issue will be fully addressed during project-specific environmental review.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Use of water, rail or air transportation has been or will be addressed during site-specific, project-level environmental review.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur and what percentage of volume

would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

Each project proposal has been or will be separately evaluated as to traffic impacts.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Each project proposal has been or will be separately evaluated as to traffic impacts.

h. Proposed measures to reduce or control transportation impacts, if any:

Mitigation of impacts on transportation has been or will be addressed during project-specific environmental review.

15. Public Services:

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Impacts have been or will be evaluated on a project-specific basis.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Schools are built with automatic security systems, fire alarms, smoke alarms, heat sensors and sprinkler systems.

16. Utilities:

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Utilities available at project sites have been or will be identified during project specific environmental review.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Utility revisions and construction needs will be identified during project-specific environmental review.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:

Mr. Dave Bussard
Executive Director, Operations & Facilities

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

   To the extent this Plan makes it more likely that school facilities will be constructed, and/or renovated or remodeled, some of these environmental impacts will be more likely. Additional impermeable surfaces, such as roofs, parking lots, sidewalks, access roads and playgrounds will increase storm water runoff, which could enter surface or ground water. Emissions to air could result from heating systems, emergency generators and other equipment, and from additional car and bus trips to and from the school for students and faculty. Any emissions resulting from this Plan should not require the production, storage, or release of toxic or hazardous substances, with the possible exception of storage of diesel fuel or gasoline for emergency generating equipment. Noise may result from additional traffic and from concentrating several hundred children at a new facility, especially before and after school and during recesses.

   To the extent this proposal allows additional residential development to occur, these impacts would also increase somewhat, but it is not possible to quantify those impacts at this time. The impacts would depend on the type, location and distribution of housing, for example, whether single or multiple family and the location of the school.

Proposed measures to avoid or reduce such increases are:

Facilities implementing the Plan have been or will be evaluated at the project specific level and impacts will be mitigated accordingly. Storm water detention and runoff will meet applicable County and/or City requirements and, depending on the date of actual construction, may be subject to a National Pollutant Discharge Elimination System ("NPDES") permitting requirements. Discharges to air will be minimal, and will meet any applicable requirements of the Puget Sound Air Pollution Control Authority. Fuel oil will be stored according to local and state requirements.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The Plan itself will have no impact on these elements of the environment. Depending on the particular site, construction of facilities may require clearing sites of plants and loss of animal habitat. To the extent residential development is allowed, additional area may be cleared and eliminated as habitat for animals. There are not likely to be any impacts on fish or marine life, although some water quality degradation in streams and rivers could occur due to increased residential development. These impacts have been or will be addressed in more detail during project-specific environmental review when appropriate.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Individual projects will be evaluated and mitigated appropriately on a project-specific basis, but specific mitigation proposals cannot be identified at this time.

3. How would the proposal be likely to deplete energy or natural resources?

Any actual projects resulting from this Plan would consume heating fuel and electrical energy. Increased traffic resulting from the construction of additional facilities would consume petroleum based fuels. Reduced traffic resulting from construction of another neighborhood school may also reduce amounts of fuel consumed, but it is not possible to quantify such reduction in consumption at this time. These impacts have been or will be addressed in more detail during project-specific environmental review when appropriate.

Proposed measures to protect or conserve energy and natural resources are:

Facilities would be constructed in accordance with applicable energy efficiency standards.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The Plan and facilities constructed pursuant to the Plan should have no impact on these resources. It is not possible to predict whether other development made possible by this Plan would affect sensitive areas.

Proposed measures to protect such resources or to avoid or reduce impacts are:

No specific measures are being proposed at this time. Appropriate measures have been or will be proposed during project-specific review. Annual updates of this Plan will be coordinated with King County, Cities of Kent, Covington, Renton, Auburn, Black Diamond, SeaTac, and Maple Valley as part of the Growth Management Act process, one of the purposes of which is to protect environmentally sensitive areas. To the extent the School District's facilities planning process is part of the overall growth management planning process, these resources are more likely to be protected.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

   The Plan will not have any impact on land or shoreline use that is incompatible with existing comprehensive plans, land use codes, or shoreline management plans.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None are proposed at this time. Actual facilities constructed to implement the Plan will be sited and constructed to avoid or reduce land use impacts.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

   This proposal should not create substantial new demands for transportation. The projects included in the Capital Facilities Plan may create an increase in traffic near new District facilities but also reduce traffic by creating the opportunity for more students to walk to a closer school. The construction of the facilities included in the Capital Facilities Plan may result in minor increases in the demand for public services and utilities, such as fire and police protection, and water, sewer, and electric utilities. None of these impacts are likely to be significant. The impacts on transportation and public services and utilities of the projects included in the Capital Facilities Plan will be addressed during project-level review when appropriate.

Proposed measures to reduce or respond to such demand(s) are:

No measures to reduce or respond to such demands are proposed at this time.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

   The Kent School District Capital Facilities Plan will not conflict with any laws or requirements for the protection of the environment.

DETERMINATION OF NONSIGNIFICANCE

For

Kent School District No. 415

2023 Capital Facilities Plan

Issued with a 14-day comment and appeal period.

Description of Proposal:

This threshold determination analyzes the environmental impacts associated with the following actions, which are so closely related to each other that they are in effect a single action:

1. The adoption of the Kent School District 2023 Six-Year Capital Facilities Plan by the Kent School District for the purposes of planning for the facilities needs of the District.

2. The amendment of the King County Comprehensive Plan to include the Kent School District 2023 Capital Facilities Plan as a part of the Capital Facilities Plan Element of the King County Comprehensive Plan.

3. The amendment of the Comprehensive Plan of the City of Kent to include the Kent School District's 2023 Capital Facilities Plan as part of the Capital Facilities Plan Element of the Comprehensive Plans of the City of Kent.

4. The amendment of the Comprehensive Plan of the City of Covington to include the Kent School District's 2023 Capital Facilities Plan as part of the Capital Facilities Plan Element of the Comprehensive Plans of the City of Covington.

5. The amendment of the Comprehensive Plan of the City of Renton to include the Kent School District's 2023 Capital Facilities Plan as part of the Capital Facilities Plan Element of the Comprehensive Plans of the City of Renton.

6. The amendment of the Comprehensive Plan of the City of Auburn to include the Kent School District's 2023 Capital Facilities Plan as part of the Capital Facilities Plan Element of the Comprehensive Plans of the City of Auburn.

7. This proposal may also involve amendment of Comprehensive Plans of the Cities of Black Diamond, Maple Valley, and/or SeaTac to incorporate the Kent School District 2023 Capital Facilities Plan into the Capital Facilities element of that jurisdiction's Comprehensive Plan.

Proponent: Kent School District No. 415

Location of the Proposal:

The Kent School District includes an area of approximately 70 square miles. The City of Covington and portions of the cities of Kent, Renton, Auburn, Black Diamond, Maple Valley, and SeaTac fall within the District's boundaries, as do parts of unincorporated King County.

Lead Agency:

Kent School District No. 415 is the lead agency pursuant to WAC 197-11-926.

The lead agency for this proposal has determined that the proposal does not pose a probable significant adverse impact to the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after a review of the completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

This Determination of Non-significance (DNS) is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the date of issue. Comments must be submitted by 3:00 p.m., June 5, 2023. The responsible official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. If the DNS is retained, it will be final after the expiration of the comment deadline.

Responsible Official: _____

Mr. Dave Bussard
Executive Director, Operations & Facilities
Kent School District No. 415

Telephone: (253) 373-7526

Address: 12033 SE 256th Street, Bldg. B
Kent, Washington 98030-6643

Appeals of this determination are governed by Board Policy No. 6890, which can be obtained from Mr. David Bussard, Executive Director, Kent School District No. 415, 12033 SE 256th Street Bldg. B, Kent, Washington 98030-6643 and pursuant to WAC 197-11-680 and RCW 43.21C.075.

Date of Issue: 5/12/2023

Date Published: 5/19/2023

CITY-INITIATED COMP. PLAN MAP AMENDMENTS

CPM #1 – Land Use Element Volume 1 and appendix. The changes to the Land Use Element consist of the following:

- Comprehensive Land Use Map to be updated to reflect annexation of the area from the city of Kent for an approximately 155-acre area commonly known as The Bridges Planned Unit Development. This area is generally bounded by SE 288th, 124th Ave SE, SE 304th ST, and 118th Ave SE. Staff is proposing to establish Comprehensive Plan Map designations of “Single Family Residential” and “Moderate Density Residential” for the site where there were previously none. Changes will also include concurrent zoning changes including the establishment “R-1 Residential”, “R-5, Residential” and “R-10, Residential” zoning districts and the Bridges zoning Overlay , which is intended to recognize and be in accordance with the development standards allowed by the City of Kent’s municipal code as they were approved for the Bridges Planned Unit Development prior to its annexation into the City of Auburn.

  Zoning map and text amendments are proposed to be processed concurrent with the Comprehensive Plan map amendments.

MEMORANDUM

TO: Judi Roland, Chair, Planning Commission
Phillip Stephens, Vice-Chair, Planning Commission
Planning Commission Members

FROM: Alexandria D. Teague, AICP, Senior Planner
Department of Community Development

DATE: August 31, 2023

RE: Amend the City's Comprehensive Land Use Map, Comprehensive Zoning Map, and Chapter 18.21 "Overlays" of the Zoning Code (Title 18) – creating a new "Bridges overlay" (CMP#1: CPA23-0003)

I. BACKGROUND

Beginning in 2019, the cities of Kent and Auburn determined that it is advantageous to both cities that the area located on Lea Hill known as the "Bridges" to be annexed to Auburn. The Bridges area is an approximately 155-acre area island of incorporated city of Kent surrounded completely by the city of Auburn. As part of the process of annexation by Auburn and de-annexation Kent, the cities have committed to coordinate and cooperate with respect to any emergency services, utilities, transportation, planning, and development issues affected by the annexation.

Upon annexation, the Bridges area will adopt Auburn comprehensive plan land use designations and Auburn zoning classifications (also known as zones or zoning districts). The City's Zoning Code (Title 18) provides Auburn the authority to establish zoning and land use designations for all lands within the City. Specifically, per ACC 18.02.100 prior to any parcel of land being annexed to the city, properties can be rezoned to an Auburn zoning classification and the Comprehensive Plan (Map) can be amended to reflect the future annexation area. In preparation of the annexation effective date, staff has analyzed which land use designations and zoning classifications are appropriate for the Bridges area.

Staff has prepared an amendment to the Comprehensive Plan Land Use Map, the Comprehensive Zoning Map, and to Chapter 18.21 "Overlays". No Comprehensive Plan text is proposed to be revised. The proposed amendments are described below.

II. COMPREHENSIVE PLAN LAND USE MAP AMENDMENT

Generally, all land within a City is assigned a land use designation. A City's Comprehensive Plan Land Use Map shows the location and boundaries for each designation. Land use designations build off the past Comprehensive Plan Land Use Map, the existing land use patterns, topography, natural features, and goals for future development within the City.

Under Kent's jurisdiction the Bridges area features two land use designations. The northern portion of the Bridges area (approx. 63 acres) is currently designated Single Family 3 Units Per Acre (SF-3) and the southern portion (approx. 92 acres) is designated Urban Separator. As stated in Kent's Land Use Element of their Comprehensive Plan, the city has five general categories of land use designations: Agricultural,

Single-Family Residential, Multifamily Residential, Commercial and Industrial. Within each of these land use designations, there are there are several zoning districts which allow varying levels of land uses, bulk, and scale of development. The Single-Family Residential designation allows single-family residential development at varying densities and housing forms. There are four single-family land use designations: SF-3, SF-4.5, SF-6 and SF-8. The SF-3 designation allows densities of up to three dwelling units per acre and implemented by the SR-3 zoning district.

The Urban Separator designation is intended for low-density development to protect adjacent resource lands, rural areas and environmentally sensitive areas and create open space corridors. These areas also provide environmental, visual, recreational and wildlife benefits. The Urban Separator designation is implemented by Kent's SR-1 zoning district. Further, lots within the Urban Separator designation must be as adhere to a clustering development pattern in order to maintain areas for open space and environmentally sensitive areas. Four environmentally sensitive area tracts exist within the Bridges area, with the largest being located in the southern portion of the Bridges areas.

The Bridges area is already mostly subdivided into single family residential lots of varying sizes. Staff is proposing to designate the majority of the Bridges area to Auburn's Single-Family Residential Designation. The Single-Family Land Use Designation is the predominant land use category in the city and accommodates interconnected subdivisions, neighborhoods, and communities that have a mix of lower density housing types. This designation is appropriate for previously the developed single-family residential areas in Bridges. Auburn too has an "Urban Separator" designation, implemented by an "Urban Separator Overlay", in which the underlying land is designated Single Family but subject to the low density and lot clustering requirements prescribed in the overlay.

The southeast portion of the Bridges area contains four "future development tracts". These tracts have yet to be developed. The private developer of this Bridges area retains the rights to develop the future development tracts. Per discussions with the developer, the future development tracts will be built out with townhomes. To accommodate the developer's intent for these tracts, staff is proposing to designate these tracts as Moderate Density Residential. The Moderate Density Residential land use designation is intended to accommodate a variety of residential dwelling types, ranging from single-family homes, townhomes, to multiple-family structures (e.g. apartment buildings).

Exhibit A depicts the existing and proposed Comprehensive Plan Land Use designations for the Bridges area.

III. COMPREHENSIVE ZONING MAP AMENDMENT

Generally, all land within a City is divided into zoning districts. The purpose of the each zones is to implement the land use designations of a City's comprehensive plan. These zones prescribe the character of each zone and its particular suitability for specific uses and the need for such uses. Each zone also specifies the location, height and use of buildings, the size of setback areas, as well as parking, landscaping, and other open space requirements.

The Bridges area was developed as a Planned Unit Development (PUD) by a single developer using Kent standards and code provisions. While the northern portion of the Bridges area is currently zoned SR-3 and the southern portion is zoned SR-1, the Bridges area features a unique application of the standards for these zones. The PUD process allows for the departures from the conventional siting, setback, and density requirements of a particular zoning district (in this case the SR-1 and SR-3 zones) in the interest of achieving superior site design by permitting design flexibility. The PUD process is intended to encourage unique developments. Further, the developer applied for and was granted certain adjustments (i.e. variances) from the zone-specific zoning development standards. For example, Kent

approved an administrative variance for the Bridges area which increased the allowable site (lot) coverage and impervious (surface) limits on each lot created within the PUD by 25% from the standards of the SR-1 and SR-3 zoning districts. The result, what was developed under the Bridges PUD features of mix of conventional SR-1 and SR-3 standards, some adjustments to those standards, and lot clustering requirements as required by the Urban Separator designation.

To accommodate the Kent standards and approvals by which the Bridges area was developed, staff is proposing a zoning overlay. This overlay will be referenced as the "Bridges Overlay". The intent of this overlay is to adopt the zoning development standards and lot clustering requirements (i.e. the Kent standards and approvals) under which the PUD was developed. Staff recognizes that while the City's zoning districts are similar to zoning development standards as the PUD (if not the same), there are some differences (or variations) between the standards. These variations are necessary to conform with development allowed by Kent zoning and approvals.

Within the Bridges Overlay, Staff is proposing to rezone the area into three Auburn zoning districts. The developed northern portion, currently zoned SR-3 under Kent's zoning, will be zoned R-5, Residential 5 dwelling units per acre. The southern developed portion, currently zoned SR-1 under Kent's zoning, will be zoned R-1, Residential 1 dwelling unit per acre. Both the R-1 and R-5 zoning districts implement Auburn's Single Family land use designation. Auburn's R-5 zoning is most similar to what was developed under the Kent PUD area zoned SR-3. Similarly, Auburn's R-1 zone is most similar to what was developed under the Kent PUD area zoned SR-1.

The four "future development tracts" located in the southeast portion of Bridges are proposed to be zoned R-10, Residential 10 dwelling units per acre. As mentioned earlier, these tracts are proposed to be built out with townhomes. The R-10 allows for a variety of housing types including single family homes, duplexes, apartments, and townhomes. . Since the future development tracts are not yet developed, there are no zoning development standards to memorialize upon annexation. Therefore, upon annexation, they will be subject to Auburn's R-10 zoning regulations.

Exhibit B depicts the existing and proposed Comprehensive Zoning Map districts for the Bridges area.

IV. ZONING CODE TEXT AMENDMENT – CHAPTER 18.21 "OVERLAYS"

In conjunction with the proposed Bridges Overlay, Staff is proposing a new section, ACC 18.21.040, of code within Chapter 18.21 "Overlays" of the Auburn City Code. This new section of code will contain the zoning development standards under which the Bridges PUD was developed. Note that the table within this section references Auburn's R-1 and R-5 zoning districts. However, through the overlay mechanism, the zoning development standards are not Auburn's standard R-1 and R-5 regulations, instead they are Kent standards and approvals under which the Bridges area was developed.

The other purpose of this section is to 1) describe the purpose of the overlay, 2) make clear that previously developed lots are subject to the standards within the table (not the future development tracts), 3) recognize and uphold the terms and conditions of the Kent PUD and land use approvals received prior to annexation, and 4) resolve conflicts between the terms or conditions of a previous city of Kent land use.

Exhibit C depicts proposed updates to Chapter 18.21 ACC.

V. PROPOSED AMENDMENTS

The Comprehensive Plan Land Use Map amendment is attached to this memo as Exhibit A. The Zoning Map amendment is attached to this memo as Exhibit B. The Comprehensive Plan text amendment is shown in red and is attached to this memo as Exhibit C.

VI. EXHIBIT(S) – CPM#1: CPA23-0003

A – Proposed Comprehensive Plan Land Use Map Amendment
B – Proposed Comprehensive Zoning Map Amendment
C – Proposed Text Amendment to Chapter 18.21 ACC "Overlays"

VII. GLOSSARY OF KEY TERMS

1. *Administrative Variance:* The planning director may, in specific cases, authorize a variance to the development regulations, subject to the criteria contained in ACC 18.70.015(A).[i]

2. *Comprehensive Plan*: Auburn's Comprehensive Plan is the leading policy document that guides the City's evolution and growth over a 20-year period. The Comprehensive Plan identifies the desired type, configuration, and intensity of land uses throughout the city, as well as the character and capacity of public facilities and services like streets and utilities. Its policies address critical topics such as housing, the environment, transportation, public safety, and economic development. The Comprehensive Plan also serves as the basis for the City's adoption of special purpose plans for the city such as transportation or utilities plans, and serves as the basis for development standards and regulations such as City zoning and critical area regulations.[ii]

   The comprehensive plan of a county or city that is required or chooses to plan under RCW 36.70A.040 shall consist of a map or maps, and descriptive text covering objectives, principles, and standards used to develop the comprehensive plan. The plan shall be an internally consistent document and all elements shall be consistent with the future land use map.[iii]

3. *Comprehensive Zoning Map:* The zones set out in ACC 18.02.070 are established as the designations, locations, and boundaries thereof as set forth and indicated on the zoning map.[iv]

4. *Development standards:* means regulations pertaining to setbacks, landscaping, height, site coverage, signs, building layout, site design and related features of land use.[v]

5. *Hard surface*: means an impervious surface, a permeable pavement, or a vegetated roof.[vi]

6. *Impervious surface*: means a hard surface area which either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development. A hard surface which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development.[vii]

7. *Land use designation*: All land within the City of Auburn is assigned a land use designation, which builds off the past Comprehensive Plan Land Use Map, the existing land use City of Auburn Comprehensive Plan pattern, previously approved subarea plans, topography, natural features, and targeted goals for shifting the character of specified areas. The Comprehensive Plan Land Use Map shows the location and boundaries for each designation. This map should be consulted together with the written policies of this Plan when decisions about zoning designations, land use activities, and development of public infrastructure are considered.[viii]

8. *Lot coverage*: means that percentage of the plot or lot area covered by all buildings including accessory buildings and uses. Coverage is determined by measuring along a horizontal plane from the outermost edge of eaves, cornices, overhangs, or areas covered by a weathertight roof. The first two feet of an eave overhang will, however, not be used in the lot coverage calculation.[ix]

9. *Overlay:* An "overlay zone" is supplemental to the underlying zoning district and may establish additional or stricter standards and criteria for properties in addition to those of the underlying zoning district.[x]

10. *Planned Unit Development:* is a development built under those provisions of this title which permit departures from the conventional siting, setback, and density requirements of other sections of this title in the interest of achieving superior site development, creating open space, and encouraging imaginative design by permitting design flexibility.[xi]

11. *Urban Growth Area*: The designated portion of King County that encompasses all cities as well as other urban land where the large majority of the county's future residential and employment growth is intended to occur.[xii]

12. *Urban Separator*: Per King County Countywide Planning Policy DP-9, Urban Separators are permanent low-density incorporated and unincorporated areas within the Urban Growth Area. Urban Separators are intended to protect Natural Resource Lands, the Rural Area, and environmentally sensitive areas, and create open space and wildlife corridors within and between communities while also providing public health, environmental, visual, and recreational benefits. Changes to Urban Separators are made pursuant to the Countywide Planning Policies amendment process described in policy FW-1. Designated Urban Separators within cities and unincorporated areas are shown in the Urban Separators Map in Appendix 3 of the King County Countywide Planning Policies.[xiii]

13. *Variance*: means an adjustment in the application of the specific regulations of this title to a particular piece of property.[xiv]

14. *Zone*: means an area accurately defined as to boundaries and location on an official map to which a uniform set of regulations applies controlling the types and intensities of land uses, as set forth in this title.[xv]

15. *Zoning*: means the regulation of the use of private lands or the manner of construction related thereto in the interest of implementing the goals and policies of the comprehensive plan. Zoning includes both the division of land into separate and district zoning districts, and the specific use and development standards which regulate development. Such regulation shall also govern those public and quasi-public land use and buildings which provide for government activities and proprietary type services for the community's benefit, except as prohibited by law. State and federal governmental activities are encouraged to cooperate under these regulations to secure harmonious city development.[xvi]

16. *Zoning Map*: as used in this title [Title 18], is that certain map, three copies of which are on file in the office of the city clerk, labeled "Comprehensive Zoning Map of the city of Auburn, Washington," dated June 1, 1987, and adopted by Ordinance No. 4230 and signed by the mayor and city clerk, along with all amendments thereto. The types of zoning map amendments are listed in ACC 18.68.030(A).[xvii]

[i] Auburn City Code (ACC) 18.70.015

[ii] City of Auburn Comprehensive Plan website: https://www.auburnwa.gov/

[iii] Revised Code of Washington (RCW) 36.70A.070

[iv] ACC 18.02.070

[v] ACC 18.04.310

[vi] ACC 13.48.010(L)

[vii] ACC 18.04.497

[viii] City of Auburn Land Use Element (Ordinance No. 6746)

[ix] ACC 18.04.550

[x] ACC 18.04.676.1

[xi] Kent City Code (KCC) 15.02.332

[xii] 2021 Adopted King County Countywide Planning Policies (KCCPs)

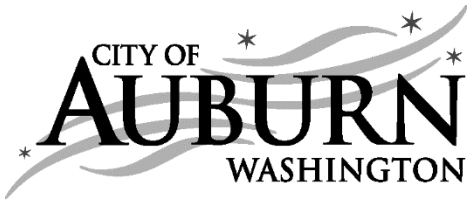
[xiii] 2021 Adopted KCCPs

[xiv] ACC 18.04.910

[xv] ACC 18.04.960

[xvi] KCC 15.02.585

[xvii] ACC 18.02.080(A)



MEMORANDUM

TO: Judi Roland, Chair, Planning Commission
Phillip Stephens, Vice-Chair, Planning Commission
Planning Commission Members

FROM: Alexandria D. Teague, AICP, Senior Planner
Department of Community Development

DATE: October 10, 2023

RE: Supplemental Memo regarding discussion at October 3rd regular meeting regarding Four Future Development Tracts of the Bridges Annexation Area and annual comprehensive plan amendments.

I. BACKGROUND

At the October 3rd regular Planning Commission meeting, in the discussion of the city-initiated change, CPA23-0003 commissioners raised concerns and questions regarding changing the Comprehensive Plan land use designation and zoning classification of the project including four "future development tracts" (Tracts LLL, MMM, NNN, and OOO) shown on the Bridges PUD Plat Map (attached) to allow for townhomes. These tracts are located in the southeast corner of the Bridges area . These tracts have yet to be developed. The Bridges PUD private developer (Oakpointe) retains the right to develop the future development tracts. Oakpointe's current proposal is to develop these tracts to include townhomes. Staff is therefore proposing to change the land use designation to "Moderate Density Residential" and the zoning classification to "R-10, Residential 10 dwelling units per acre". Both the "Moderate Density Residential" and R-10 zone are intended to accommodate a variety of residential dwelling types, ranging from single-family homes, townhomes, to multiple-family structures (e.g. apartment buildings with an administrative use permit) and recent State and City actions lend support to the creation of more higher density, middle housing ownership opportunities.

Commissioners referenced local newspaper article (Auburn Examiner online, Guest Contributor, March 16, 2021), a petition (linked in the online article), and a Kent City Council meeting (March 2, 2021 can be viewed on YouTube.com) as a source of the concerns and questions. Four main issues were identified in the newspaper article referenced above; these include 1) impacts to wetlands and associated buffers, 2) opportunity to provide public comment, 3) impacts to services and impact fees, and 4) increased density. The purpose of this supplemental memo is to provide more information and address these issues as it relates to changing the land use designation to "Moderate Density Residential" and the zoning classification to "R-10, Residential 10 dwelling units per acre".

II. IDENTIFIED ISSUES

1. TRACT TT WETLAND AND ITS ASSOCIATED BUFFER

Four environmentally sensitive area tracts (B, I, TT, and Y shown on the Bridges PUD Plat Map) exist within the Bridges area. These tracts contain wetlands and their associated buffers. The largest sensitive area tract (TT) is adjacent to the four future development tracts, and as shown in Plat Note 27 (below), these tracts are affected by the wetland

buffer. The buffer of the wetland within tract TT extends onto the four future development tracts. The concern is that the future development will rely on "old" Kent critical areas regulations that would allow for a smaller buffer than what would be allowed today, and subsequently would allow for more development of the critical areas. However, based on Plat Note 27 , the "old" Kent critical areas regulations cannot be applied. Development of the four future development tracts will not be vested to Kent critical area regulations.

27. TRACTS "LLL", "MMM", "NNN" AND "OOO" ARE FUTURE DEVELOPMENT TRACTS. THESE TRACTS ARE AFFECTED BY A MITIGATED BUFFER AREA THAT IS NOT DEPICTED ON THIS PLAT. BUILDING PERMITS FOR STRUCTURES ON ANY OF THESE FUTURE DEVELOPMENT TRACTS WILL NOT BE ISSUED UNTIL THE CITY OF KENT OR ITS SUCCESSORS, APPROVES THE MITIGATED BUFFER AREAS FOR THAT PARTICULAR TRACT

Instead, the tracts will be subject to the City of Auburn's Critical Areas Ordinance (Chapter 16.10 Auburn City Code (ACC)) that is in effect on the date that the applicant's application is determined to be complete. The category and rating of the wetland and its buffer will be evaluated according to Chapter 16.10 ACC, and the new buffer width that extends onto the four future development tracts will be established. This is the same process that any new development within the City would follow. Oakpointe understands that the four future development tracts are not vested to Kent's critical areas regulations and that they will be required to prepare a critical areas report and mitigation plan for the development of these tracts.

2. OPPORTUNITY TO REVIEW AND PROVIDE PUBLIC COMMENT

As noted in the Resolution No. 5736 Agenda Bill, generally, most residents of the Bridges community support annexation into the City of Auburn. A concern raised by residents in both the Bridges and surrounding general Lea Hill area is that Auburn residents (taxpayers) would bear the burden of the new development (traffic, roads, and parks) without having a fair opportunity to provide public comment on the new development because it would occur under a different jurisdiction (Kent).

The four future development tracts will be developed under Auburn's jurisdiction. It will require Auburn permits (building, architectural and site design review, civil, and utilities) as well as an environmental review under the State Environmental Policy Act (SEPA). As stated on the Washington State Department of Ecology's website for SEPA:

> *"(SEPA) process identifies and analyzes environmental impacts associated with governmental decisions. These decisions may be related to issuing permits for private projects, constructing public facilities, or adopting regulations, policies, and plans. The SEPA review process helps agency decision-makers, applicants, and the public understand how the entire proposal will affect the environment. SEPA can be used to modify or deny a proposal to avoid, reduce, or compensate for probable impacts…"*

In addition to critical areas, other impacts that are not able to be addressed or mitigated under the project/permit review process, such as impacts to services (fire, police, schools)and traffic (possibly including impacts to off-site intersections and school walking routes) can be addressed and mitigated under the SEPA environmental review.

Auburn's SEPA "Environmental Review Procedures" contained in (Chapter 16.06 ACC) mirror that of the State requirements (Chapter 197-11 WAC). Both chapters require public notice. Auburn's public notice rules (contained in Chapter 14.07 ACC) require

posting a notice at the project site, posting at government buildings, publishing in newspaper of local circulation (i.e. the Seattle Times), and mailing within 300 feet of the project site (this width can be increased; additional public notice may be provided for proposals having or potentially having unusually widespread, unique or significant adverse impacts, or for other proposals, at the discretion of the responsible official). The public notice is also posted on the City's Public Land Use Notice website. The SEPA review process (including public comment period and incorporation of comments) must be completed prior to approval or issuance of any permits/approvals.

Additionally, Oakpointe will be required to hold a neighborhood review meeting prior to submitting an application to the city (per ACC 18.02.13). The neighborhood review meeting is triggered by 1) a residential subdivision project comprising 40 or more lots or units, 2) a multifamily residential project comprising 40 or more units, and 3) a mixed-use development project comprising 40 or more units. The purpose of a neighborhood review meeting is to allow for the neighborhood to have early opportunity to become familiar with the project and to identify any associated issues. The city expects the applicant to take into consideration the reasonable concerns and recommendations of the neighbors and other interested persons when preparing an application. The results of the neighborhood meeting must be provided with application submittal for City staff to review.

The annexation action, that moves this community into the City of Auburn, addresses the concerns raised by the surrounding community who will have greater opportunity to express their concerns over future development.

3. IMPACTS TO SERVICES AND IMPACT FEES

As mentioned previously, impacts to services, critical areas, and traffic will be evaluated through a subsequent project/permit review and SEPA process. Since the four future development tracts will be developed within the City of Auburn, impacts fees, including school fire, traffic, and parks will be assessed at the time of building permit issuance and collected by the City of Auburn.

4. INCREASED RESIDENTIAL DENSITY

Years ago the proposed uses of the four future development tracts, included an assisted living facility, commercial, and office uses. A plat modification to the approved Bridges PUD which would accommodate these uses was approved by the City of Kent Hearing Examiner in March 15, 2010 (Kent File No. PUD-2004-4(R), KIV#RPP4-2091934). The assisted living facility included a two-story, approximately 80,800 square foot, senior care facility that would provide full-time care for up to 120 residents. The facility would provide medical assistance, food preparation, dining areas, the facility would also contain loading and parking areas (a CUP was issued by the Kent Hearing Examiner on November 27, 2007 (City of Kent File No. CE-2007-1) for the assisted living facility). The area to be used for assisted living facility and commercial uses now is proposed to be used for townhomes. However, the four future development tracts are still vested to this plat modification.

The current proposal of townhomes is more in line with Auburn's Comprehensive Plan goals of promoting additional housing and the recent "middle housing" State House Bill (HB) 1110 and less intense than the previously approved concept. Middle housing means "buildings that are compatible in scale, form, and character with single-family

houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.

Instead of a condominium style ownership, the future townhomes will allow for fee simple ownership; meaning that future residents will own the land beneath the home as well as the structure. The townhomes should look and function more like attached or detached single family residences. Currently City of Auburn subdivision regulations (Title 17 "Land Adjustments and Divisions") does not allow for zero lot line construction and this form of ownership, but future code changes will implement these regulations as required by HB 1110.

Further, HB 1110 requires that for cities with population of at least 75,000 the development of at least four units per lot on all lots zoned predominately for residential uses and the development of at least six units per lots on all lots predominately within one-quarter mile of walking distance of a major transit stop. A jurisdiction may also not apply more restrictive standards for middle housing than that of single-family residences, including regulations such as setbacks, lot coverage, impervious surface, etc. In other words, where one unit (home) per lot under current R-5 Auburn zoning is allowed, after implementation of HB 1110 a fourplex (or a sixplex if near transit) per lot would be allowed (in the R-5 zone). Therefore, the construction of fee simple townhomes, should not be out of character with the existing PUD development and future development surrounding the Bridges PUD. Additionally, the reality is that HB 1110 already requires that cities allow fourplex and/or townhouse style development without regard to density. The property would simply have to wait one additional year to submit their applications for the same form of development.

III. ATTACHMENTS

A – Bridges PUD Plat Map
B – City of Auburn Agenda Bill - Resolution No. 5736 and signed Resolution

IV. GLOSSARY OF KEY TERMS

1. *Administrative Use (Permit):* "Administrative use" means a use permitted in a zone only after review and approval by the planning director or designee. Administrative uses are those which typically have some potential for impacts to neighboring properties, but which may be permitted within a zone following review by the city to establish conditions mitigating impacts of the use and to assure compatibility with other uses in the zone.[i]

2. *Comprehensive Plan*: Auburn's Comprehensive Plan is the leading policy document that guides the City's evolution and growth over a 20-year period. The Comprehensive Plan identifies the desired type, configuration, and intensity of land uses throughout the city, as well as the character and capacity of public facilities and services like streets and utilities. Its policies address critical topics such as housing, the environment, transportation, public safety, and economic development. The Comprehensive Plan also serves as the basis for the City's adoption of special purpose plans for the city such as transportation or utilities plans, and serves as the basis for development standards and regulations such as City zoning and critical area regulations.[ii]

   The comprehensive plan of a county or city that is required or chooses to plan under RCW 36.70A.040 shall consist of a map or maps, and descriptive text covering objectives, principles,

and standards used to develop the comprehensive plan. The plan shall be an internally consistent document and all elements shall be consistent with the future land use map.[iii]

3. *Comprehensive Zoning Map:* The zones set out in ACC 18.02.070 are established as the designations, locations, and boundaries thereof as set forth and indicated on the zoning map.[iv]

4. *Development standards:* means regulations pertaining to setbacks, landscaping, height, site coverage, signs, building layout, site design and related features of land use.[v]

5. *Hard surface*: means an impervious surface, a permeable pavement, or a vegetated roof.[vi]

6. *Impervious surface*: means a hard surface area which either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development. A hard surface which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development.[vii]

7. *Land use designation*: All land within the City of Auburn is assigned a land use designation, which builds off the past Comprehensive Plan Land Use Map, the existing land use City of Auburn Comprehensive Plan pattern, previously approved subarea plans, topography, natural features, and targeted goals for shifting the character of specified areas. The Comprehensive Plan Land Use Map shows the location and boundaries for each designation. This map should be consulted together with the written policies of this Plan when decisions about zoning designations, land use activities, and development of public infrastructure are considered.[viii]

8. *Lot coverage*: means that percentage of the plot or lot area covered by all buildings including accessory buildings and uses. Coverage is determined by measuring along a horizontal plane from the outermost edge of eaves, cornices, overhangs, or areas covered by a weathertight roof. The first two feet of an eave overhang will, however, not be used in the lot coverage calculation.[ix]

9. *Planned Unit Development:* is a development built under those provisions of this title which permit departures from the conventional siting, setback, and density requirements of other sections of this title in the interest of achieving superior site development, creating open space, and encouraging imaginative design by permitting design flexibility.[x]

10. *Zone*: means an area accurately defined as to boundaries and location on an official map to which a uniform set of regulations applies controlling the types and intensities of land uses, as set forth in this title.[xi]

11. *Zoning*: means the regulation of the use of private lands or the manner of construction related thereto in the interest of implementing the goals and policies of the comprehensive plan. Zoning includes both the division of land into separate and district zoning districts, and the specific use and development standards which regulate development. Such regulation shall also govern those public and quasi-public land use and buildings which provide for government activities and proprietary type services for the community's benefit, except as prohibited by law. State and federal governmental activities are encouraged to cooperate under these regulations to secure harmonious city development.[xii]

[i] ACC 18.04.025

[ii] City of Auburn Comprehensive Plan website: https://www.auburnwa.gov/

[iii] Revised Code of Washington (RCW) 36.70A.070

[iv] ACC 18.02.070

[v] ACC 18.04.310

[vi] ACC 13.48.010(L)

[vii] ACC 18.04.497

[viii] City of Auburn Land Use Element (Ordinance No. 6746)

[ix] ACC 18.04.550

[x] Kent City Code (KCC) 15.02.332

[xi] ACC 18.04.960

[xii]KCC 15.02.585

MEMORANDUM

TO: Judi Roland, Chair, Planning Commission
Phillip Stephens, Vice-Chair, Planning Commission
Planning Commission Members

FROM: Alexandria D. Teague, AICP, Senior Planner
Department of Community Development

DATE: October 23, 2023

RE: Supplemental memo regarding reopening public hearing for the Bridges Annexation Area annual comprehensive plan amendments (CPA23-0003 CPM#1).

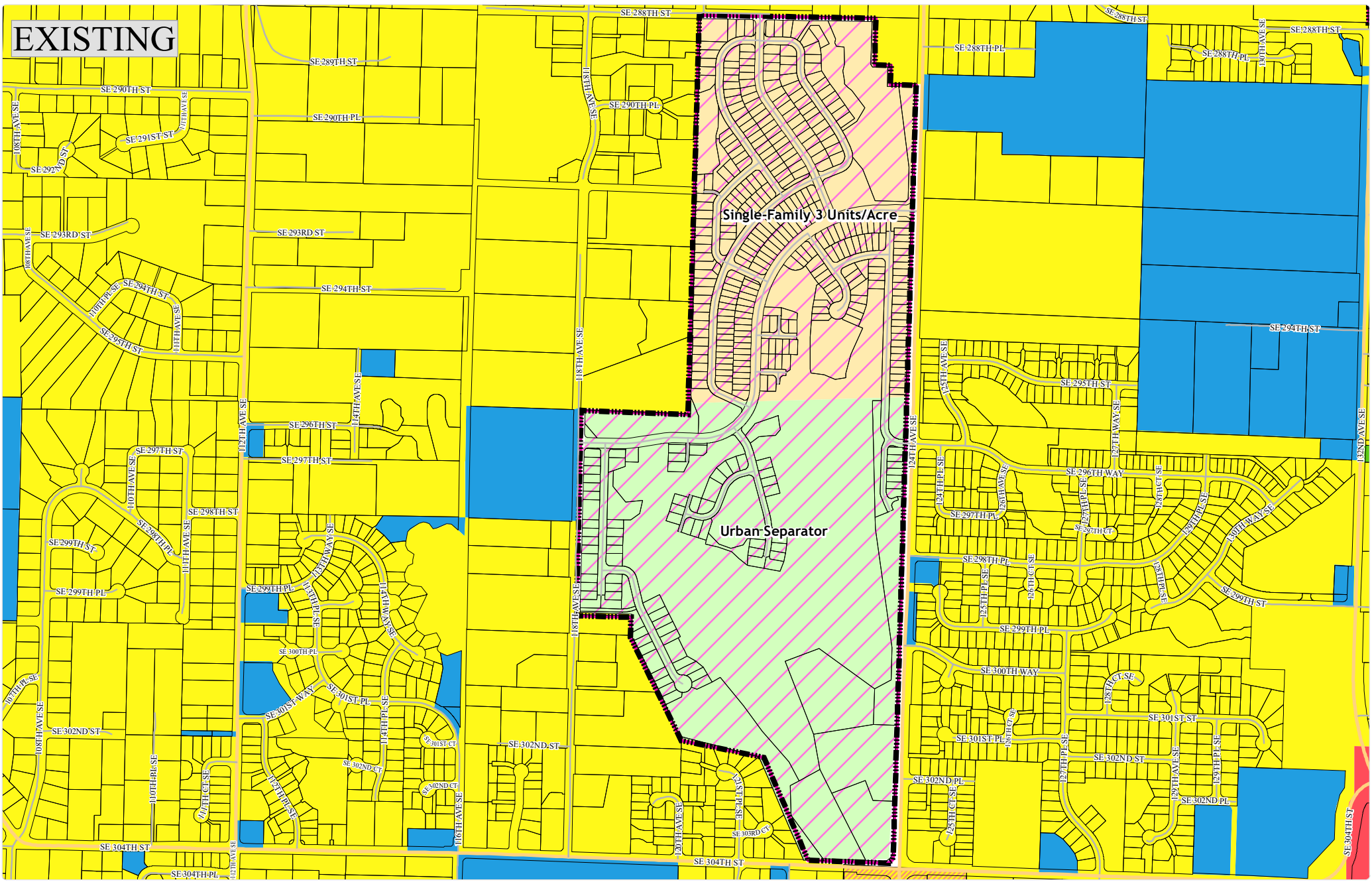
At the October 17th special Planning Commission meeting, in the discussion of the city-initiated change, Bridges amendments (CPA23-0003) commissioners asked questions regarding opportunities for the public to comment on the proposed amendments. By the date of the public hearing on Oct. 17th no comment public had been received.

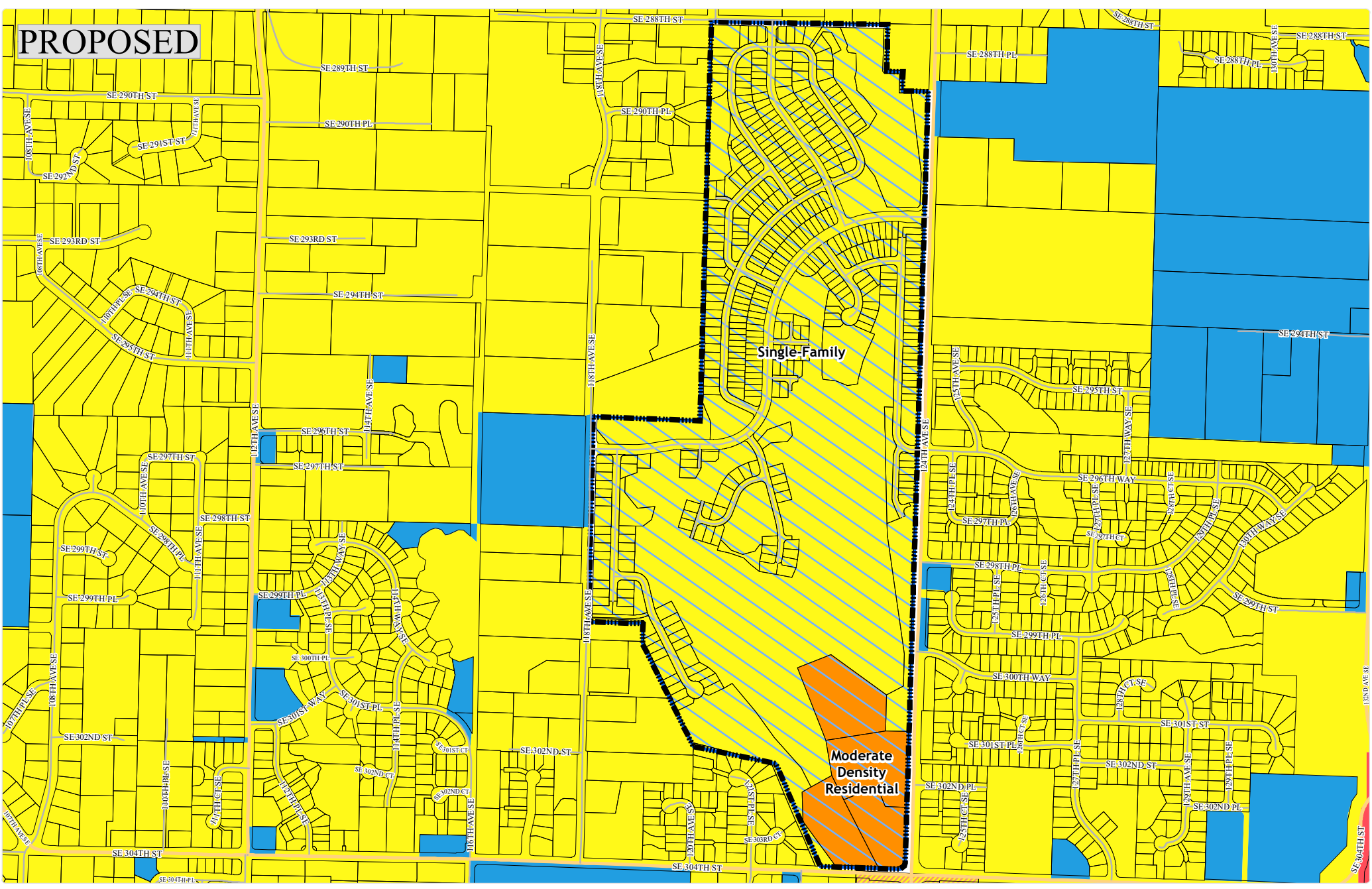
Staff appreciated the questions asked by the Planning Commission related to public notification methods and used this as an opportunity to conduct further research. City code prescribe public notification methods for both area-wide actions and site-specific amendment actions. Actions to establish land use controls for the Bridges community is an area-wide action but staff believes that applying the site-specific method of notification provides more meaningful notice for this proposed action. Therefore, staff is requesting that the Planning Commission reopen the public hearing on November 7 to allow the opportunity to accept public comment by the Commission in response to staff providing additional noticing methods prior to the hearing. The purpose of the additional noticing is to provide both area-wide plan map amendment and site-specific plan map amendment noticing methods listed in Auburn City Code (ACC) 14.22.100(A)(1) and (2), including such actions as posting yellow land use notice signs within the Bridges area. At the Nov. 7th public hearing staff will summarize public comments received by the hearing date.

Lastly, noticing for the Bridges annual comprehensive plan amendments will not be the only opportunity for the Bridges community and surrounding residents to comment on future proposals. As noted in the October 10, 2023 supplemental memo, following annexation, the four future development tracts will be developed under Auburn's jurisdiction. This future development will require Auburn permit applications (building, architectural and site design review, civil, and utilities) as well as an environmental review under the State Environmental Policy Act (SEPA). The Bridges residents, as residents of Auburn, will have to opportunity to comment on the project actions under the SEPA "Environmental Review Procedures" contained in (Chapter 16.06 ACC) and the neighborhood review meeting process (ACC 18.02.13). Also, the annexation process includes additional opportunities for public comment before City Council and the City has been informing the Bridges Homeowner's Association (HOA) with frequent updates that inform the community of upcoming Planning Commission and City Council anticipated meetings, hearings, and actions. Communication with the HOA does not

satisfy legal notice requirements but it does demonstrate another layer of communication that is occurring.

Bridges Land Use Map Amendment (CMP#1: CPA23-0003)





City of Auburn Land Use Designations

- Downtown Urban Center
- Heavy Commercial
- Heavy Industrial
- Public/Quasi-Public
- Light Commercial
- Light Industrial
- Moderate Density Residential
- Multiple-Family
- Neighborhood Commercial
- Neighborhood Commercial Overlay
- Open Space
- Public/Quasi-Public
- Residential Conservancy
- Residential Transition Overlay
- Single Family
- Parcels
- Existing Kent Land Use
- Proposed Auburn Land Use

City of Kent Land Use Designations

- Single-Family 3 Units/Acre
- Urban Separator

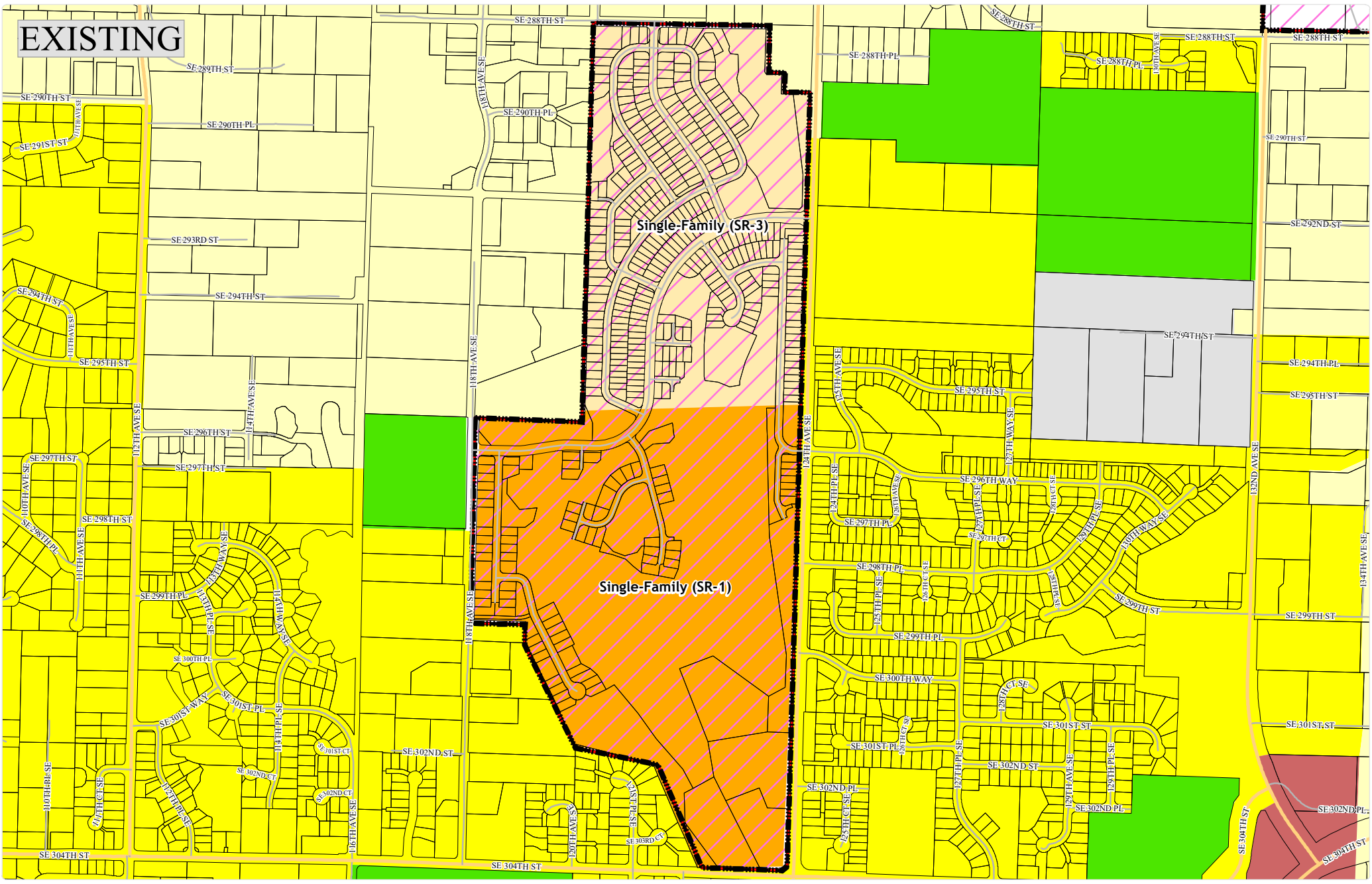
0 240 480 720 960 1,200
FEET

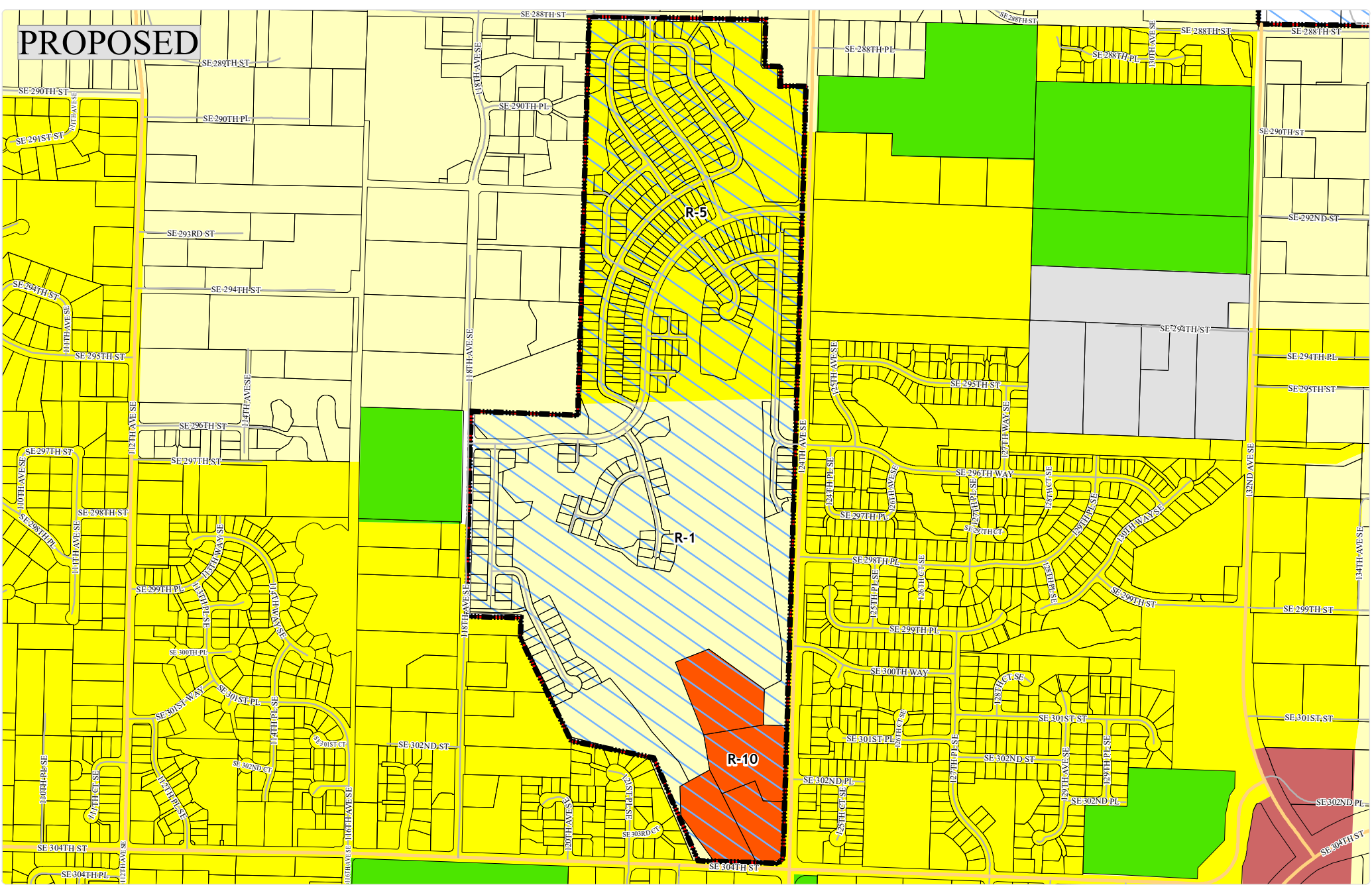
Printed On: 07/20/23
Map ID: 6252

N W E S

Information shown is for general reference purposes only and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.

Bridges Zoning Map Amendment (CMP#1: CPA23-0003)





City of Auburn Zoning

- C1 Light Commercial District
- I Institutional Use District
- P1 Public Use District
- R1 Residential 1 DU/Acre
- R10 Residential 10 DU/Acre
- R5 Residential 5 DU/Acre

- Existing Zoning
- Proposed Auburn Zoning/Bridges Overlay
- Parcels

City of Kent Zoning

- Single-Family (SR-3)
- Single-Family (SR-1)

0 220 440 660 880 1,100
FEET

Printed On: 07/19/23
Map ID: 6251

Information shown is for general reference purposes only and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.

Chapter 18.21
OVERLAYS

Sections:

18.21.010 **Lea Hill overlay.**
18.21.020 **West Hill overlay.**
18.21.030 **Urban separator overlay.**
18.21.040 **Bridges overlay**

18.21.010 Lea Hill overlay.

A. *Purpose.* The purpose of this section is to provide for additional development standards to address the area commonly referred to as the Lea Hill annexation area, as annexed under city of Auburn Ordinance Nos. 5346 and 6121, and identified on the city of Auburn comprehensive zoning map. While the intent is that the development standards for zones in the Lea Hill annexation area will be similar to (if not the same as) corresponding zones in other areas of the city, some variations are needed to recognize previous development allowed by King County zoning. Unless otherwise provided for in this section, all other provisions and requirements of this title shall apply to properties within the Lea Hill overlay.

B. Development Standards – Lots Previously Approved.

1. For any residential lot that had received final plat approval, final short plat approval, or preliminary plat approval or that King County had received and determined the application complete for a preliminary plat or short plat, prior to the effective date of annexation into the city of Auburn, the development standards in the following table shall apply. The property owner/applicant shall be responsible to provide to the city evidence of these previous approvals.

2. Any further subdivision of any lot and its subsequent use must conform to the permitted uses and standards referenced in the applicable zoning chapters of this title, except as modified by this section. For farm animals, subsection E of this section or ACC 18.31.220 shall apply.

Zone	Min Lot Area (Sq. Ft.)	Min Lot Area (Sq. Ft. per Unit)	Min Lot Width (Ft.)	Max Lot Coverage (%)	Setbacks*				Building Height	
					Front (Ft.)	Rear (Ft.)	Side, Interior (Ft.)	Side, Street (Ft.)	Main (Ft.)	Accessory (Ft.)
R-1	8,000	N/A	35	35	20	5	5	10	35	35
R-5	2,500	N/A	30	35	10	5	5	10	35	16
R-7	2,500	6,000	30	35	10	5	5	10	35	16
R-10	2,500	4,300	30	40	10	5	5	10	35	35
R-16	2,500	2,700	30	55	10	5	5	10	35	35
R-20	2,500	2,175	30	55	10	5	5	10	35	35

***** Garages and other similar structures with a vehicular access require a 20-foot setback from any street.

C. *Prior King County Approvals.* The city of Auburn will recognize the terms of any King County-approved plat, PUD, conditional use permit, contract rezone or similar contractual obligations that may have been approved prior to the effective date of the annexation of the subject property. The conditions of any project that was approved by King County shall be required to be fulfilled in the city of Auburn.

D. *Planning Director Authorization.* The planning director shall be authorized to interpret the language of any King County permit, plat or condition thereof and effectuate the implementation of same to the fullest extent possible. If there is a conflict between a previous King County approval and the Auburn regulation then the most restrictive provision shall apply as determined by the planning director.

E. *Farm Animals.*

1. For properties greater than an acre in the R-1, R-5 and R-7 zones, it is permissible to keep farm animals (excluding goats and swine in the R-5 and R-7 zones); provided, there shall not be more than one horse, cow, donkey or other similar large animal, or four small animals such as sheep, or 12 poultry, rabbits, or similar size animals per each acre of

enclosed usable pasture or roaming area. This acreage requirement is in addition to the minimum lot size requirements of the zone. Property owners of more than an acre in the Lea Hill overlay may choose to apply these standards or the standards in ACC 18.31.220.

2. Shelters provided for farm animals shall be constructed no closer than 50 feet from any adjoining lot and shall be 100 feet from any public street or alley. Any corral, exercise yard, or arena shall maintain a distance of 35 feet from any property line. This excludes pasture area.

3. For those properties that do not meet the requirements of subsection (E)(1) of this section, and farm animals were present prior to annexation, the farm animals may remain as legal nonconforming uses. In such case the number of farm animals allowed may be the same as what the county zoning provisions had allowed prior to the effective date of the annexation of the subject property.

F. Lot Averaging – R-1 Zone. It may be possible to subdivide land in the R-1 zone into lots smaller than 35,000 square feet if the property has a significant amount of nonbuildable land due to steep slopes, wetlands or similar features that would be in the public's best interest to maintain. The following regulations shall apply in situations where lot averaging is permitted or required:

1. At least 50 percent of the subdivision must be set aside as open space. Critical areas (i.e., steep slopes, wetlands) can count towards the 50 percent requirement. Maintenance of the open space tract or easement shall be the responsibility of the property owner and/or a homeowners' association.

2. The number of allowable lots in a subdivision shall be determined by multiplying the total number of acres in the subdivision by one. Any fraction shall be rounded to the nearest whole number with one-half being rounded up.

3. The minimum size of any lot shall be 8,000 square feet. For lots less than 35,000 square feet, the minimum lot width shall be consistent with the requirements of the R-5 zone (Chapter 18.07 ACC). All other applicable development standards related to the R-1 zone will continue to apply.

4. Lots within the subdivision shall be clustered so as to provide for continuity of open space within the subdivision and, where possible, with adjoining parcels.

5. Each lot within a subdivision shall illustrate a building area within which the house, accessory structures, and parking areas shall be constructed. The building area shall be exclusive of setbacks, nonbuildable areas or any required buffers from the nonbuildable areas. Any preliminary plat, final plat or short plat shall illustrate the building area for each lot. Any future construction will be limited to the identified building area.

6. A native growth protection easement or similar device, which may include provisions for the limited removal of vegetation and passive use of the easement, that perpetually protects the nonbuildable areas must be recorded with the final plat or short plat.

G. All marijuana related businesses and marijuana cooperatives are prohibited land uses within the Lea Hill overlay. (Ord. 6642 § 6, 2017; Ord. 6369 § 3, 2011; Ord. 6245 § 13, 2009.)

18.21.020 West Hill overlay.

A. *Purpose.* The purpose of this section is to provide for additional development standards to address the area commonly referred to as the West Hill annexation area, as annexed under city of Auburn Ordinance No. 6122 and identified on the city of Auburn comprehensive zoning map. While the intent is that the development standards for zones in the West Hill annexation area will be similar to (if not the same as) corresponding zones in other areas of the city, some variations are needed to recognize previous development allowed by King County zoning. Unless otherwise provided for in this section, all other provisions and requirements of this title shall apply to properties within the West Hill overlay.

B. Development Standards – Lots Previously Approved.

1. For any residential lot that had received final plat approval, final short plat approval, preliminary plat approval or that King County had received and determined the application complete for a preliminary plat or short plat, prior to the effective date of annexation, the development standards in the following table shall apply. The property owner/applicant shall be responsible to provide evidence of these previous approvals/decisions.

2. Any further subdivision of any lot and its subsequent use must conform to the permitted uses and standards referenced in the applicable zoning chapters of this title, except as modified by this section. For farm animals, subsection E of this section or ACC 18.31.220 shall apply.

Zone	Min Lot Area (Sq. Ft.)	Min Lot Area (Sq. Ft. per Unit)	Min Lot Width (Ft.)	Max Lot Coverage (%)	Setbacks*				Building Height	
					Front (Ft.)	Rear (Ft.)	Side, Interior (Ft.)	Side, Street (Ft.)	Main (Ft.)	Accessory (Ft.)
R-1	8,000	N/A	35	35	20	5	5	10	35	35
R-5	2,500	N/A	30	35	10	5	5	10	35	16
R-7	2,500	6,000	30	35	10	5	5	10	35	16

***** Garages and other similar structures with a vehicular access require a 20-foot setback from any street.

C. *Prior King County Approvals.* The city of Auburn will recognize the terms of any King County-approved plat, PUD, conditional use permit, contract rezone or similar contractual obligations that may have been approved prior to the effective date of the annexation of the subject property. The conditions of any project that was approved by King County shall be required to be fulfilled in the city of Auburn.

D. *Planning Director Authorization.* The planning director shall be authorized to interpret the language of any King County permit, plat or condition thereof and effectuate the implementation of same to the fullest extent possible. If there is a conflict between a previous King County approval and the Auburn regulation, then the most restrictive provision shall apply as determined by the planning director.

E. *Farm Animals.*

1. For properties greater than an acre in the R-1, R-5 and R-7 zones within the West Hill overlay, it is permissible to keep farm animals (excluding goats and swine in the R-5 and R-7 zones); provided, there shall not be more than one horse, cow, donkey or other similar large animal, or four small animals such as sheep, or 12 poultry, rabbits, or similar size animals per each acre of enclosed usable pasture or roaming area. This acreage requirement is in addition to the minimum lot size requirements of the applicable zone. Property owners of more than an acre in the West Hill overlay district may choose to apply these standards, or the standards in ACC 18.31.220.

2. Shelters provided for farm animals shall be constructed no closer than 50 feet from any adjoining lot and no closer than 100 feet from any public street or alley. Any corral, exercise yard, or arena shall maintain a distance of 35 feet from any property line. This excludes pasture areas.

3. For those properties that do not meet the requirements of subsection (E)(1) of this section, and farm animals were present prior to annexation, the farm animals may remain as legal nonconforming uses. In such case, the number of farm animals allowed may be the same as what the county zoning provisions had allowed prior to the effective date of the annexation of the subject property.

F. All marijuana related businesses and marijuana cooperatives are prohibited land uses within the West Hill overlay. (Ord. 6642 § 7, 2017; Ord. 6369 § 4, 2011; Ord. 6245 § 13, 2009.)

18.21.030 Urban separator overlay.

A. *Purpose.* The purpose of this section is to provide for additional development standards to address the area designated as urban separator in the city's comprehensive plan, as prescribed in the interlocal agreement between the city and King County approved under city of Auburn Resolution No. 4113 and identified on the city of Auburn comprehensive land use map. Unless otherwise provided for in this section, all other provisions and requirements of this title shall apply to properties within the urban separator overlay.

B. *Development Standards.* For property located within a designated urban separator, lot averaging shall be required. The regulations of ACC 18.21.010(F) shall apply in situations where lot averaging is used.

C. All marijuana related businesses and marijuana cooperatives are prohibited land uses within the urban separator overlay. (Ord. 6642 § 8, 2017; Ord. 6245 § 13, 2009.)

18.21.040 The Bridges overlay.

A. *Definitions.* The following definitions shall apply to this section:

1. "Annexation area" means the area of land formerly within the boundaries of the city of Kent that was annexed by the city of Auburn pursuant to RCW 35.10.217 and more specifically described in Auburn Ordinance No. _____.

2. "Annexation date" means the date specified in Auburn Ordinance No. _____ as the effective date of annexation.

B. *Purpose.* The purpose of this section is to provide for additional development standards to address the area that was annexed from the city of Kent under city of Auburn Ordinance No. _____, and identified on the city of Auburn comprehensive zoning map. The area is commonly known as The Bridges Planned Unit Development (Bridges PUD) (King County Recording No. 2007122000095) annexation area. This is an approximately 155-acre area that was an island of incorporated city of Kent that was mostly subdivided and developed by a single developer using Kent standards and code provisions prior to annexation by the city of Auburn. While the intent of this overlay is to adopt development standards for zoning districts in the Bridges annexation area that will both be similar to (if not the same as) corresponding zones in other areas of the city of Auburn and be consistent with existing Comprehensive Plan Land Use designations, some variations are necessary to conform with development allowed by Kent zoning and approvals. Unless otherwise provided for in this section, all other provisions and requirements of this title shall apply to properties within the Bridges overlay.

C. *Development Standards – Lots Previously Approved.*

1. For all uses of land occurring after the annexation date, the development standards in the following table shall apply to any residential lot in the annexation area that is part of a plat that received final plat approval prior to the annexation date.

2. With the exception of the Bridges PUD Future Development Tracts, as identified on the Bridges PUD Plat Map (Tract Nos. LLL, MMM, NNN, and OOO) any further subdivision of any lot and its subsequent use must conform to the permitted uses and standards referenced in the applicable zoning chapters of this title, except as modified by this section.

Zone	Min Lot Area (Sq. Ft.) (3)	Min Lot Area (Sq. Ft. per Unit)	Min Lot Width (Ft.)	Max Lot Coverage (%)	Max Impervious Surface (%)	Setbacks				Building Height	
						Front (Ft.) (4)	Rear (Ft.) (5)	Side, Interior (Ft.)	Side, Street (Ft.)	Main (Ft.) (6)	Accessory (Ft.)
R-1(1)	34,000(7)	N/A	30	37.5	50	10	5	5	10	35	23
R-5(2)	9,600	N/A	30	56.25	62.5	10	5	5	10	35	23

(1) Formerly Kent SR-1 zone prior to Auburn annexation.

(2) Formerly Kent SR-3 zone prior to Auburn annexation.

(3) Bridges PUD approved lot sizes ranging from 3,521 to 7,571 square feet. Per Bridges PUD Plat Map Restriction No. 2: "No lot or portion of a lot in this plat shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than the area required for the use district is which located."

(4) Garages and other similar structures with vehicular access require a 20-foot setback from any street.

(5) 15-foot setback from alley.

(6) 2.5-stories or 35 feet.

(7) A minimum lot area of 2,500 square feet per lot allowed under city of Kent Urban Separator (Cluster Development Kent City Code (KCC) 12.04.263) for SR-1 zoned properties.

D. *Bridges PUD Future Development Tracts.* Tract Nos. LLL, MMM, NNN, and OOO are subject to the R-10 zoning development standards contained in Chapter 18.07 ACC.

E. *Prior Kent Approvals.*

1. Except as the planning director may determine pursuant to the provisions of (E)(2), the city of Auburn will recognize and uphold the terms and conditions of any city of Kent approved plat, PUD, conditional use permit, contract rezone or similar land use approval that the city of Kent approved prior to the annexation date. An applicant shall have the responsibility to provide to the city of Auburn documentation of any prior city of Kent approvals that the applicant believes should apply to a lot.

2. If there is a conflict between the terms or conditions of a previous city of Kent land use approval and this section or any other Auburn regulation, the planning director will determine, consistent with the comprehensive plan and the provisions of Chapter 18.54

ACC, whether the Kent land use approval shall apply. The planning director's interpretation of the language of any such approval or condition contained therein shall be final.

AFFIDAVIT OF MAILING OF LEGAL APPLICATION NOTICE

File No.	CPA23-0003
Applicant's Representative:	Alexandria Teague, Senior Planner Department of Community Development City of Auburn 25 W Main St. Auburn, WA 98001
Applicant:	Josh Steiner, Senior Planner Department of Community Development City of Auburn 25 W Main St. Auburn, WA 98001
Property Owner:	N/A
Location:	The Bridges Planned Unit Development. This area is generally bounded by SE 288th, 124th Ave. SE, SE 304th St., and 118th Ave. SE.
Closing Date for Public Comments:	November 7, 2023

I certify that on or before ___October 24, 2023_____, I did send a Notice of Application for the above referenced application (*via a Multimedia Request and City mailing*), as required by Auburn City Code 16.06.090 and 14.07.040, to all property owners located within 300 feet of the affected site. Said Notice was mailed pre-paid stamped through the United States Postal Service at least 15 days prior to the closing date for public comments noted above.

I declare under penalty of perjury of the laws of the State of Washington that the foregoing is true and correct.

Alexandria D. Teague

_____

Signature

AFFIDAVIT OF POSTING OF LEGAL NOTICE BY APPLICANT

File No.	CPA23-0003
Applicant's Representative:	Alexandria Teague, Senior Planner Department of Community Development City of Auburn 25 W Main St. Auburn, WA 98001
Applicant:	Josh Steiner, Senior Planner Department of Community Development City of Auburn 25 W Main St. Auburn, WA 98001
Property Owner:	N/A
Location:	The Bridges Planned Unit Development. This area is generally bounded by SE 288th, 124th Ave. SE, SE 304th St., and 118th Ave. SE.
Closing Date for Public Comments:	November 7, 2023

I certify that on _____October 23, 2023_____ I did erect a land use posting board at the location above, which included a Notice of Application for the above referenced application, as required by Auburn City Code 1.27 and 18.70.015(A)(2)(b). The board was erected at least 15 days prior to the closing date for public comments noted above.

I declare under penalty of perjury of the laws of the State of Washington that the foregoing is true and correct.

Alexandria Teague _____ 10/24/23
Name (please print or type) Date

Alexandria D. Teague

_____
Signature

NOTE

This affidavit must be returned to the Department of Community Development least one week prior to the closing date for public comments or review of the application may be postponed.

PRIVATE-INITIATED COMP. PLAN MAP AMENDMENTS

CPM #2 – Land Use Element Volume 1 and appendix. The changes to the Land Use Element consist of the following:

- BCRA Design, acting as Agent on behalf of MultiCare Health Systems, property owner, submitted applications for a Comprehensive Plan Map Amendment and associated Rezone. The request is to change the Comprehensive Plan Map Land Use Designation of five contiguous parcels of land totaling approximately 2.27 acres to “Public/Quasi-Public” and a zoning map amendment or rezone of the properties to the P-1, Public Use District. No Comprehensive Plan policy/text wording is proposed to be updated. The purpose of this rezone request is to prepare for anticipated sale and development of the site for city services use.

  Zoning map and text amendments are proposed to be processed concurrent with the Comprehensive Plan map amendments.

MEMORANDUM

TO: Judi Roland, Chair, Planning Commission
Phillip Stephens, Vice-Chair, Planning Commission
Planning Commission Members

FROM: Alyssa Tatro, Planner II
Department of Community Development

DATE: August 30, 2023

RE: Private Application by MultiCare to amend the City's Comprehensive Plan Map & Zoning Map– to change five parcels to the Public/Quasi-Public Comprehensive Plan Land Use Designation & "P-1" Zoning District (CPM#2 MultiCare Site & City File Nos. CPA23-0001 & REZ23-0003)

I. BACKGROUND

The city of Auburn Comprehensive Plan establishes the principles, goals, objectives, and policies guiding future development of the city in compliance with Chapter 36.70A RCW, the Washington State Growth Management Act. Each year Jurisdictions planning under the Growth Management Act may accept privately initiated Comprehensive Plan Amendment applications to include with the Annual updates as provided for in Chapter 14.22 ACC. The City's code also allows consideration of concurrent zoning map changes as provided for in Chapter 18.68 ACC.

Meghan Howey, Associate, with BCRA Design, acting as Agent on behalf of MultiCare Health Systems, property owner, submitted applications for a Comprehensive Plan Map Amendment and associated Rezone. The request is to change the Comprehensive Plan Map Land Use Designation of five contiguous parcels of land totaling approximately 2.27 acres to "Public/Quasi-Public" and a zoning map amendment or rezone of the properties to the P-1, Public Use District. No Comprehensive Plan text wording is proposed to be updated. The purpose of this rezone request is to prepare for anticipated sale and development of the site for city services use.

The MultiCare site is located on the north side of 12th St SE and to the west of Auburn Way S, the properties are southwest of the Les Gove Park Campus. The total site area is 2.27 acres or 98,675 sq ft. and is flat, sparsely vegetated, and mostly undeveloped. Parcel # 1921059111 contains an approximately 12,760 square foot single-story medical office building and an associated parking lot, parcel # 1921059140 to the north contains an additional parking lot to support the medical building. On July 20, 2023, a Demolition Permit was issued for the medical building on site (City file No. DEM22-0027).

<u>Auburn Comprehensive Land Use Map Amendment</u>

Four of the five parcels associated with the Comprehensive Plan Map Amendment currently have a land use designation of "Light Commercial" (Parcel Nos: 1921059161, 1921059111, 1921059088, 1921059140). The remaining parcel (1921059160) located to the west currently has a land use

designation of "Single Family Residential". The Comprehensive Land Use Map will reflect the change in the name of the land use designation to "Public/Quasi-Public".

Zoning Map Amendment

Four of the five parcels are currently zoned "C-1, Light Commercial" (Parcel Nos: 1921059161, 1921059111, 1921059088, 1921059140). The remaining parcel (1921059160) located to the west is currently zoned "R-7, Residential 7 Dwelling Units Per Acre". The Zoning Map will reflect the change in the name of the zoning designation to P-1, Public Use District.

II. EXHIBIT(S)

The Comprehensive Land Use Map amendment (before and after) is attached to this memorandum as Exhibit A. The Comprehensive Zoning Map amendment (before and after) is attached to this memorandum as Exhibit B. Exhibit C is a 2021 aerial photo of the site and vicinity.

A – CPM#2 – Existing and Proposed Comprehensive Plan Land Use Map
B – CPM#2 – Existing and Proposed Zoning Map
C – CPM#2 – Vicinity Map

III. GLOSSARY OF KEY TERMS

1) *Comprehensive Plan*: Auburn's Comprehensive Plan is the leading policy document that guides the City's evolution and growth over a 20-year period. The Comprehensive Plan identifies the desired type, configuration, and intensity of land uses throughout the city, as well as the character and capacity of public facilities and services like streets and utilities. Its policies address critical topics such as housing, the environment, transportation, public safety, and economic development. The Comprehensive Plan also serves as the basis for the City's adoption of special purpose plans for the city such as transportation or utilities plans and serves as the basis for development standards and regulations such as City zoning and critical area regulations.[i]

The comprehensive plan of a county or city that is required or chooses to plan under RCW 36.70A.040 shall consist of a map or maps, and descriptive text covering objectives, principles, and standards used to develop the comprehensive plan. The plan shall be an internally consistent document and all elements shall be consistent with the future land use map.[ii]

2) *Comprehensive Zoning Map:* The zones set out in ACC 18.02.070 are established as the designations, locations, and boundaries thereof as set forth and indicated on the zoning map.[iii]

3) *Land use designation*: All land within the City of Auburn is assigned a land use designation, which builds off the past Comprehensive Plan Map, the existing land use City of Auburn Comprehensive Plan pattern, previously approved subarea plans, topography, natural features, and targeted goals for shifting the character of specified areas. The Comprehensive Plan Land Use Map shows the location and boundaries for each designation. This map should be consulted together with the written policies of this Plan when decisions about zoning designations, land use activities, and development of public infrastructure are considered.[iv]

4) *Public use:* means a use operated exclusively by a public body, such use having the purpose of serving the public health, safety, or general welfare, and including uses such as public schools, parks, playgrounds, and administrative and service facilities.[v]

5) *Quasi-public use*: means a use operated by a private nonprofit educational, religious, recreational, charitable, or medical institution having the purpose primarily of serving the general public, and including uses such as churches, private schools and universities, community, youth and senior citizen recreational facilities, private hospitals, and the like. [viii]

6) *Use*: means an activity or purpose for which land or premises or a building thereon is designed, arranged, intended, or for which it is occupied or maintained, let or leased.[vi]

7) *Zone*: means an area accurately defined as to boundaries and location on an official map to which a uniform set of regulations applies controlling the types and intensities of land uses, as set forth in this title.[vii]

8) *Zoning:* A police power measure, enacted primarily by units of local government, in which the community is divided into districts or zones within which permitted and special uses are established, as are regulations governing lot size, building bulk, placement, and other development standards. Requirements vary from district to district, but they must be uniform within districts. A zoning ordinance consists of two parts – the text and a map.[viii]

---

[i] City of Auburn Comprehensive Plan website, https://www.auburnwa.gov/

[ii] Revised Code of Washington (RCW) 36.70A.070

[iii] ACC 18.02.070

[iv] City of Auburn Land Use Element (Ordinance No. 6746)

[v] ACC 18.04.760

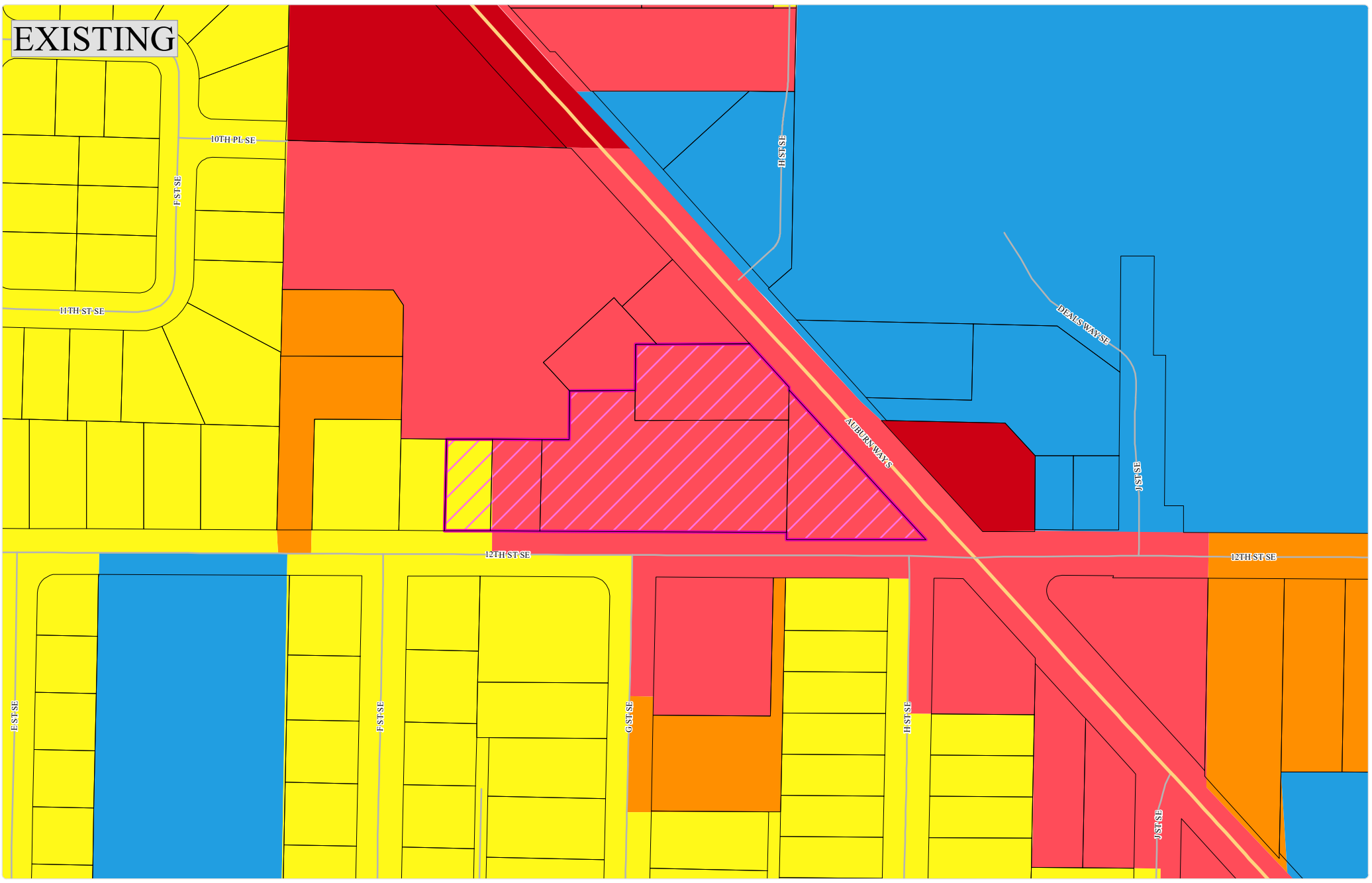
[vi] ACC 18.04.900

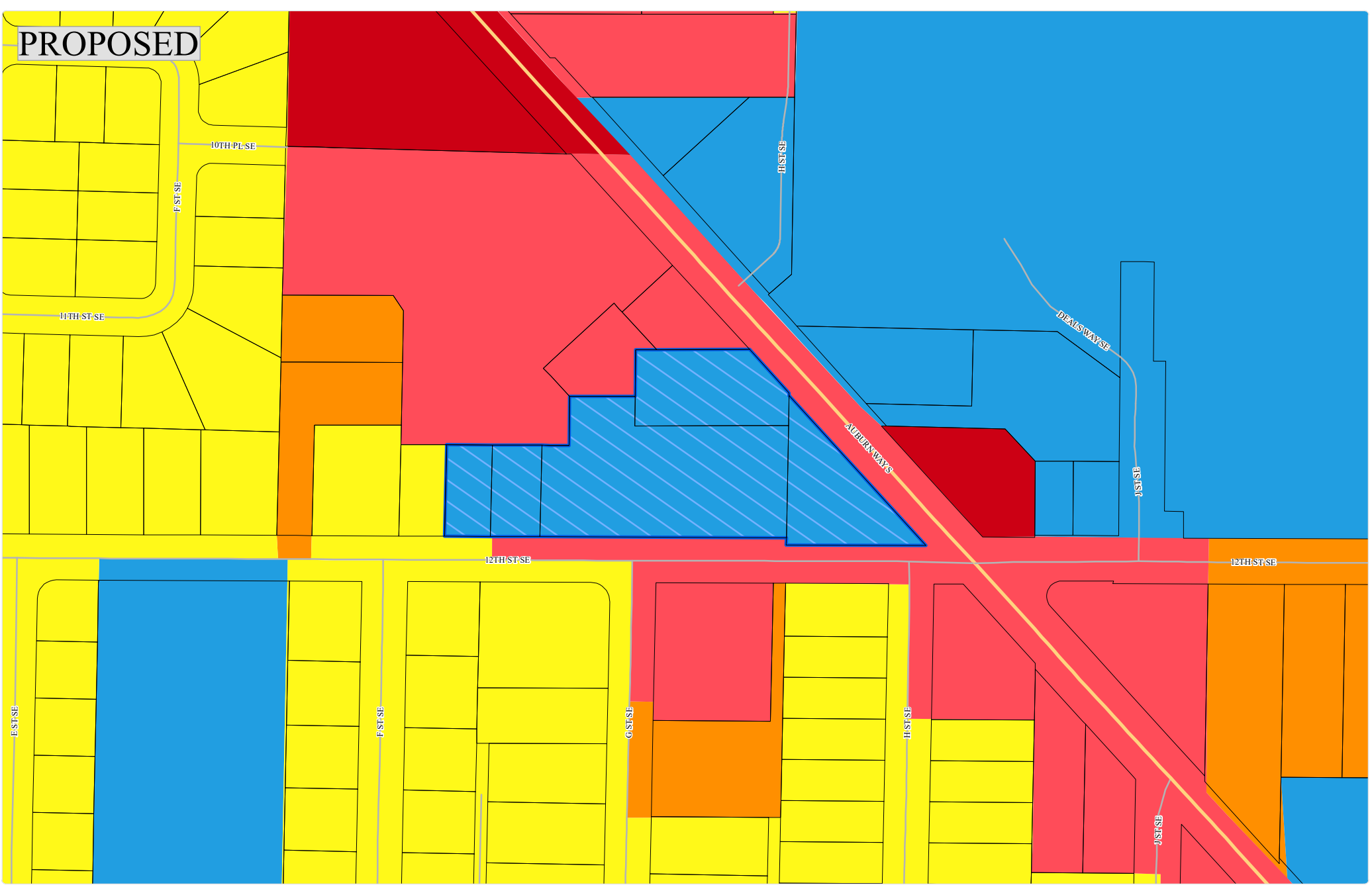
[viii] ACC 18.04.770

[vii] ACC 18.04.960

[viii] WSDOT January 2011

MultiCare Site Land Use Map Amendment CPM #2 (CPA23-0001)





- Downtown Urban Center
- Heavy Commercial
- Heavy Industrial
- Public/Quasi-Public
- Light Commercial
- Light Industrial
- Moderate Density Residential
- Multiple-Family
- Neighborhood Commercial
- Neighborhood Commercial Overlay
- Open Space
- Residential Conservancy
- Residential Transition Overlay
- Single Family
- Parcels
- Existing Land Use
- Proposed Auburn Land Use

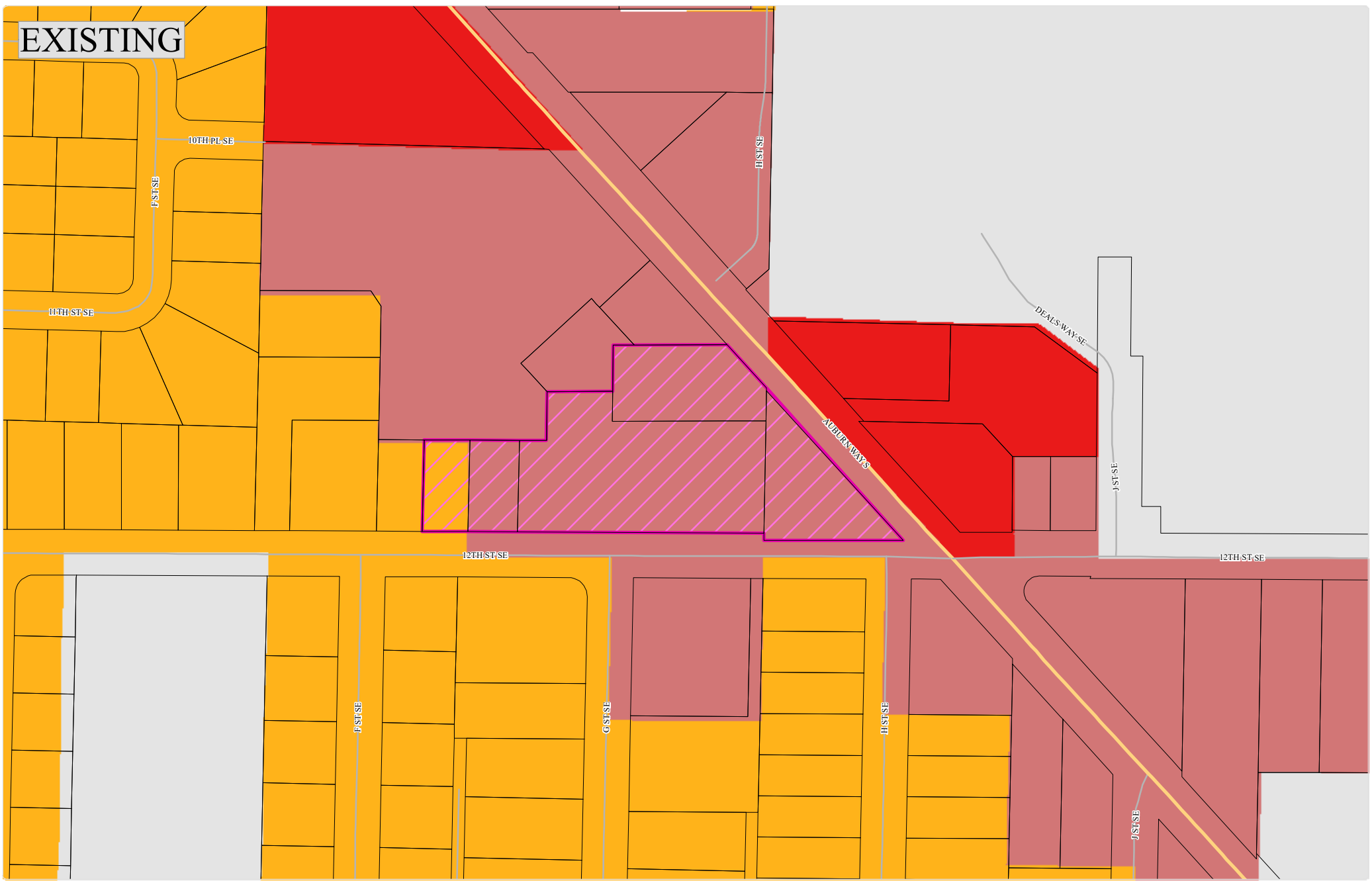
0 50 100 150 200 250
FEET

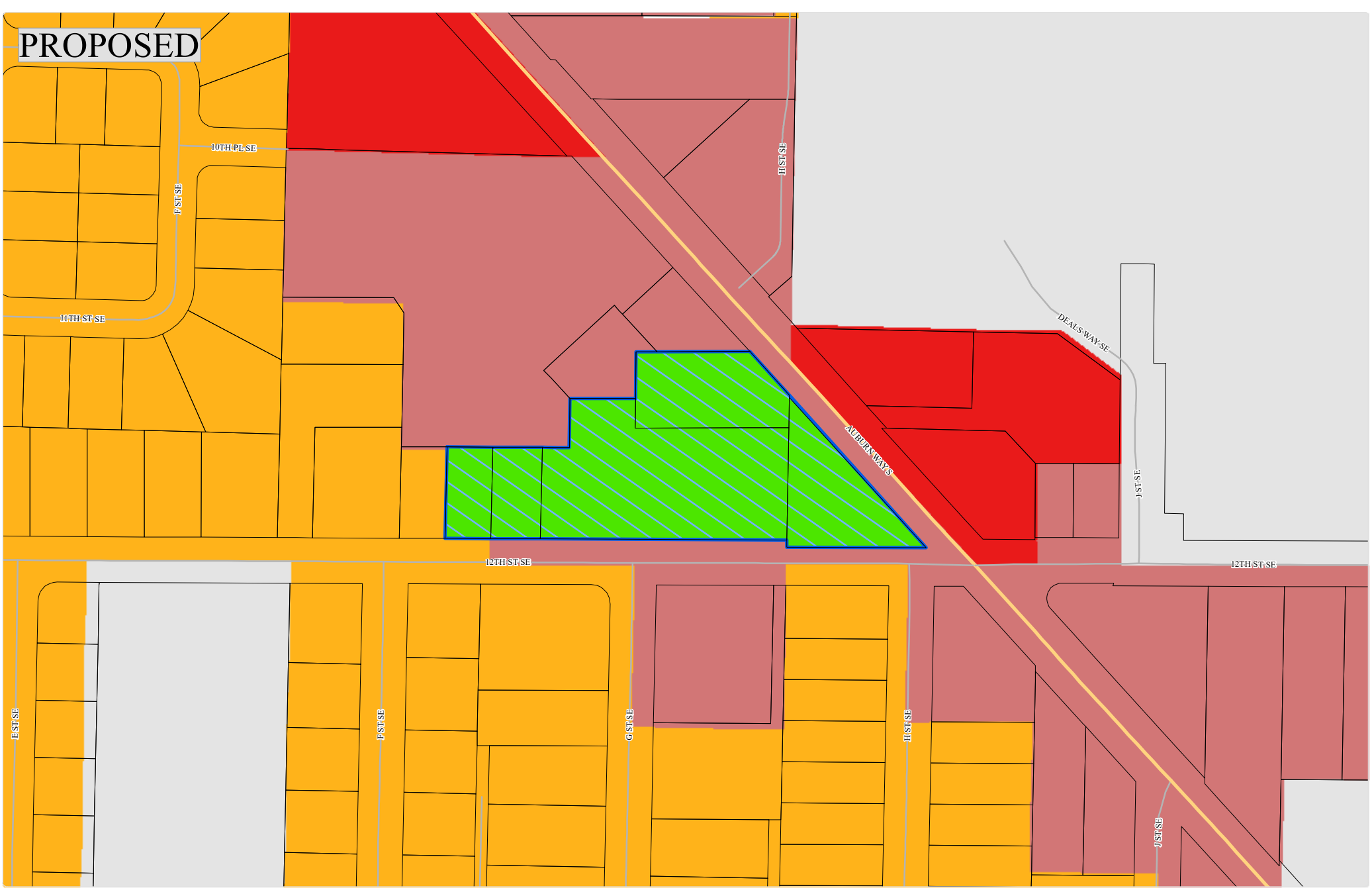
Printed On: 08/28/23
Map ID: 6262

N W E S

Information shown is for general reference purposes only and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.

MultiCare Site Zoning CPM #2 (REZ23-0003)





C1 Light Commercial District
C2 Central Business District
C3 Heavy Commercial District
C4 Mixed Use Commercial
CN Neighborhood Shopping District
DUC Downtown Urban Center
I Institutional Use District
Lakeland Hills South PUD
LF Airport Landing Field District
M1 Light Industrial District
M2 Heavy Industrial District
Open Space
P1 Public Use District
PUD Planned Unit Development
R1 Residential 1 DU/Acre
R5 Residential 5 DU/Acre
R7 Residential 7 DU/Acre
R10 Residential 10 DU/Acre
R16 Residential 16 DU/Acre
R20 Residential 20 DU/Acre
Residential Conservency
RMHC Residential Manufactured/Mobile Home Units
RO Residential Office District
RO-H Residential Office District (Hospital)
TV Terrace View
UNC Unclassified Use District
Existing Zoning
Proposed Zoning
Parcels

0 50 100 150 200 250
FEET

Printed On: 08/29/23
Map ID: 6261

N W E S

Information shown is for general reference purposes only and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.

CITY OF AUBURN

Land Use Application #1323124 - City of Auburn CPA

Land Use Application #1323124 - City of Auburn CPA

Project Contact

Company Name: BCRA Design
Name: Meghan Howey **Email:** mhowey@bcradesign.com
Address: 2106 Pacific Avenue 300 **Phone #:** (253) 682-8556
Tacoma WA 98402

Project Type	Activity Type	Scope of Work
New	None	Comprehensive Plan Amendment

Project Name: City of Auburn CPA

Description of Work: A comprehensive plan map amendment is proposed for five contiguous parcels of land: 1921059160, 1921059161, 1921059140, 1921059111, and 1921059088. The proposal will change the land use designation from Single Family and Light Commercial to a Public/Quasi-Public designation.

Project Details

Development Type

Map Amendment

bcra
2106 Pacific Avenue, Suite 300
Tacoma, WA 98402
bcradesign.com

City of Auburn

Comprehensive Plan Map Amendment

May 2023

Table of Contents

Narrative

I. Non-Project Action Overview

II. Response to Comprehensive Plan Map Amendment Approval Criteria

III. Response to Supplemental Questions

Appendices

Appendix A: Vicinity Map

Appendix B: Current Zoning Map

Appendix C: Current Land Use Map

Appendix D: Future Zoning Map

Appendix E: Future Land Use Map

Appendix F: Pre-Application Meeting Summary - May 10, 2023

Appendix G: PSRC VISION 2050

Project Team

Owner & Applicant:
City of Auburn
Attn: Josh Arndt, Real Estate Manager
25 West Main Street, Auburn, WA 98001-4998
Ph: (253) 288-4325
Email: jarndt@auburnwa.gov

Land Use Planning Consultant:
BCRA
Attn: Meghan Howey
2106 Pacific Avenue, Suite 300, Tacoma, WA 98402
Ph: (253) 682-8556
Email: mhowey@bcradesign.com

I. Non-Project Action Overview

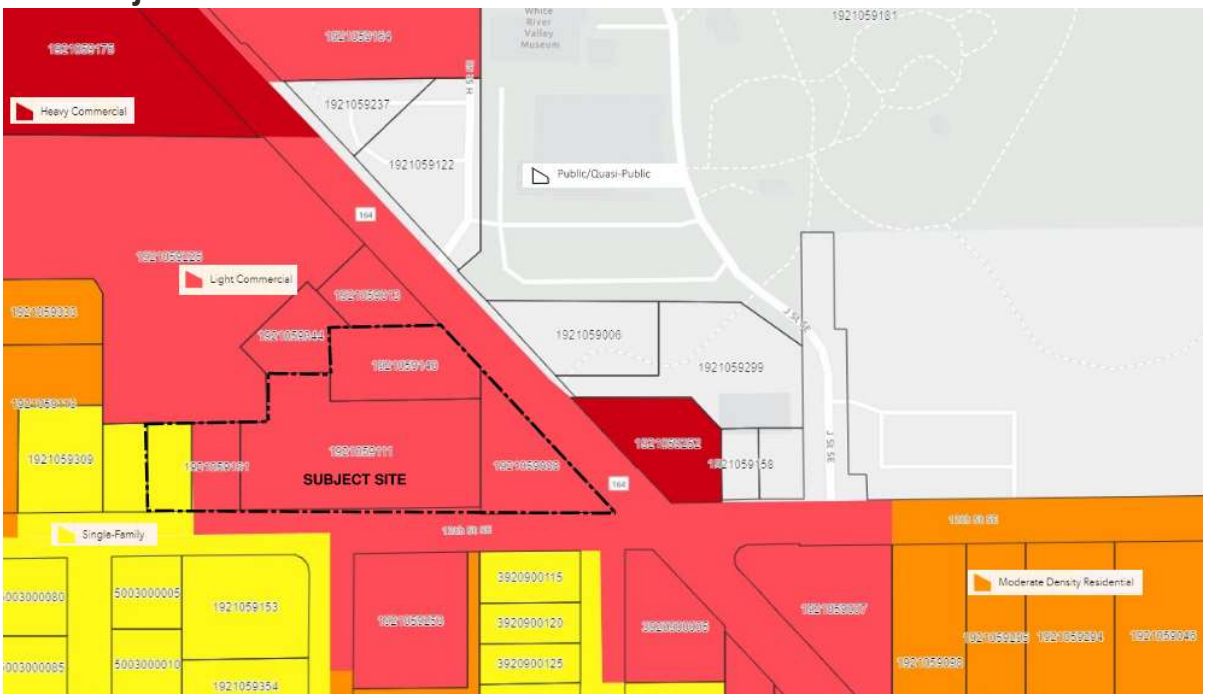


Figure 1: Current land use map and subject site identification

A Comprehensive Plan Map Amendment is proposed for five contiguous parcels of land: 1921059160, 1921059161, 1921059140, 1921059111, and 1921059088. Per ACC 14.03.060 the application will be processed as a legislative non-project decision.

The proposal will change the Comprehensive Plan's land use designation from Single Family and Light Commercial to a Public/Quasi-Public designation. Adjacent land use designations include Light Commercial to the north, Light Commercial and Single Family to the south. Other adjacent land use designations include Single Family to the west and Heavy Commercial and Public/Quasi-Public to the east. Please reference Figure 1, above.

The subject site is approximately 2.27 acres and lies at the corner of State Route 164 and 12th Street SE. Large public uses are located just east of the subject site, which include Les Gove Community Campus Plan. The areas north and south of the subject site are predominantly occupied by retail strip style commercial developments. Single-family homes are located behind commercial uses, which border the community.

This Comprehensive Plan Map Amendment request demonstrates a vision for this area that aligns with the City of Auburn Unified Development Code, countywide planning policies, PSRC's *VISION 2040* and *VISION 2050*. The proposed amendment will allow uses that support a more vibrant community and aims to accomplish several goals and themes of the Comprehensive Plan as outlined in our application responses below.

II. Response to Comprehensive Plan Map Amendment Criteria

The decision criteria for Comprehensive Plan Amendment applications are contained within Auburn City Code 14.22.110.

14.22.110 Decision criteria for plan amendments.

A. The comprehensive plan was developed and adopted after significant study and public participation. The principles, goals, objectives and policies contained therein shall be granted substantial weight when considering a proposed amendment. Therefore, the burden of proof for justifying a proposed amendment rests with the applicant, who must demonstrate that the request complies with and/or relates to the following decision criteria:

1. The proposed change will further and be consistent with the goals and objectives of the plan and the plan will remain internally consistent;
   Response: This Comprehensive Plan Map Amendment is accompanied by a Site-Specific Rezone request. The proposed Public Use (P-1) zone is an implementing zoning designation of the Public/Quasi Public land use designation (City of Auburn Comprehensive Plan, Land Use Element, Page LU-14).

   According to this same section, the designation criteria for this land use include:
   Designation Criteria:
   1. Previously developed institutional uses; or
   2. Meets the development parameters of the Public/Quasi-Public designation.
   3. Properties identified in the Airport Master Plan as Landing Field.

   The City of Auburn's Comprehensive Plan, Land Use Element, Public/Quasi Public Designation section includes policy LU-103. This policy states a requirement for new designation requests:
   Policies. LU-103. This designation permits a wide array of uses that tend to be located in the midst of other dissimilar uses. For this reason, the following must be considered of new requests for this designation:
   a. The impacts that the designation may have on the surrounding community.
   b. Site-specific conditions that should be attached to new requests for this designation that are designed to mitigate impacts on the surrounding community.
   c. Site-specific conditions that should be attached to development proposals that are designed to mitigate impacts on the surrounding community.

   According to this policy, we have assessed subsections "a" and "b", in the table below. Because these applications are non-project actions, subsection "c" is not applicable.

Table 18.35.030. Permitted, Administrative, Conditional and Prohibited Uses by Zone

LAND USE	REQUIREMENT TO ESTABLISH USE	RESPONSE TO POLICY CRITERIA
PUBLIC		
Animal shelter, public	Permitted	Any future project under the proposed zone would be required to identify and mitigate potential project-related impacts. “Animal shelter, public” is a permitted use in this zone.
Government facilities; this excludes offices and related uses that are permitted outright	Permitted	Any future project under the proposed zone would be required to identify and mitigate potential project-related impacts. “Government facilities; this excludes offices and related uses that are permitted outright” are a permitted use in this zone.
Municipal parks and playgrounds	Permitted	Any future project under the proposed zone would be required to identify and mitigate potential project-related impacts. “Municipal parks and playgrounds” are a permitted use in this zone.
RECREATION, EDUCATION AND PUBLIC ASSEMBLY		
Cemetery, public	Permitted	Any future project under the proposed zone would be required to identify and mitigate potential project-related impacts. “Cemetery, public” is a permitted use in this zone.
College, university, public	Administrative	Any future project under the proposed zone would be required to identify and mitigate potential project-related impacts. “College, university, public” is an administrative use in this zone.
Library, museum	Permitted	Any future project under the proposed zone would be required to identify and mitigate potential project-related impacts. “Library, museum” is a permitted use in this zone.
Meeting facility, public or private	Permitted	Any future project under the proposed zone would be required to identify and

		mitigate potential project-related impacts. "Meeting facility, public or private" is a permitted use in this zone.
Public schools (K-12) and related facilities	Permitted	Any future project under the proposed zone would be required to identify and mitigate potential project-related impacts. "Public schools (K-12) and related facilities" are a permitted use in this zone.
RETAIL		
Restaurant, cafe, coffee shop, excluding drive-through facilities	Permitted	Any future project under the proposed zone would be required to identify and mitigate potential project-related impacts. "Restaurant, café, coffee shop, excluding drive-through facilities" are a permitted use in this zone.
TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE		
Wireless communications facility (WCF) (See ACC 18.04.912(W))	*See ACC 18.31.100 for use regulations and zoning development standards.	Any future project under the proposed zone would be required to identify and mitigate potential project-related impacts. "Wireless communication facility (WCF) (See ACC 18.04.912(W))" is a use qualified with "*See ACC 18.31.100 for use regulations and zoning development standards."
Eligible facilities request (EFR) (Wireless communications facility) (See ACC 18.04.912(H))	Permitted	Any future project under the proposed zone would be required to identify and mitigate potential project-related impacts.
Small wireless facilities (ACC 18.04.912(Q))	Permitted	Any future project under the proposed zone would be required to identify and mitigate potential project-related impacts. "Eligible facilities request (EFR) (Wireless communications facility) (See ACC 18.04.912(H))" are a permitted use in this zone.
OTHER USES THAT ARE NOT LISTED		
Other uses may be permitted by the planning director or designee if the use is determined to be consistent	Permitted	Any future project under the proposed zone would be required to identify and mitigate potential project-related impacts. "Other uses may be

with the intent of the zone and is of the same general character of the uses permitted		permitted by the planning director or designee if the use is determined to be consistent with the intent of the zone and is of the same general character of the uses permitted" are a permitted use in this zone.

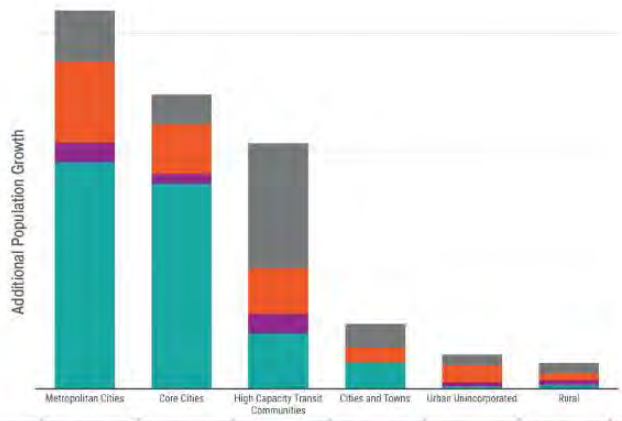
According to this analysis, the Comprehensive Plan Amendment will remain internally consistent.

2. Whether the capacity to provide adequate services is diminished or increased;
   Response: By amending the Comprehensive Plan's land use designation to Public/Quasi-Public City services will have room to grow and increase. This designation will allow the City to amend the zones to a Public Use (P-1) zone. This zone's permitted uses are focused on the provision of services, such as government facilities, public schools, parks, colleges, libraries, and museums to name a few.

3. Assumptions upon which the comprehensive plan is based are found to be invalid;
   Response: The City is currently in the process of updating the previous Comprehensive Plan adopted in 2015. Comprehensive Plans and zones are not static documents and adjustments need to occur over time.

   Puget Sound Regional Council (PSRC) VISION 2050 was adopted in October 2020 and builds from VISION 2040. Local jurisdictions prepare plans that must be consistent with multicounty and countywide policies. VISION 2050 notes that the region is projected to grow by about 1.6 million people and 1.1 million jobs by 2050. Auburn's share of growth is found in Countywide Planning Policies (CPP). King County's CPP identifies 2019-2044 housing targets (12,000 net new residential units, 19,520 net new jobs).

Figure 6 – Population Growth by Regional Geography and County, 2017-50

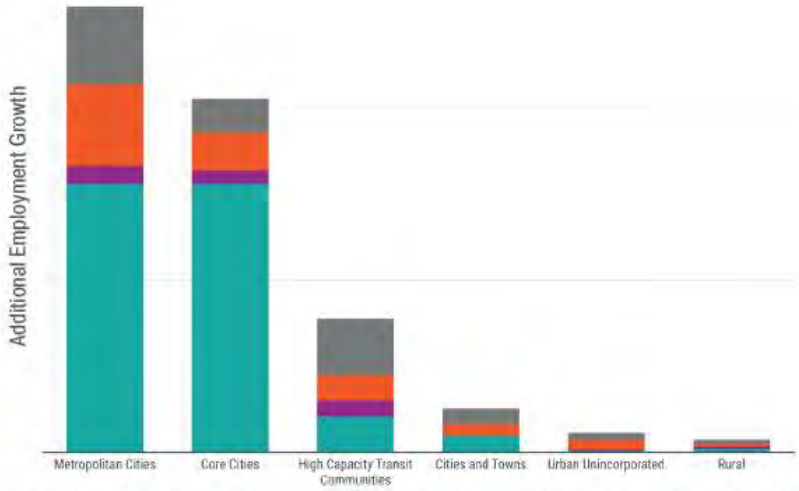


	Metropolitan Cities	Core Cities	High Capacity Transit Communities	Cities and Towns	Urban Unincorporated	Rural	
Snohomish	20% • 87,000	12% • 50,000	50% • 210,000	9.5% • 40,500	4% • 18,000	4.5% • 18,500	24% • 424,000
Pierce	38% • 137,000	23% • 85,000	21% • 77,000	7% • 25,000	8% • 29,000	3% • 11,000	21% • 364,000
Kitsap	34% • 33,000	16% • 15,000	36% • 34,000	0% • 0	6% • 6,000	8% • 8,000	5% • 97,000
King	44% • 381,000	40% • 346,000	11% • 92,000	5% • 44,000	0% • 4,000	1% • 6,000	50% • 872,000
TOTAL GROWTH	36% • 637,000	28% • 496,000	24% • 413,000	6% • 109,000	3% • 57,000	2% • 43,000	100% • 1,756,000
2017 BASE	1,222,000	921,000	878,000	338,000	172,000	536,000	4,067,000

Figure 6 note: May not sum accurately due to rounding. Snohomish County Cities & Towns and Rural figures are rounded to the nearest half percent and 500 population. Other figures are rounded to the nearest whole percentage and 1,000 population.

Figure 2 – Population Growth by Regional Geography and County (PSRC VISION 2050, page 30)

Figure 7 – Employment Growth by Regional Geography and County, 2017-50



	Metropolitan Cities	Core Cities	High Capacity Transit Communities	Cities and Towns	Urban Unincorporated	Rural	
Snohomish	39% • 83,000	17% • 39,000	30% • 66,000	8% • 18,000	3% • 7,000	2% • 4,000	19% • 225,000
Pierce	48% • 94,000	23% • 44,000	15% • 29,000	6% • 13,000	6% • 12,000	2% • 3,000	17% • 195,000
Kitsap	35% • 20,000	26% • 15,000	32% • 18,000	0% • 0	2% • 1,000	5% • 3,000	5% • 57,000
King	46% • 311,000	45% • 310,000	6% • 40,000	3% • 18,000	0% • 1,000	0% • 3,000	59% • 682,000
TOTAL GROWTH	44% • 514,000	35% • 407,000	13% • 155,000	4% • 49,000	2% • 21,000	1% • 13,000	100% • 1,158,000
2017 BASE	1,047,000	642,000	269,000	100,000	81,000	95,000	2,233,000

Figure 3 – Employment Growth by Regional Geography and County (PSRC VISION 2050, page 30)

Additionally, PSRC VISION 2050 modifies MPP-PS-16 in VISION 2040. The language changed to include community facilities (PSRC VISION 2050 Policy Matrix, Page 39).

> Public Services
> Goal: The region supports development with adequate public facilities and services in a timely, coordinated, efficient, and cost-effective manner that supports local and regional growth planning objectives (PSRC VISION 2050, page 109).
>
> MPP-PS-18
> Locate community facilities and health and human services in centers and near transit facilities for all to access services conveniently (PSRC VISION 2050, page 114).

VISION 2050 Public Services Goal, Policies, and Actions

Adopted October 2020

VISION 2050 #	VISION 2040 #	Policy/Action	Type/Reason of Change
MPP-PS-11	MPP-PS-10	Replace failing septic systems within the urban growth area with sanitary sewers or alternative technology that is comparable or better.	No change
MPP-PS-12	MPP-PS-11	Use innovative and state-of-the-art design and techniques when replacing septic tanks to restore and improve environmental quality.	No change
MPP-PS-13	MPP-PS-12	Promote the use of renewable energy resources to meet the region's energy needs.	No change
MPP-PS-14	MPP-PS-13	Reduce the rate of energy consumption through conservation and alternative energy forms to extend the life of existing facilities and infrastructure.	No change
MPP-PS-15	n/a	Support the necessary investments in utility infrastructure to facilitate moving to low-carbon energy sources.	Climate Change - new policy supports electrification aspect of the Four-Part Greenhouse Gas Strategy (part of the Regional Transportation Plan)
MPP-PS-16	MPP-PS-14	Plan for the provision of telecommunication infrastructure to provide access to residents and businesses in all communities, especially underserved areas. ~~, serve growth and development in a manner that is consistent with the regional vision and friendly to the environment.~~	Equity - change focuses on serving all communities
MPP-PS-17	MPP-PS-15	Coordinate, design, and plan for public safety services and programs, including emergency management. These efforts may be interjurisdictional.	No initial change; GMPB amended in response to comment review
MPP-PS-18	MPP-PS-16	Locate community facilities and health and human services in centers and near transit facilities for all to access services conveniently. ~~Encourage health and human services facilities to locate near centers and transit for efficient accessibility to service delivery.~~	No initial change; GMPB amended in response to comment review
MPP-PS-19	n/a	Support efforts to increase the resilience of public services, utilities, and infrastructure by preparing for disasters and other impacts and coordinated planning for system recovery.	Resilience - new policy addresses resilience of public services and facilities
MPP-PS-20	n/a	Consider climate change, economic, and health impacts when siting and building essential public services and facilities.	GMPB added in response to comment review
MPP-PS-21	MPP-PS-17	~~Identify and develop additional water supply sources to meet the region's long-term water needs, recognizing~~ Consider the potential impacts ~~on water supply from~~ of climate change and fisheries protection on the region's water supply.	Climate Change - change focuses on managing climate impacts, recognizing that few new water supply sources are available
MPP-PS-22	n/a	Provide residents of the region with access to high quality drinking water that meets or is better than federal and state requirements.	Water Quality - new policy addresses access to quality drinking water

39

Figure 4 – VISION 2050 Policy Matrix

Due to the regional growth that has occurred, communities have become increasingly denser. Increased density is accompanied by a need for increased public services. Rezoning this area to Public Use (P-1) will create more space for uses that support the public, such as government facilities, municipal parks and playgrounds, universities, public schools, retail facilities, and more.

The area adjacent to the subject site is occupied by the City of Auburn's Les Gove Community Campus Area. This campus provides more than twenty acres of services which includes a library, museum, park and playground, senior activity center, gymnasium, recreation center, and event center. It is helpful for families and individuals to have these services in one accessible area easily reached by public transportation. The proposed Comprehensive Plan Amendment expands the available land for the City to provide public use and services.

4. A determination of change or lack of change in conditions or circumstances has occurred since the adoption of the latest amendment to the specific section of the comprehensive plan that dictates the need for a proposed amendment;
   Response: Please reference the response to approval criteria 3, which also applies to this section.

5. If applicable, a determination that a question of consistency exists between the comprehensive plan and Chapter 36.70A RCW, the countywide planning policies for either King and/or Pierce County, as appropriate, and Vision 2040: Growth and Transportation Strategy for the Puget Sound Region;
   Response: Not applicable. The proposed zone is an implementing zoning designation of the Public/Quasi Public land use designation (City of Auburn Comprehensive Plan, Land Use Element, Page LU-14). Therefore, the Comprehensive Plan and Chapter 36.70A RCW, the countywide planning policies for either King and/or Pierce County, and VISION 2040: Growth and Transportation Strategy for the Puget Sound Region will remain consistent.

6. If the request is to change the land use designation of a specific property on the comprehensive land use map, the applicant must demonstrate one of the following:

   a. The current land use designation was clearly made in error or due to an oversight;
      Response: Not applicable. The previous land use designation was not made in error.

   b. The proposed land use designation is adjacent to property having a similar or compatible designation, or other conditions are present to ensure compatibility with surrounding properties;
      Response:

      North: The Light Commercial designation to the north of the subject site is compatible. According to the Comprehensive Plan "LU-89. The primary purpose of this designation is to address public needs while taking advantage of synergies with the adjacent areas where they are sited" (City of Auburn Comprehensive Plan Land Use Element, Page LU-13). The Public/Quasi-Public designation take advantage of synergies with the adjacent light commercial area by drawing people to public uses which will in-turn activate businesses in these areas.

      South: The Light Commercial and Single-Family designations to the south of the subject site are compatible. The Single-Family designation will be supported by proximity to the public services accommodated in the Public/Quasi-Public designation. According to the Comprehensive Plan "LU-89. The primary purpose of this designation is to address public needs while taking advantage of synergies

with the adjacent areas where they are sited" (City of Auburn Comprehensive Plan Land Use Element, Page LU-13).

East: The Heavy Commercial and Public/Quasi-Public designations to the east are compatible with the subject site. The Heavy Commercial area covers a small parcel that is occupied by a gas station. This is a submittal use for this area and would support the designation. A very substantial area east of the subject site is designated Public/Quasi-Public, which is this application's proposed land use designation. This area is occupied by the City of Auburn's Les Gove Community Campus Area. This campus provides more than twenty acres of services, such as a library, museum, park and playground, senior activity center, gymnasium, recreation center, and event center.

West: The subject site is adjacent to the Single-Family designation to the west. The Single-Family designation will be supported by proximity to the public services accommodated in the Public/Quasi-Public designation. According to the Comprehensive Plan "LU-89. The primary purpose of this designation is to address public needs while taking advantage of synergies with the adjacent areas where they are sited" (City of Auburn Comprehensive Plan Land Use Element, Page LU-13).

c. There has been a change in conditions since the current land use designation came into effect.

Response: Puget Sound Regional Council (PSRC) updated regional plans via VISION 2050 which was adopted October 2020. Consequently, the City of Auburn is currently in the process of updating their current Comprehensive Plan adopted in 2015.

Comprehensive Plans and zones are not static documents and adjustments need to occur over time. Due to the regional growth that has occurred, communities have become increasingly denser. Increased density is accompanied by a need for increased public services. Rezoning this area to Public Use (P-1) will create more space for uses that support the public, such as government facilities, municipal parks and playgrounds, universities, public schools, retail facilities, and more.

III. Response to Supplemental Questions.

The comprehensive plan was developed and adopted after significant study and public participation. The principles, goals, objectives, and policies contained therein shall be granted substantial weight when considering a proposed amendment. Therefore, the burden of proof for justifying a proposed amendment rests with the applicant, who must demonstrate that the request complies with and/or relates to the following decision criteria:

1. The proposed change will further and be consistent with the goals and objectives of the comprehensive plan and the plan will remain internally consistent;
   Response: Please review the response to this question, which has been written in the approval criteria section above.

2. Whether the capacity to provide adequate services is diminished or increased;
   Response: Please review the response to this question, which has been written in the approval criteria section above.

3. Assumptions upon which the comprehensive plan is based are found to be invalid;
   Response: Please review the response to this question, which has been written in the approval criteria section above.

4. A determination of change or lack of change in conditions or circumstances has occurred since the adoption of the latest amendment to the specific section of the comprehensive plan that dictates the need for a proposed amendment;
   Response: Please review the response to this question, which has been written in the approval criteria section above.

5. If applicable, a determination that a question of consistency exists between the comprehensive plan and Chapter 36.70A RCW, the countywide planning policies for either King and/or Pierce County, as appropriate, and Vision 2040: Growth and Transportation Strategy for the Puget Sound Region;
   Response: Please review the response to this question, which has been written in the approval criteria section above.

6. If the request is to change the land use designation of a specific property on the comprehensive land use map, the applicant must demonstrate one of the following:

   a. The current land use designation was clearly made in error or due to an oversight;
      Response: Please review the response to this question, which has been written in the approval criteria section above.

b. The proposed land use designation is adjacent to property having similar or compatible designation, or other conditions are present to ensure compatibility with surrounding properties;
Response: Please review the response to this question, which has been written in the approval criteria section above.

c. There has been a change in conditions since the current land use designation came into effect
Response: Please review the response to this question, which has been written in the approval criteria section above.

7. Identify anticipated impacts from the proposed change.
Response: Please review the response to this question, which has been written in the approval criteria section above.

8. Identify the implementing zoning designation to be requested.
Response: The implementing zoning designation to be requested is Public Use (P-1).

9. Discuss how the proposed change is consistent with the comprehensive plan designations of surrounding properties.
Response: Please review the response to this question, which has been written in the approval criteria section above.

10. Discuss how the adopted City of Auburn utility plans and capital improvement programs support the change.
Response: The Pre-application Conference Summary for file number PRE23-0025 is dated May 17, 2023. The reviewing parties determined that the utilities at this site are currently sufficient for the proposed non-project actions. Please reference their responses, below:

"Traffic Engineering Division, James Webb
Per 10.01.01.A of the Engineering Design Standards the proposed rezone may trigger the requirement to prepare a traffic impact analysis. It has been determined that this is not required at this time based on the proposed zoning."

Sewer Division, Robert Elwell
1. The existing building is connected to public sewer in 12th St SE.
2. Public sewer service to the lots will not be affected by the proposed comprehensive plan amendment.

Storm Division, Tim Carlaw
1. The project is required to comply with the current July 2019 Department of Ecology Stormwater Management Manual for Western Washington and City of Auburn

Supplemental Manual. These documents have been adopted as the City of Auburn Surface Water Management Manual (SWMM).
2. The site is currently connected to the public storm in Auburn Way South

Water Division, Senait Gebreeyesus
1. The existing building is served by existing water service connections to the 8" water main in 12th St SE.
2. Water service to the lots will not be affected by the proposed comprehensive plan amendment."

Appendix A: Vicinity Map

King County

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Date: 3/13/2023

N

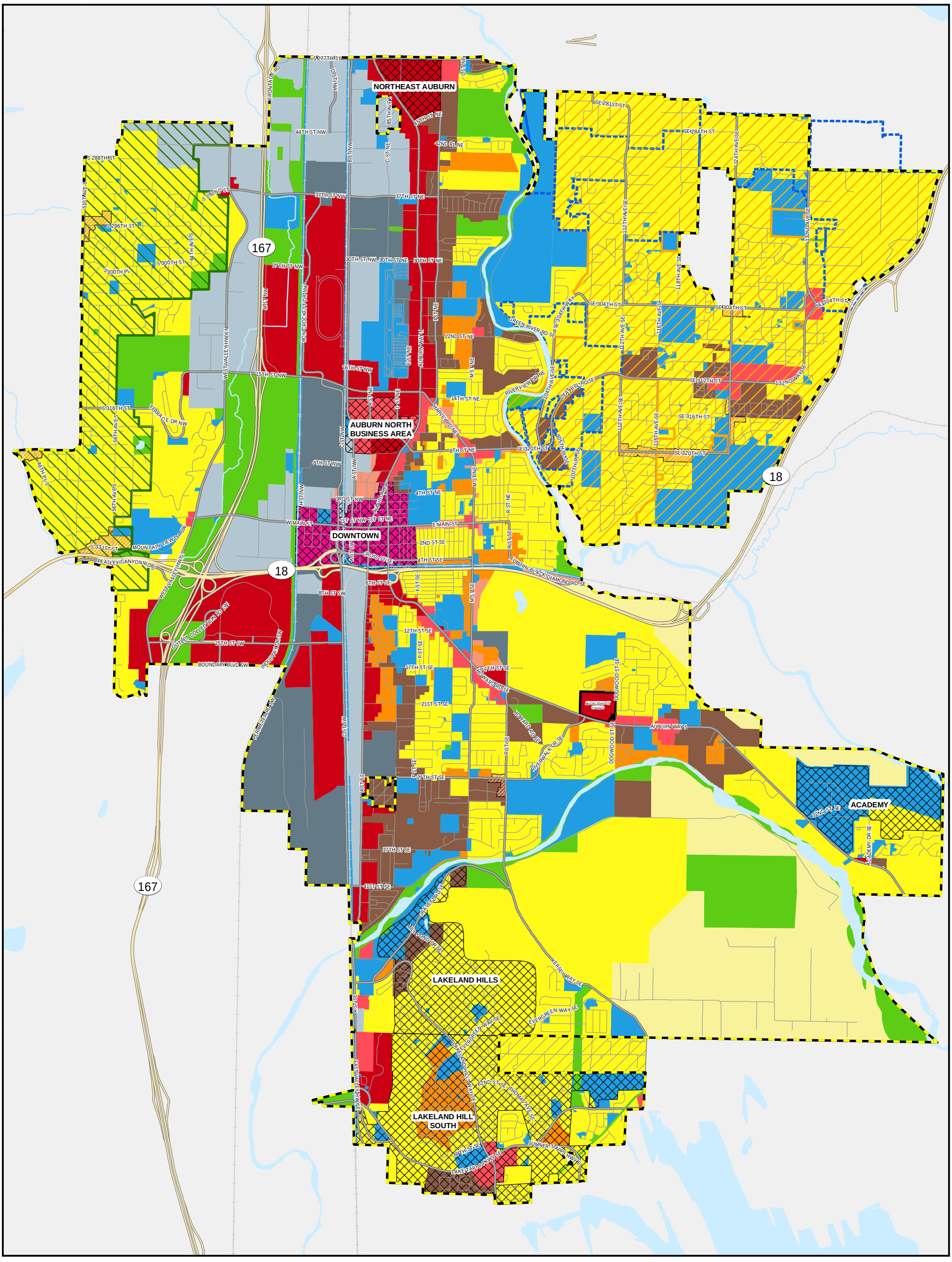
King County

Appendix B: Current Zoning Map

City of Auburn Zoning Map

Appendix C: Current Land Use Map

City of Auburn Comprehensive Land Use



Adopted Areas
Downtown Urban Center
Heavy Commercial
Heavy Industrial
Public/Quasi-Public
Light Commercial
Light Industrial
Moderate Density Residential
Multiple-Family
Neighborhood Commercial
Neighborhood Commercial Overlay
Open Space
Residential Conservancy
Residential Transition Overlay
Single Family
Auburn City Limits
Potential Annexation Areas
Water Features
Lea Hill Overlay (Ordinance: 5346 & 6121)
West Hill Overlay (Ordinance: 6122)
Urban Separators Overlay

0 1,000 2,000 3,000 4,000 5,000
FEET

N W E S

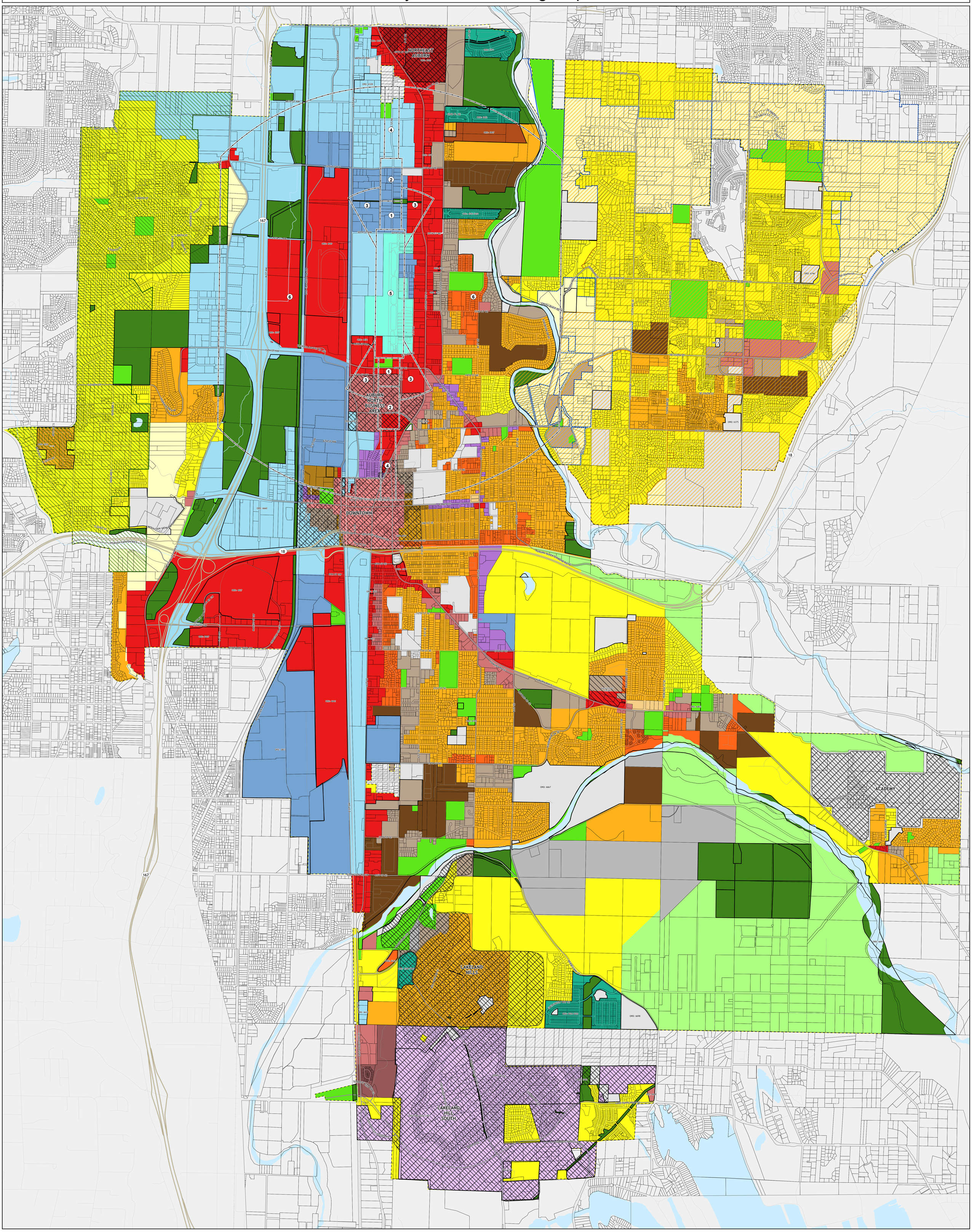
Printed On: 9/14/2022
Map ID: 6208

Information shown is for general reference purposes only and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.

Zoning map is current through Ordinance No. 6698, December 17, 2018

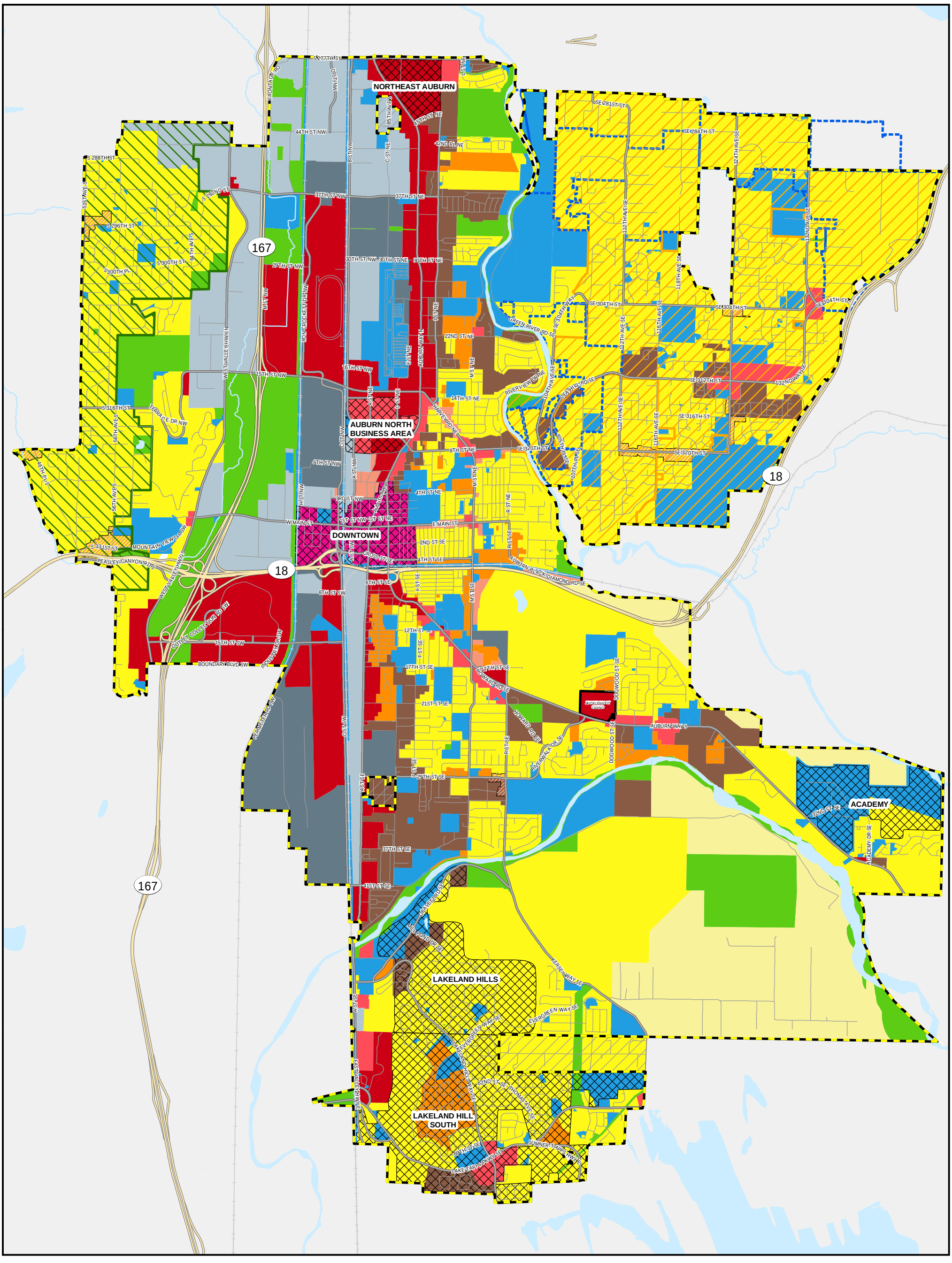
Appendix D: Future Zoning Map

City of Auburn Zoning Map



Appendix E: Future Land Use Map

City of Auburn Comprehensive Land Use



Adopted Areas
Downtown Urban Center
Heavy Commercial
Heavy Industrial
Public/Quasi-Public
Light Commercial
Light Industrial
Moderate Density Residential
Multiple-Family
Neighborhood Commercial
Neighborhood Commercial Overlay
Open Space
Residential Conservancy
Residential Transition Overlay
Single Family
Auburn City Limits
Potential Annexation Areas
Water Features
Lea Hill Overlay (Ordinance: 5346 & 6121)
West Hill Overlay (Ordinance: 6122)
Urban Separators Overlay

0 1,000 2,000 3,000 4,000 5,000
FEET

N W E S

Printed On: 9/14/2022
Map ID: 6208

Information shown is for general reference purposes only and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.

Zoning map is current through Ordinance No. 6698, December 17, 2018

Appendix F: Pre-Application Meeting Summary - May 10, 2023

PRE-APPLICATION CONFERENCE SUMMARY

PROJECT NAME: COMP PLAN MAP AND ZONING MAP AMENDMENT

CITY FILE NO: PRE23-0025

APPLICANT: MEGHAN HOWEY

MEETING DATE: May 10, 2023 at 1:00pm

This summary reflects the information provided for and at the Pre-Application Conference , and is intended to assist the Applicant with preparing plans for submittal to the City and increase efficiency. The City has attempted to provide a complete review of your proposal, however, given the conceptual nature, there may be items that arise later in your project that were not identified here due to a lack of clarity or understanding of your project intent.

Further information or revisions provided by the Applicant may influence or change plan reviewer comments as permit applications and development plans are submitted for review. Also, additional information may be needed to complete the project to applicable City standards. These notes will be kept on file for a period of two years.

One follow up meeting can be arranged to further clarify or discuss revisions to the proposal that were made to accommodate comments identified in this summary. To request a follow up meeting, please identify the staff that you would like to meet with and send an email directly. Another application fee will apply for any further meeting requested beyond the first and second.

General publications and forms can be found on the City's website here: Resource Library Forms and here: Public Works Publications and Forms. The anticipated applications that apply to this project are listed under "Anticipated Submittals" near the end of this document, along with links to other City standards and documents. *Following your meeting with the City of Auburn, you are encouraged to take our* Pre-Application Meeting Customer Survey.

PARCEL NUMBER: 1921059160 *(Note the project may span across multiple parcels.)*

PROJECT DESCRIPTION: A Comprehensive Plan Map Amendment and Zoning Map Amendment are proposed for five contiguous parcels of land: 1921059160, 1921059161, 1921059140, 1921059111, and 1921059088. The proposal will change the Comprehensive Land Use Designation to a Public/Quasi-Public designation. The parcels will be rezoned to Public Use (P-1).

APPLICANT'S REPRESENTATIVES:
Megan Howey - mhowey@bcradesign.com

CITY REPRESENTATIVES:
Devin Cannon - dcannon@auburnwa.gov
Alyssa Tatro - atatro@auburnwa.gov
Steve Sturza - ssturza@auburnwa.gov

DEPARTMENT-SPECIFIC COMMENTS

The following comments are not intended to be all inclusive. Please be sure to refer to each document and City Code section mentioned below for additional detail and the specific regulations.

REVIEWER: ALYSSA TATRO **DIVISION: PLANNING**

Reviewed by: Alyssa Tatro, Planner II, 253-804-5031 / atatro@auburnwa.gov

1. Proposal: A Comprehensive Plan Map and Zoning Map Amendment for five contiguous parcels. The proposal would change the Comprehensive Plan designation to Public/Quasi-Public and rezone the properties to P-1, Public/Quasi-Public zone.

2. The parcels proposed for the Rezone and Comprehensive Plan Amendment are as follows: 1921059160, 1921059161, 1921059111, 1921059088, and 1921059140.

3. Parcel # 1921059160 is zoned R-7, Residential 7 dwelling units per acre and has a land use designation of Single Family. The remaining 4 parcels are zoned C-1, Light Commercial and have a land use designation of Light Commercial.

4. Adjacent Zoning Designations:

North: C-1, Light Commercial
West: R-7, Residential 7 DU/acre
East: C-3, Heavy Commercial
South: C-1, Light Commercial and R-7, Residential 7 DU/acre

5. Adjacent Land Use Designations:

North: Light Commercial
West: Single Family
East: Heavy Commercial and Public/Quasi-Public
South: Light Commercial and Single Family

6. A Comprehensive Plan Amendment Application, a Rezone application, and a SEPA application will be required. Auburn City Code Chapter(ACC) 18.68 discusses Zoning Amendments (Rezone) and Auburn City Code Chapter 14.22 discusses the Comprehensive Plan, including amendment applications and the decision criteria.

- ACC Chapter 14.22: https://auburn.municipal.codes/ACC/14.22
- ACC Chapter 18.68: https://auburn.municipal.codes/ACC/18.68

7. The decision criteria for Comprehensive Plan Amendment applications are contained within Auburn City Code 14.22.110. The approval criteria for Rezone applications are contained within ACC 18.68.040.

8. Per ACC 18.68.030(A)(2) the application would be considered a site-specific rezone category 2. It will be processed as a legislative non-project decision, consistent with ACC 14.03.060.

Zoning/Development Standards:

9. If the proposals were approved, the parcels zoned P-1 will need to comply with all standards and regulations of the P-1 zone.

10. The P-1 zone is intended to provide for the appropriate location and development of public uses that serve the cultural, educational, recreational, and public service needs of the community.

11. The Use table and development regulations applicable to the P-1 zone are contained in ACC 18.35. The

Comprehensive Plan Amendment application will need to address and analyze the impact of all potential uses that are allowable in the P-1 zone. Use table is under ACC 18.35.030.

12. As a non-project action, development proposal plans and reports would not be required to be submitted to meet the criteria. However, a Site plan of the existing site and land features is required per the application(s) submittal checklist.

Environmental:

13. The State Environmental Policy Act (SEPA) is required for the proposal. Please see the Department of Ecology's website for the most recent SEPA Environmental Checklist.

https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance

---

REVIEWER: STEVE STURZA **DIVISION: DEVELOPMENT ENGINEERING**

REVIEWER: CRUE WOODARD **DIVISION: BUILDING**

REVIEWER: JAMES WEBB **DIVISION: TRAFFIC ENGINEERING**

For questions regarding the Traffic review comments below, please contact the Development Engineering representative identified above.

Per 10.01.01.A of the Engineering Design Standards the proposed rezone may trigger the requirement to prepare a traffic impact analysis.

It has been determined that this is not required at this time based on the proposed zoning.

REVIEWER: DEVIN CANNON **DIVISION: PERMIT CENTER**

Reviewed By: Devin Cannon, Permit Technician I (253) 876-1942 / dcannon@auburnwa.gov

1. The 2023 City of Auburn fee schedule may be found here: www.auburnwa.gov/documents.

2. Please note: all submittals are done electronically through www.MyBuildingPermit.com (MBP)

REVIEWER: ANDREW BERGFORD **DIVISION: FIRE - LAND USE**

Reviewed By: Andrew Bergford, Assistant Fire Marshal Valley Regional Fire Authority
(253) 288-5874 / andrew.bergford@vrfa.org

REVIEWER: ROBERT ELWELL **DIVISION: SEWER**

For questions regarding the Utility review comments below, please contact the Development Engineering representative identified above.

SEWER

1. The existing building is connected to public sewer in 12th St SE.

2. Public sewer service to the lots will not be affected by the proposed comprehensive plan amendment.

REVIEWER: TIM CARLAW **DIVISION: STORM**

For questions regarding the Utility review comments below, please contact the Development Engineering representative identified above.

STORM
1. The project is required to comply with the current July 2019 Department of Ecology Stormwater Management Manual for Western Washington and City of Auburn Supplemental Manual. These documents have been adopted as the City of Auburn Surface Water Management Manual (SWMM).
2. The site is currently connected to the public storm in Auburn Way South.

REVIEWER: SENAIT GEBREEYESUS **DIVISION: WATER**

Reviewed By: Senait Gebreeyesus, Water Utility Engineer 253-804-5061 / sgebreeyesus@auburnwa.gov

1. The existing building is served by existing water service connections to the 8" water main in 12th St SE.

2. Water service to the lots will not be affected by the proposed comprehensive plan amendment.

PERMIT CENTER INFORMATION

For questions regarding permitting requirements please contact a Permit Technician via the Permit Center at 253-931-3090 or permitcenter@auburnwa.gov.

ELECTRONIC APPLICATION SUBMITTAL

The application, review, and approval process for all applications is via electronic submittal. Applications and associated plans, reports, and documents are made directly through MyBuildingPermit.com. Most applications will be responded to by the end of the following business day with further instructions payment information for application fees. If there are further questions on the application process, please contact the Permit Techinican listed above.

PROJECT CONTACT

Most City application forms ask for a "Project Contact". We will direct all project correspondence (questions about your project, requests to make corrections in response to City review, notification that a project has been approved, etc.) to this individual. Please ensure that the proper person, along with their title, current address, phone number, and email address, is provided.

FEES AND PAYMENT

See adopted Fee Schedule links below or contact the Permit Center at 253-931-3090 or permitcenter@auburnwa.gov to help determine the fees associated with your submittal. Contacting in advance will ensure an accurate estimate of the payment needed and minimize complications. Forms of payment accepted are cash, check, Visa, or MasterCard (all card payments incur an additional 3% service charge).
City of Auburn Fee Schedules

USEFUL LINKS, HANDOUTS, AND APPLICATIONS

Zoning and Land Use
Auburn City Code
Downtown Urban Center
Auburn Shoreline Master Program(SMP)
City of Auburn Public GIS Map
City of Auburn Survey Monuments Public Viewer
City of Auburn Ordinances and Resolutions
Public Records Requests

Engineering Standards, Civil Applications, and Handouts
Visit the Public Works Standards and Publics Webpage

Building Design & Construction
Auburn Building Code & Design Requirements
Residential Design Requirements
WA State Building Code
WA State Energy Code References
Special Inspection Agreement

Appendix G: PSRC VISION 2050

Due to the length of this document, please reference it at:
https://www.psrc.org/planning-2050/vision-2050

Land Use Application #1323219 - City of Auburn CPA

Land Use Application #1323219 - City of Auburn CPA

Project Contact

Company Name: BCRA Design
Name: Meghan Howey **Email:** mhowey@bcradesign.com
Address: 2106 Pacific Avenue 300 **Phone #:** (253) 682-8556
Tacoma WA 98402

Project Type	Activity Type	Scope of Work
New	None	Rezone

Project Name: City of Auburn CPA

Description of Work: A site specific rezone is proposed for five contiguous parcels of land: 1921059160, 1921059161, 1921059140, 1921059111, and 1921059088. The proposal will change the zone from Residential 7 DU/Acre (R-7) and Light Commercial District (C-1) to Public Use (P-1).

Project Details

Development Activity

Rezone

bcra
2106 Pacific Avenue, Suite 300
Tacoma, WA 98402
bcradesign.com

City of Auburn

Site-Specific Zoning Map Amendment

May 2023

Table of Contents

Narrative

I. Non-Project Action Overview

II. Response to Zone Map Amendment Approval Criteria

Appendices

Appendix A: Vicinity Map

Appendix B: Current Zoning Map

Appendix C: Current Land Use Map

Appendix D: Future Zoning Map

Appendix E: Future Land Use Map

Project Team

Owner & Applicant:
City of Auburn
Attn: Josh Arndt, Real Estate Manager
25 West Main Street, Auburn, WA 98001-4998
Ph: (253) 288-4325
Email: jarndt@auburnwa.gov

Land Use Planning Consultant:
BCRA
Attn: Meghan Howey
2106 Pacific Avenue, Suite 300, Tacoma, WA 98402
Ph: (253) 682-8556
Email: mhowey@bcradesign.com

I. Non-Project Action Overview

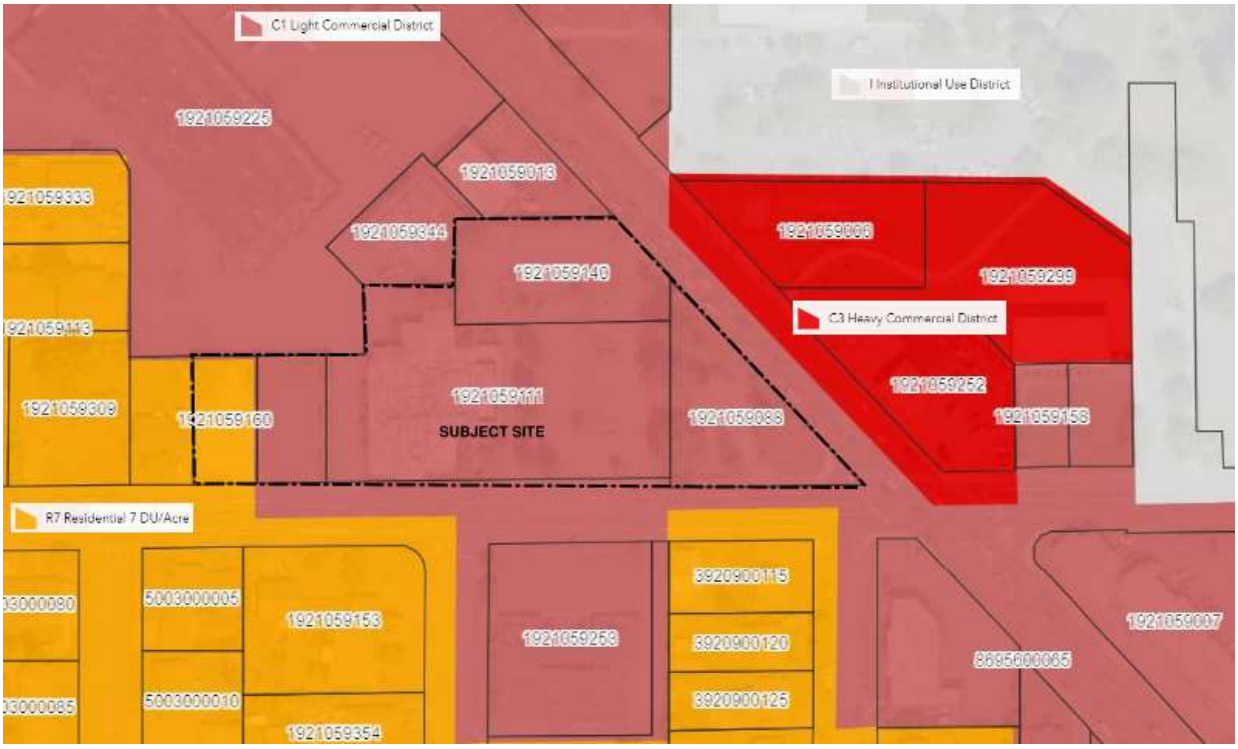


Figure 1: Current zoning map and subject site identification

A Zoning Map Amendment is proposed for five contiguous parcels of land: 1921059160, 1921059161, 1921059140, 1921059111, and 1921059088. Per ACC 18.68.030(A)(2) the application would be considered a site-specific rezone category 2. It will be processed as a legislative non-project decision, consistent with ACC 14.03.060.

The proposal will change the zone from Residential 7 DU/Acre (R-7) and Light Commercial District (C-1) to Public Use (P-1). Adjacent zoning designations include Light Commercial (C-1) to the north, Light Commercial (C-1) and Residential 7 DU/acre (R-7) to the south. Other adjacent zones include Residential 7 DU/acre (R-7) to the west and Heavy Commercial (C-3) to the east. Please reference Figure 1, above.

The subject site is approximately 2.27 acres and lies at the corner of State Route 164 and 12th Street SE. Large public uses are located just east of the subject site, which include Les Gove Community Campus Plan. The areas north and south of the subject site are predominantly occupied by retail strip style commercial developments. Single-family homes are located behind commercial uses, which border the community.

These parcels are currently designated by the Comprehensive Plan to be Single Family and Light Commercial. However, a related proposal will change the Comprehensive Plan designation to Public/Quasi-Public for which Public Use (P-1) is an implementing zoning district (City of Auburn Comprehensive Plan, Land Use Element, Page LU-14).

This rezone request demonstrates a vision for this area that aligns with the City of Auburn Unified Development Code, countywide planning policies and PSRC's *VISION 2040* and *VISION 2050*. The proposed zoning will allow uses that support a more vibrant community and aims to accomplish several goals and themes of the Comprehensive Plan as outlined in our application responses below.

II. Response to Zoning Map Amendment Criteria

The approval criteria for site-specific rezone applications are contained within ACC 18.68.040.

The parcels included in this proposal will comply with all standards and regulations of the Public Use (P-1) zone. The P-1 zone is intended to provide for the appropriate location and development of public uses that serve the cultural, educational, recreational, and public service needs of the community.

18.68.040 Rezone (zoning map amendment) approval criteria.

There is no presumption of validity for a rezone (zoning map amendment) and the applicant has the burden of proof in establishing compliance with all of the following criteria:

A. The rezone implements the policies of the comprehensive plan; or
   Response: An amendment to the Comprehensive Plan designation has been proposed in conjunction with this application. The proposal will change the Comprehensive Plan's land use designation from Single Family and Light Commercial to a Public/Quasi-Public designation. The Public Use (P-1) zone is an implementing zoning designation within this land use designation (City of Auburn Comprehensive Plan, Land Use Element, Page LU-14).

B. The rezone is necessary due to a substantial change in circumstances since the current zoning; and
   Response: The City is currently in the process of updating the previous Comprehensive Plan adopted in 2015. Comprehensive Plans and Zoning Maps are not static documents and adjustments need to occur over time to reflect changes in the community's needs.

Due to the regional growth that has occurred, communities have become increasingly denser. Increased density is accompanied by a need for increased public services. Rezoning this area to Public Use (P-1) will create more space for uses that support the public, such as government facilities, municipal parks and playgrounds, universities, public schools, retail facilities, and more. These are uses permitted in this zone per ACC Table 18.35.030.

The proposed location for the rezone is a natural area for this amendment to occur. The area adjacent to the subject site is occupied by the City of Auburn's Les Gove Community Campus Area. This campus is over twenty acres and includes services, such as a library, museum, park and playground, senior activity center, gymnasium, recreation center, and event center. It is helpful for families and individuals to have these services in one accessible area easily reached by public transportation. By expanding this area for public services to grow, the community of Auburn is better served.

C. The rezone bears a substantial relationship to the public health, safety, or welfare.
Response: Yes. Future development of the site will require site plan review and compliance with the City's Unified Development Code which ensures the promotion of public health, safety and general welfare. The proposed amendment will not put undue burden on municipal services, emergency response capability, or similar existing requirements. In fact, provision of more space for public use by the City will enhance the public health, safety and welfare. Furthermore, any future development will be reviewed as a site plan application which will allow for the appropriate City departments to consider municipal services and emergency response capability.

Appendix A: Vicinity Map

King County

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

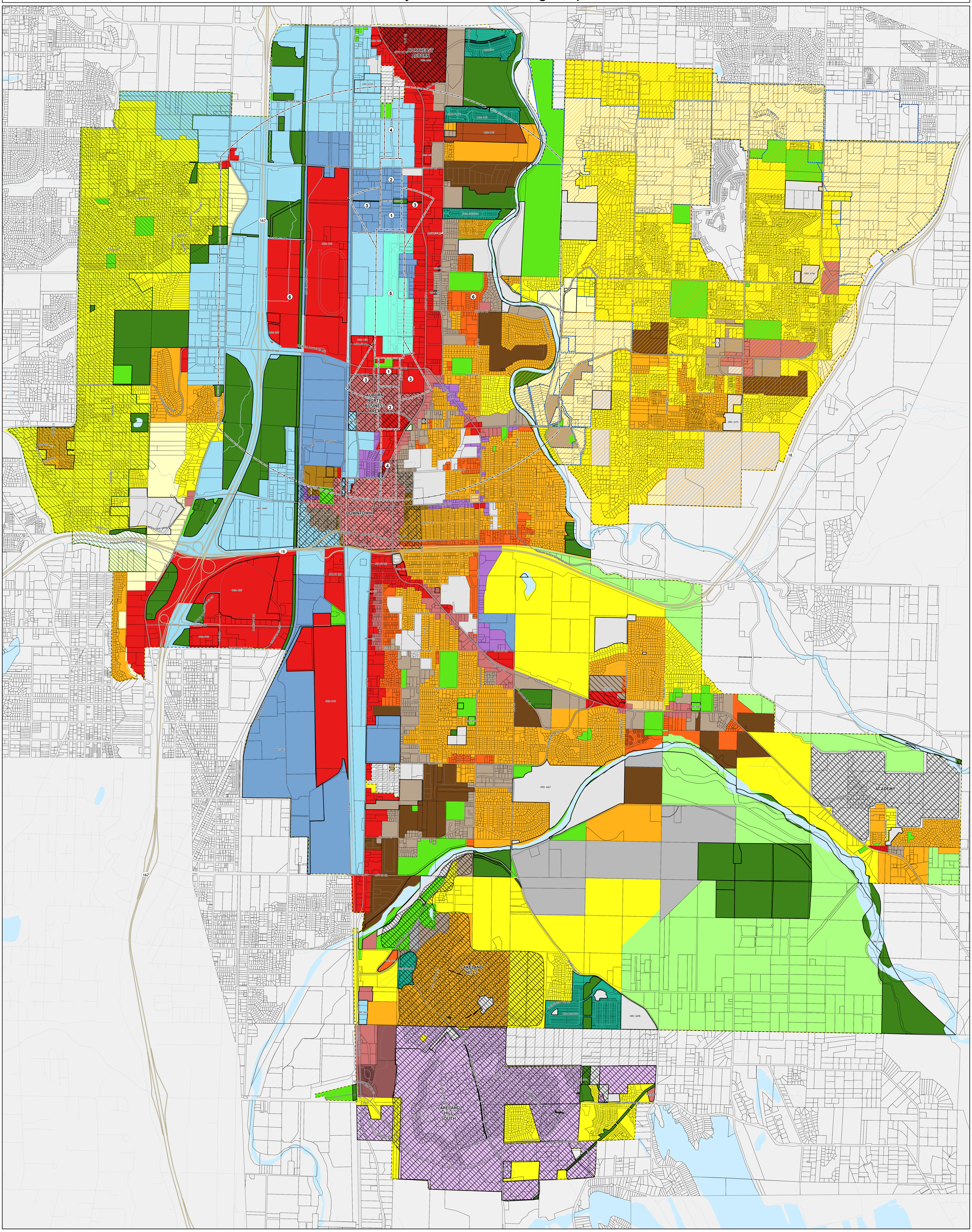
Date: 3/13/2023

N

King County

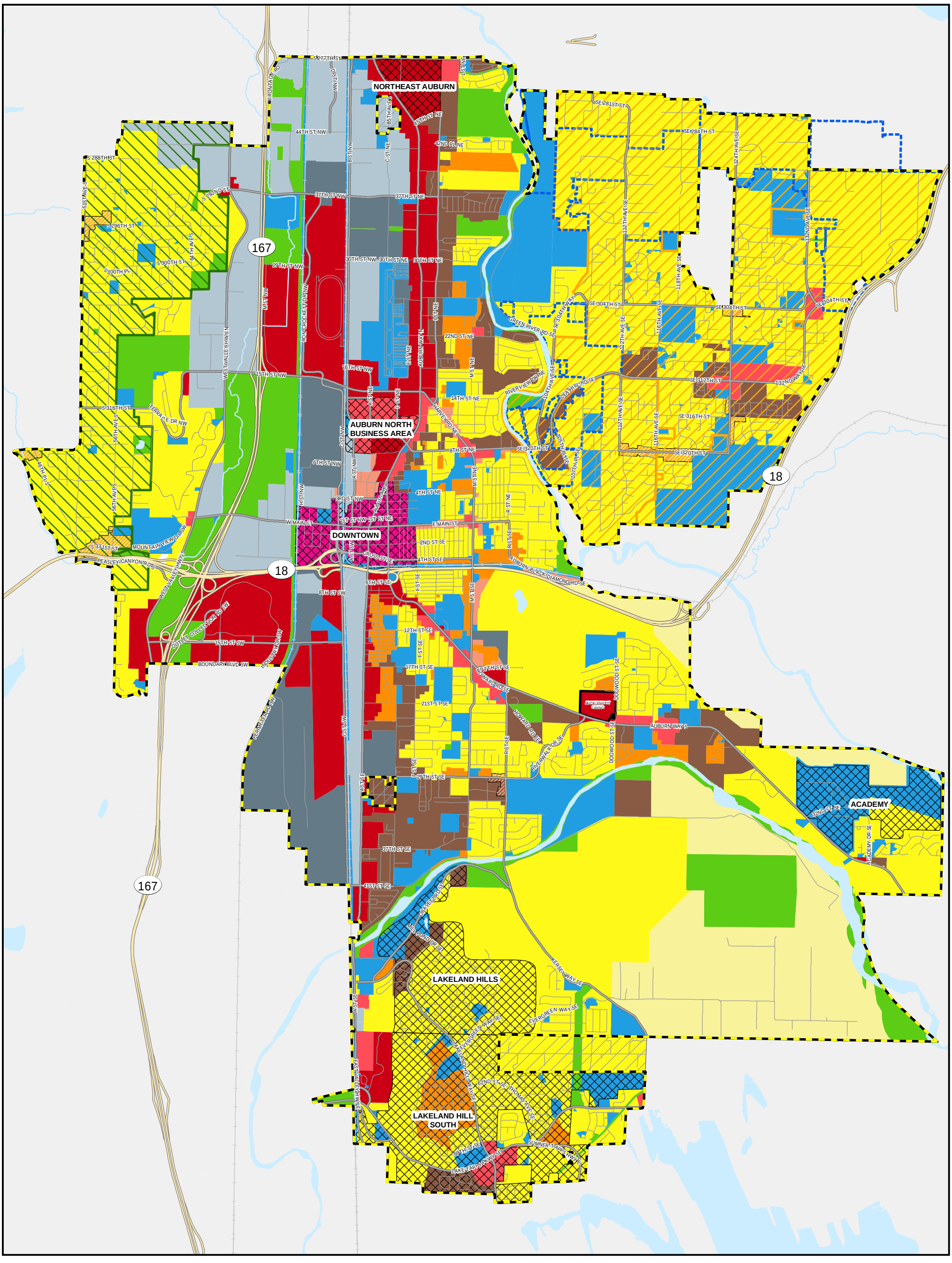
Appendix B: Current Zoning Map

City of Auburn Zoning Map



Appendix C: Current Land Use Map

City of Auburn Comprehensive Land Use



Adopted Areas
Downtown Urban Center
Heavy Commercial
Heavy Industrial
Public/Quasi-Public
Light Commercial
Light Industrial
Moderate Density Residential
Multiple-Family
Neighborhood Commercial
Neighborhood Commercial Overlay
Open Space
Residential Conservancy
Residential Transition Overlay
Single Family
Auburn City Limits
Potential Annexation Areas
Water Features
Lea Hill Overlay (Ordinance: 5346 & 6121)
West Hill Overlay (Ordinance: 6122)
Urban Separators Overlay

0 1,000 2,000 3,000 4,000 5,000
FEET

N W E S

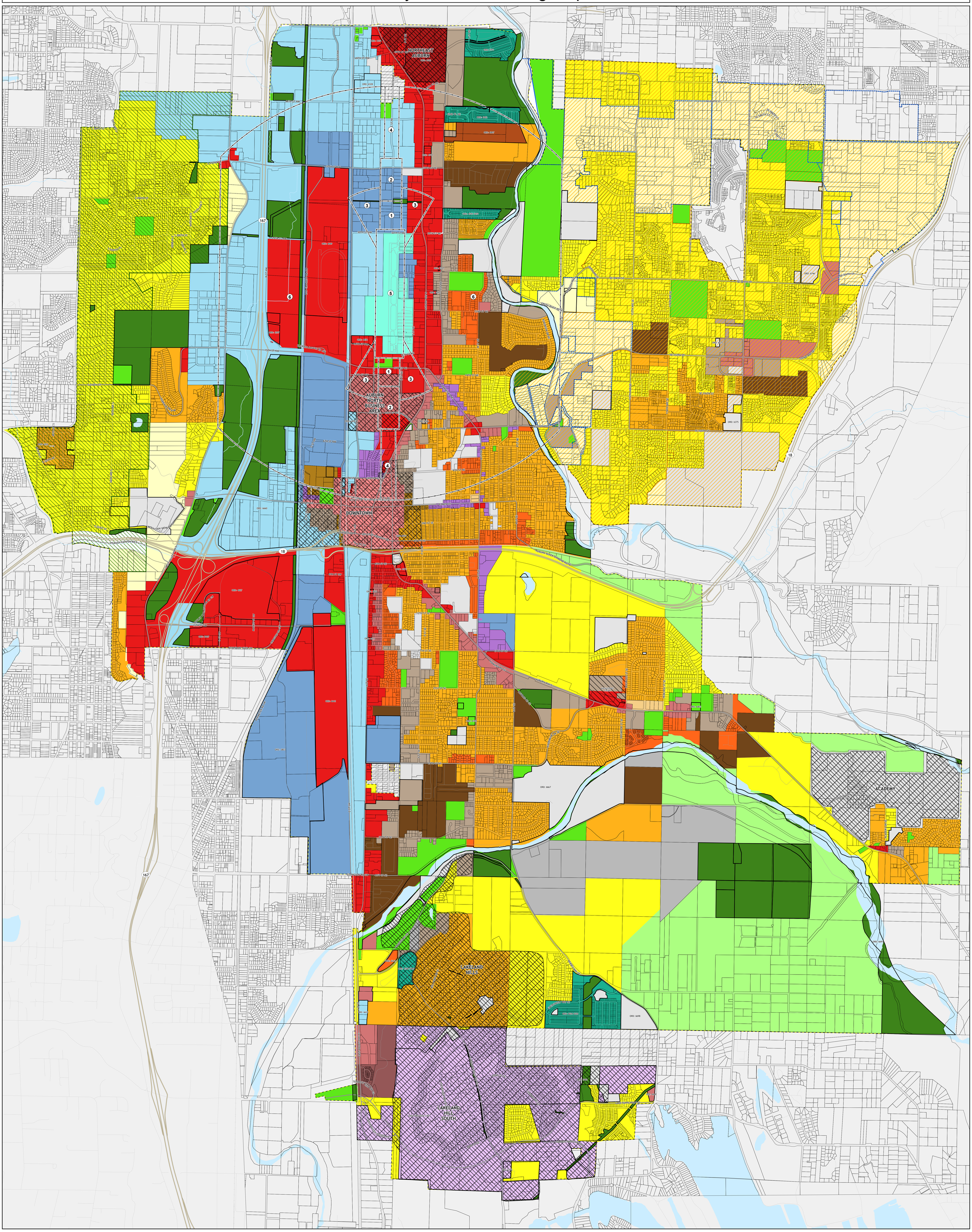
Printed On: 9/14/2022
Map ID: 6208

Information shown is for general reference purposes only and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.

Zoning map is current through Ordinance No. 6698, December 17, 2018

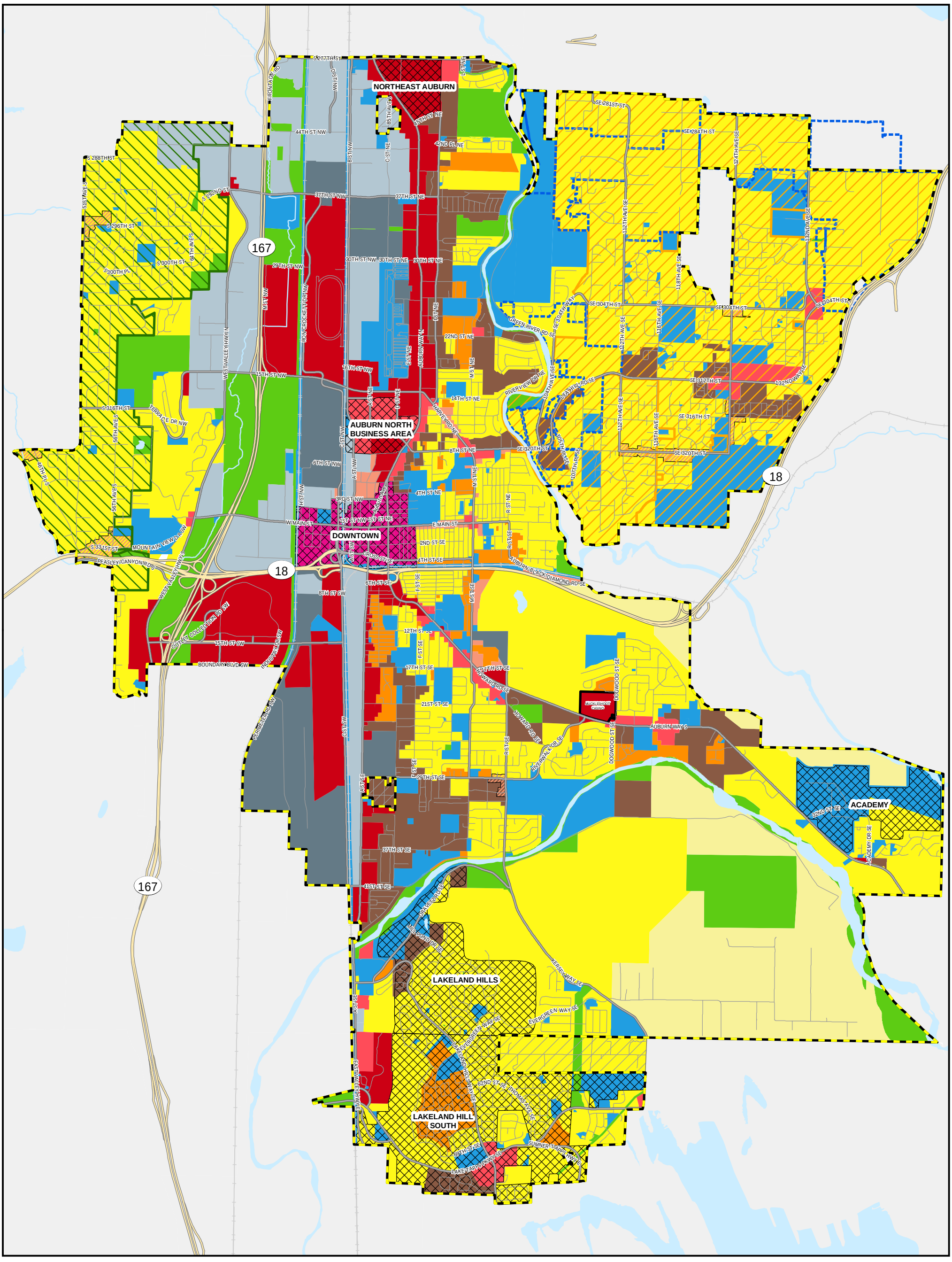
Appendix D: Future Zoning Map

City of Auburn Zoning Map



Appendix E: Future Land Use Map

City of Auburn Comprehensive Land Use



Adopted Areas
Downtown Urban Center
Heavy Commercial
Heavy Industrial
Public/Quasi-Public
Light Commercial
Light Industrial
Moderate Density Residential
Multiple-Family
Neighborhood Commercial
Neighborhood Commercial Overlay
Open Space
Residential Conservancy
Residential Transition Overlay
Single Family
Auburn City Limits
Potential Annexation Areas
Water Features
Lea Hill Overlay (Ordinance: 5346 & 6121)
West Hill Overlay (Ordinance: 6122)
Urban Separators Overlay

0 1,000 2,000 3,000 4,000 5,000
FEET

Printed On: 9/14/2022
Map ID: 6208

N W E S

Information shown is for general reference purposes only and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.

Zoning map is current through Ordinance No. 6698, December 17, 2018

SEPA Environmental Checklist

Non-Project Action:
City of Auburn
Comprehensive Plan Map Amendment and Site-Specific Rezone

Prepared by:

BCRA
Meghan Howey
2106 Pacific Ave., Suite 300
Tacoma, WA 98402
(253) 682-8556

May 23, 2023

ENVIRONMENTAL CHECKLIST APPLICATION

A. Background

1. Name of proposed project, if applicable:

City of Auburn's Comprehensive Plan Map Amendment and Site-Specific Rezone

2. **Name of applicant:**

BCRA on behalf of the City of Auburn

3. Address and phone number of applicant and contact person:

Meghan Howey, BCRA Planner
2106 Pacific Ave., Suite 300
Tacoma, WA 98402
(253) 682-8556
mhowey@bcradesign.com

City of Auburn
25 W Main Street
Auburn, WA 98001

4. Date checklist prepared:

May 23, 2023

5. Agency requesting checklist:

City of Auburn

6. Proposed timing or schedule (including phasing, if applicable):

A Planning Commission public hearing on the proposed amendments covered by this checklist is tentatively scheduled for (but no earlier than) October 18, 2023. City Council consideration of the proposed amendments is planned for December. City Council action on plan amendments typically occur prior to the end of the calendar year, but is not required to occur.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

There are no future plans or additions anticipated as part of this non-project action.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Environmental information includes historical decisions related to the City's Comprehensive Plan. These decisions include:

City of Auburn. Final Determination of Non-Significance – 2022 Comprehensive Plan Annual Amendments, City-initiated, (SEP22-0018) Issued September 27, 2022.

City of Auburn. Final Determination of Non-Significance – 2020 Comprehensive Plan Annual Amendments, City-initiated, (SEP20-0018) Issued September 25, 2020.

City of Auburn. Final Determination of Non-Significance – 2019 Comprehensive Plan Annual Amendments, City-initiated, (SEP19-0028) Issued September 23, 2019.

City of Auburn. Final Determination of Non-Significance – 2018 Comprehensive Plan Annual Amendments, City-initiated, (SEP18-0010) Issued September 19, 2018.

City of Auburn. Final Determination of Non-Significance – 2017 Comprehensive Plan Annual Amendments, City-initiated, (SEP17-0014) Issued September 19, 2017.

City of Auburn. Final Determination of Non-Significance – 2016 Comprehensive Plan Annual Amendments, City-initiated, (SEP16-0010) Issued September 28, 2016.

City of Auburn. Final Determination of Non-Significance – Major update in compliance with the periodic update required under the Growth Management Act (GMA) and in response to community visioning programs and community changes. 2015 Comprehensive Plan, (SEP15-0031) Issued November 2, 2015.

City of Auburn. Final Determination of Non-Significance – 2014 Comprehensive Plan Annual Amendments, City-initiated, (SEP14-0011) Issued September 16, 2014.

City of Auburn. Final Determination of Non-Significance – 2013 Comprehensive Plan Annual Amendments, City-initiated, (SEP13-0028) Issued September 17, 2013.

City of Auburn. Final Determination of Non-Significance – 2012 Comprehensive Plan Annual Amendments, City-initiated, (SEP12-0023) Issued September 10, 2012.

City of Auburn. Final Determination of Non-Significance – 2011 Comprehensive Plan Annual Amendments, City-initiated, (SEP11-0021) Issued October 18, 2011.

City of Auburn. Final Determination of Non-Significance – 2010 Comprehensive Plan Annual Amendments, City-initiated, Group 1, (SEP10-0019) 2010

City of Auburn. Final Determination of Non-Significance – 2010 Comprehensive Plan Amendments, City-initiated, Group 2, (SEP10-0028) 2010

City of Auburn. Final Determination of Non-Significance – 2010 Comprehensive Plan Annual Amendments, Privately-initiated, Group 2, (SEP10-0013) 2010

City of Auburn. Final Determination of Non-Significance – 2009 Amendments to the Auburn Zoning Code and Land Division Ordinance. 2009

Puget Sound Regional Council - Final Environmental Impact Statement - Vision 2040: Growth Strategy for the Central Puget Sound Region. March 2008.

City of Auburn. Final Determination of Non-Significance – 2008 Comprehensive Plan amendments. August 2008.

City of Auburn. Final Determination of Non-Significance—2007 Comprehensive Plan amendments. August 2007.

City of Auburn. Final Determination of Non-Significance – 2006 Comprehensive Plan amendments. August 2006.

City of Auburn. Final Determination of Non-Significance – 2005 Comprehensive Plan amendments. September 2005.

City of Auburn. Final Determination of Non-Significance - 2004 Comprehensive Plan amendments. September 2004.

City of Auburn. Final Determination of Non-Significance - 2003 Comprehensive Plan amendments. October 2003.

City of Auburn. Final Determination of Non-Significance - 2002 Comprehensive Plan amendments. October 2002.

City of Auburn. Final Determination of Non-Significance - 2001 Comprehensive Plan amendments. October 2001.

City of Auburn - Auburn Downtown Plan/Final EIS. April 2001.

City of Auburn - Addendum to the Final Determination of Non-Significance - 1996 Comprehensive Plan Amendments. November 1996.

City of Auburn - Addendum to the Final Determination of Non-Significance - Comprehensive Plan Amendments to Comply with the Central Puget Sound Growth Management Hearings Board Decision. October 1996.

City of Auburn - Addendum to the Final Determination of Non-Significance - 1995 Comprehensive Plan Amendments. November 1995.

City of Auburn - Final Determination of Non-Significance - Comprehensive Plan Amendments to Comply with the Washington State Growth Management Act. October 1994.

City of Auburn - Final Environmental Impact Statement - City of Auburn Comprehensive Plan: Staff Draft and Recommendations. May 1986.

City of Auburn. - Final Determination of Non-Significance - Downtown Design Study. April 1990.
City of Auburn - Final Determination of Non-Significance - Comprehensive Plan Amendments on City Expansion and Urban Growth. July 1991.

City of Auburn - Final Environmental Impact Statement: Auburn North CBD Analysis. November 1991.
City of Auburn -Final Determination of Non-Significance - Comprehensive Plan Amendments on Sensitive and Critical Lands. January 1992.

King County Parks, Planning and Resources Department - Final Environmental Impact Statement: Soos Creek Community Plan Update. December 1991.

King County Parks, Planning and Resources Department - Final Supplemental Environmental Impact Statement: Countywide Planning Policies Proposed Amendments. May 1994.

King County Parks, Planning and Resources Department - Supplemental Environmental Impact Statement: King County Comprehensive Plan. July 1994.

Pierce County, Department of Planning and Land Services - Proposed Lakeland Hills South Mining and Reclamation Plan and Planned Community Development: Final Environmental Impact Statement. July 21, 1992.

Pierce County, Department of Planning and Land Services - Comprehensive Plan for Pierce County, Washington: Final EIS. September 20, 1993.

Pierce County, Department of Planning and Land Services - Final Supplemental EIS for the Comprehensive Plan for Pierce County, Washington. June 1994.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

There are no known applications pending for governmental approvals that are directly affection the subject property.

10. List any government approvals or permits that will be needed for your proposal, if known.

The City of Auburn Planning Commission will hold a public hearing on the proposed comprehensive plan map amendment and site-specific rezone addressed in this environmental checklist and will forward a recommendation to the Auburn City Council. The City Council may or may not hold a public hearing prior to taking action adopting, adopting in part, or not adopting the amendment.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

The City of Auburn annually considers amendments to its Comprehensive Plan. The comprehensive plan map amendment and site-specific rezone addressed by this environmental checklist are described as follows:

- A site-specific zoning map amendment is proposed for five contiguous parcels of land: 1921059160, 1921059161, 1921059140, 1921059111, and 1921059088. Per ACC 18.68.030(A)(2) the application would be considered a site-specific rezone category 2. It will be processed as a legislative non-project decision, consistent with ACC 14.03.060. The proposal will change the zone from Residential 7 DU/Acre (R-7) and Light Commercial District (C-1) to Public Use (P-1).

- A Comprehensive Plan map amendment is proposed for five contiguous parcels of land: 1921059160, 1921059161, 1921059140, 1921059111, and 1921059088. Per ACC 14.03.060 the application will be processed as a legislative non-project decision. The proposal will change the Comprehensive Plan's land use designation from Single Family and Light Commercial to a Public/Quasi-Public designation.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Parcels:
1921059160;
1921059161;
1921059140;
1921059111;
1921059088

Addresses:
617 12th Street SE, Auburn, WA 98002;
601 12th Street SE, Auburn, WA 98002;
No address assigned;
735 12th Street SE, Auburn, WA 98002;
1155 Auburn Way S, Auburn, WA 98002

Vicinity Map

B. Environmental Elements

1. Earth

a. General description of the site: (circle one): Flat, rolling, hilly, steep slopes, mountainous, other:

The proposed applications this checklist is based on are non-project actions. Site topography is relatively flat.

b. What is the steepest slope on the site (approximate percent slope)?

The site is relatively flat.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Not applicable. This is a non-project action. However, there is no designated farmland within the City of Auburn.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There is no known slope instability or soil movement at the site or in the immediate vicinity. Many factors affect slope stability including soil type, parent material, slope and drainage. These factors can be further affected by human intervention such as slope alteration, and vegetation removal. The City has identified categories of geologic hazard areas and inventoried these areas. Maps of the erosion, seismic, and landslide hazard areas are provided as maps that are part of the critical areas ordinance inventory. None of these areas are mapped within or in the immediate vicinity of the subject site.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Not applicable. The proposed Comprehensive Plan amendment and site-specific rezone are non-project actions, so no site alteration, construction, or earthwork is proposed.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Not applicable. This is a non-project action.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Not applicable. The action does not involve site specific development proposals.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

This is a non-project action; no site-specific erosion control measures are proposed. However, the existing Comprehensive Plan includes numerous policies to reduce or control erosion through the use of best management practices, landscaping requirements, limitations on alteration of steep slopes and other critical areas protections. Impacts to earth/soil resources will be identified and, if necessary, mitigated during the development review process as specific development proposals are made that might be associated with these plan amendments.

These potential impacts would be avoided by implementing best management practices and complying with 2014 WA State Dept. of Ecology Stormwater Management Manual for Western Washington with City of Auburn Supplement.

Please update to 2019 as it is the current manual adopted by the City of Auburn.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Not applicable. This is a non-project action.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Not applicable. This is a non-project action.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Not applicable. This is a non-project action.

3. Water

a. Surface Water:

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There are no known surface water bodies on or in the immediate vicinity of the site.

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Not applicable. This is a non-project action.

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not applicable. This is a non-project action.

4. **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

   Not applicable. This is a non-project action.

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

   The subject site does not lie within a 100-year floodplain.

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

   Not applicable. This is a non-project action.

b. Ground Water:

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

   Not applicable. This is a non-project action.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

   Not applicable. This is a non-project action.

c. Water Runoff (including stormwater):

1. **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

   Not applicable. This is a non-project action.

2. **Could waste materials enter ground or surface waters? If so, generally describe.**

   Not applicable. This is a non-project action.

3. **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

   Not applicable. This is a non-project action.

4. **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

   Not applicable. This is a non-project action.

4. Plants

a. **Check the types of vegetation found on the site:**
   - ■ **deciduous tree: alder, maple, aspen, other**
   - ■ **evergreen tree: fir, cedar, pine, other**
   - ■ **shrubs**
   - ■ **grass**
   - ☐ **pasture**
   - ☐ **crop or grain**
   - ☐ **orchards, vineyards, or other permanent crops.**
   - ☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
   - ☐ **water plants: water lily, eelgrass, milfoil, other**
   - ■ **other types of vegetation: Overgrown with weeds in untended areas.**

b. **What kind and amount of vegetation will be removed or altered?**

   Not applicable. This is a non-project action. However, in general urban development results in the removal or alteration of many types of vegetation.

c. **List threatened and endangered species known to be on or near the site.**

   There are none known at this time. The WDFW Priority Habitats and Species online mapping tool does not indicate the presence of any priority habitats on the subject site.

d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**

   Not applicable. This is a non-project action.

e. **List all noxious weeds and invasive species known to be on or near the site.**

   Blackberry, English Ivy, Scots broom and other invasive shrubs and grasses may be located on site but are not known.

5. Animals

a. **List any birds and other animals which have been observed on or near the site or are known to be on or near the site.**

   Examples include:

- Birds: hawk, heron, eagle, songbirds, other: Birds typical of a remnant urban environment, such as crows
- Mammals: deer, bear, elk, beaver, other: Animals typical of a remnant urban environment, such as rats
- Fish: bass, salmon, trout, herring, shellfish, other: None

b. List any threatened and endangered species known to be on or near the site.

There are none known at this time. The WDFW Priority Habitats and Species online mapping tool does not indicate the presence of any priority species on the subject site.

c. Is the site part of a migration route? If so, explain.

Auburn is a portion of the Pacific Flyway for migratory birds.

d. Proposed measures to preserve or enhance wildlife, if any:

Not applicable. This is a non-project action.

e. List any invasive animal species known to be on or near the site.

There are none known at this time.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not applicable. This is a non-project action.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Not applicable. This is a non-project action.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Not applicable. This is a non-project action.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, which could occur as a result of this proposal? If so, describe.

Not applicable. This is a non-project action.

1. **Describe any known or possible contamination at the site from present or past uses.**

   Not applicable. This is a non-project action.

2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

   Not applicable. This is a non-project action.

3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

   Not applicable. This is a non-project action.

4. **Describe special emergency services that might be required.**

   Not applicable. This is a non-project action.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

   Not applicable. This is a non-project action.

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

   Not applicable. This is a non-project action.

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

   Not applicable. This is a non-project action.

3. **Proposed measures to reduce or control noise impacts, if any:**

   Not applicable. This is a non-project action.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The subject site is partially occupied by an existing medical office building and associated parking. The other portion of the site is vacant. This is a non-project action, so potential impacts are not applicable.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

There is no designated farmland in the City of Auburn.

1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

There is no designated farmland in the City of Auburn.

c. Describe any structures on the site.

There is an existing medical office building on site, but it is no longer used/vacant. This is a non-project action. However, a separate proposal from MultiCare will demolish this structure. MultiCare is currently in the process of obtaining the proper permits. The building will likely be demolished by the 10/18/23 projected Planning Commission meeting. Please note, the Site Plan denotes the building's future demolition.

d. Will any structures be demolished? If so, what?

Not applicable. This is a non-project action. However, a separate proposal from MultiCare will demolish this structure. MultiCare is currently in the process of obtaining the proper permits. The building will likely be demolished by the 10/18/23 projected Planning Commission meeting. Please note, the Site Plan denotes the building's future demolition.

e. What is the current zoning classification of the site?

The current zoning classifications of the site are Residential 7 DU/acre (R-7) and Light Commercial District (C-1). However, the site-specific rezone would change these classifications to Public Use (P-1)

f. What is the current comprehensive plan designation of the site?

The current Comprehensive Plan designations are Single Family and Light Commercial. However, the Comprehensive Plan Map Amendment would change the designation to Public/Quasi-Public.

g. If applicable, what is the current shoreline master program designation of the site?

There is no shoreline master program designation of the subject site.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Not applicable. This is a non-project action.

Since this is a non-project action, monitoring and mitigation measures are not required. Regardless, please indicate that the site is located within groundwater protection zone 3 by including the following statement.

"The project site is located within the City's critical area known as Type I Aquifer Recharge Areas (Groundwater Protection Zone 3)."

i. Approximately how many people would reside or work in the completed project?

Not applicable. This is a non-project action.

j. Approximately how many people would the completed project displace?

None, specifically. This proposal is a non-project action.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None, specifically. This proposal is a non-project action.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

This proposal is a Comprehensive Plan map amendment and site-specific rezone as described in response to the environmental checklist application question A.11 above. The evaluation by staff and the public hearing and review process that occurs as part of this process will be used to help evaluate whether a particular proposal is consistent with existing plans.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None, specifically. This proposal is a non-project action.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not applicable. This proposal is a non-project action.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not applicable. This proposal is a non-project action. However, one of the parcels (APN 1921059160) is currently zoned Residential 7 DU/acre (R-7). Because this parcel is only 0.17 acres, one dwelling unit / single-family house could be accommodated. Therefore, by rezoning this parcel, one dwelling unit would be eliminated. Per AMC 18.07.010.E, "The R-7 single-family residential zones are intended to create a living environment of optimum standards for single-family dwellings. It is further intended to achieve development densities of five to seven dwelling units per net acre. This zone will provide for the development of single-family detached dwellings and for such accessory uses as are related, incidental and not detrimental to the residential environment."

c. Proposed measures to reduce or control housing impacts, if any:

None specifically. This proposal is a non-project action. However, the rezone will eliminate one potential future single-family home. The rezone will create a Public Use (P-1) zone which supports and increases

public services. By increasing public services, higher density residential development is supported. This is in alignment with regional and local plans, which specify the need for increased housing.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not applicable. This proposal is a non-project action.

b. What views in the immediate vicinity would be altered or obstructed?

Not applicable. This proposal is a non-project action.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Not applicable. This proposal is a non-project action.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Not applicable. This proposal is a non-project action.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not applicable. This proposal is a non-project action.

c. What existing off-site sources of light or glare may affect your proposal?

Not applicable. This proposal is a non-project action.

d. Proposed measures to reduce or control light and glare impacts, if any:

Not applicable. This proposal is a non-project action.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Les Gove Community Campus Area is adjacent to the subject site. This campus provides more than twenty acres of services which includes a library, museum, park and playground, senior activity center, gymnasium, recreation center, and event center.

b. Would the proposed project displace any existing recreational uses? If so, describe.

Not applicable. This proposal is a non-project action.

c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

Not applicable. This proposal is a non-project action.

13. Historic and cultural preservation

a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.**

Not applicable. This proposal is a non-project action.
However, as a matter of information, there are no buildings on the site that are over 45 years old or eligible for listing. On the Department of Archaeology and Historic Preservation's online interactive map, one inventory point exists east of the subject site, which states "Determined Not Eligible" with the Property ID No. 85789 ACAP Day Care. Another inventory point exists south of the subject site, which also states "Determined Not Eligible" with the Property ID No. 710057.

b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

Not applicable. This proposal is a non-project action.

c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

Research utilizing the Washington Information System or Architectural & Archaeological Records Data (WISAARD) system website for this property and nearby areas.

d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

Not applicable. This proposal is a non-project action.

14. Transportation

a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

The subject site is served by State Route 164 and 12th Street SE.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

King County Metro serves the subject site with Route 915. Stop ID 58370 and 57760 are located at the intersection of State Route 164/Auburn Way S and 12th Street SE, which is approximately 250 feet from the subject site (across the street).

c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Not applicable. This proposal is a non-project action.

d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The subject site is approximately 0.4 miles away from a railroad yard. Burlington Northern Santa Fe and Union Pacific both operate freight railroad lines within Auburn. Auburn is also a commuter rail station site for the Sounder commuter rail line between Tacoma, Seattle and Everett. Service began September 18, 2000. Amtrak trains pass through Auburn but do not stop in the city.

e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

Not applicable. This proposal is a non-project action.

f. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Not applicable. This proposal is a non-project action.

g. Proposed measures to reduce or control transportation impacts, if any:

Not applicable. This proposal is a non-project action.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Not applicable. This proposal is a non-project action.

b. Proposed measures to reduce or control direct impacts on public services, if any.

The site-specific rezone proposes changing the subject site to Public Use (P-1). The Comprehensive Plan map amendment seeks to change the designation to Public/Quasi Public. Both of these modifications would support increased public services, which are permitted uses through these designations. This is a non-project action, so there are no direct impacts on public services. The pre-application for this project (City File No. PRE23-0025) contains comments from reviewing parties state that utilities are available on the site and sufficient for use.

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

Electricity, water, refuse service, telephone, public sewer, public storm, water, other – cable TV.

All of the above utilities are currently available to the subject site as confirmed by reviewing parties during the pre-application.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

This is a non-project action. However, pre-application comments by reviewers state that these actions will not impact services.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature	May 23, 2023 **Date**

Type name of signee: Meghan Howey

Position and agency/organization: Planner, BCRA

Date submitted: May 23, 2023

D. Supplemental sheet for nonproject actions

IT IS NOT REQUIRED to use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

   - **Proposed measures to avoid or reduce such increases are:**

   This non-project action does not involve site development. Therefore, impacts such as, discharges to water, emissions to air, production, storage, or release or toxic of hazardous substances of production of noise cannot be accurately assessed at this time.

   Impacts to resources will be identified and, if necessary, mitigated during the development review process as specific development proposals are made that might be associated with these plan amendments.

2. **How would the proposal be likely to affect plants, animals, fish, or marine life?**

   - **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

   This non-project action does not involve site development. Therefore, impacts to plants, animals, fish or marine life cannot be accurately assessed at this time.

   These impacts will be identified and, if necessary, mitigated during the development review process as specific development proposals are made that might be associated with these plan amendments.

3. **How would the proposal be likely to deplete energy or natural resources?**

   - **Proposed measures to protect or conserve energy and natural resources are:**

   This non-project action does not involve site development. Therefore, impacts to energy or natural resources cannot be accurately assessed at this time.

   These impacts will be identified and, if necessary, mitigated during the development review process as specific development proposals are made that might be associated with these plan amendments.

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

   - **Proposed measures to protect such resources or to avoid or reduce impacts are:**

There are no known environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands.

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

There are no shorelines or shoreline uses on or near the subject site.

The proposal will change the Comprehensive Plan's land use designation from Single Family and Light Commercial to a Public/Quasi-Public designation. Adjacent land use designations include Light Commercial to the north, Light Commercial and Single Family to the south. Other adjacent land use designations include Single Family to the west and Heavy Commercial and Public/Quasi-Public to the east. The change is compatible with surrounding land use designations for the following reasons, which will be assessed by the City of Auburn through their formal review:

North: The Light Commercial designation to the north of the subject site is compatible. According to the Comprehensive Plan "LU-89. The primary purpose of this designation is to address public needs while taking advantage of synergies with the adjacent areas where they are sited" (City of Auburn Comprehensive Plan Land Use Element, Page LU-13). The Public/Quasi-Public designation take advantage of synergies with the adjacent light commercial area by drawing people to public uses which will in-turn activate businesses in these areas.

South: The Light Commercial and Single-Family designations to the south of the subject site are compatible. The Single-Family designation will be supported by proximity to the public services accommodated in the Public/Quasi-Public designation. According to the Comprehensive Plan "LU-89. The primary purpose of this designation is to address public needs while taking advantage of synergies with the adjacent areas where they are sited" (City of Auburn Comprehensive Plan Land Use Element, Page LU-13).

East: The Heavy Commercial and Public/Quasi-Public designations to the east are compatible with the subject site. The Heavy Commercial area covers a small parcel that is occupied by a gas station. This is a submittal use for this area and would support the designation. A very substantial area east of the subject site is designated Public/Quasi-Public, which is this application's proposed land use designation. This area is occupied by the City of Auburn's Les Gove Community Campus Area. This campus provides more than twenty acres of services, such as a library, museum, park and playground, senior activity center, gymnasium, recreation center, and event center.

West: The subject site is adjacent to the Single-Family designation to the west. The Single-Family designation will be supported by proximity to the public services accommodated in the Public/Quasi-Public designation. According to the Comprehensive Plan "LU-89. The primary purpose of this designation is to address public needs while taking advantage of synergies with the adjacent areas where they are sited" (City of Auburn Comprehensive Plan Land Use Element, Page LU-13).

Furthermore, the site-specific rezone will change the zone from Residential 7 DU/Acre (R-7) and Light Commercial District (C-1) to Public Use (P-1). Adjacent zoning designations include Light Commercial (C-1) to the north, Light Commercial (C-1) and Residential 7 DU/acre (R-7) to the south. Other adjacent zones include

Residential 7 DU/acre (R-7) to the west and Heavy Commercial (C-3) to the east. The proposed zone is an implementing zoning designation of the Public/Quasi Public land use designation and is therefore compatible (City of Auburn Comprehensive Plan, Land Use Element, Page LU-14). This computability will also be reviewed by the City of Auburn during a formal review.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

- **Proposed measures to reduce or respond to such demand(s) are:**

The Pre-application Conference Summary for file number PRE23-0025 is dated May 17, 2023. The reviewing parties determined that the utilities at this site are currently sufficient for the proposed non-project actions. Please reference their responses, below:

> "Traffic Engineering Division, James Webb
> Per 10.01.01.A of the Engineering Design Standards the proposed rezone may trigger the requirement to prepare a traffic impact analysis. It has been determined that this is not required at this time based on the proposed zoning."
>
> Sewer Division, Robert Elwell
> 1. The existing building is connected to public sewer in 12th St SE.
> 2. Public sewer service to the lots will not be affected by the proposed comprehensive plan amendment.
>
> Storm Division, Tim Carlaw
> 1. The project is required to comply with the current July 2019 Department of Ecology Stormwater Management Manual for Western Washington and City of Auburn Supplemental Manual. These documents have been adopted as the City of Auburn Surface Water Management Manual (SWMM).
> 2. The site is currently connected to the public storm in Auburn Way South
>
> Water Division, Senait Gebreeyesus
> 1. The existing building is served by existing water service connections to the 8" water main in 12th St SE.
> 2. Water service to the lots will not be affected by the proposed comprehensive plan amendment."

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

There are no known conflicts with local, state, or federal laws or requirements for the protection of the environment. The proposal will be evaluated for compliance and congruity with the aforementioned laws and requirements by the City of Auburn via a legislative non-project decision consistent with ACC 14.03.060.

NOTICE OF APPLICATION (NOA) and DETERMINATION OF NON-SIGNIFICANCE (DNS) MultiCare – Non-project Comprehensive Plan Amendment and Rezone SEP23-0019

The City of Auburn is issuing a Notice of Application (NOA) and using the optional process for Determination of Non-Significance (DNS) for the following described project. The permit applications and listed studies may be reviewed at the Auburn Department of Community Development at One E Main St., 2nd Floor, Customer Service Center, Auburn, WA 98001 and by visiting www.auburnwa.gov/landuse.

Proposal: A Comprehensive Plan Map Amendment and site-specific category 2 Rezone is requested for five contiguous parcels of land. The application is a legislative non-project decision and will be processed in accordance with Auburn City Code 14.03.060. Four of the five parcels are currently zoned C-1, Light Commercial and have an underlying land use designation of Light Commercial. Parcel #1921059160 is zoned R-7, Residential 7 dwelling units per acre and has an underlying land use designation of single-family. The proposal would change the land use designation of the five parcels to Public/Quasi-Public and the zoning designation to P-1, Public Use District.

Location: The non-project action will span five contiguous parcels; parcel # 1921059160, 1921059161, 1921059140, 1921059111, & 1921059088. The properties are located on the north side of 12th ST SE, approx. 350 west of Auburn Wy S, within the Northwest ¼ of Township 21N, Range 5E, Section 9, W.M.

Notice of Application:	August 16, 2023
Application Complete:	June 23, 2023
Permit Application:	May 26, 2023
File Nos.	SEP23-0019
Property Owner:	MultiCare Health Systems
Applicant's Representative:	Meghan Howey, Associate BCRA Design 2106 Pacific Ave, Suite 300 Tacoma, WA 98402 mhowey@bcradesign.com 253-682-8556
Applicant:	Same as above

Studies/Plans Submitted With Application:

- SEPA Environmental Checklist, BCRA Design, May 23, 2023
- Preliminary Plans, City of Auburn Public Works Department, March 14, 2023

Other Permits, Plans, and Approvals Needed:
City of Auburn Comprehensive Plan Map Amendment, City of Auburn Rezone

Statement of Consistency and List of Applicable Development Regulations: This proposal is subject to and shall be consistent with the Auburn City Code, Comprehensive Plan, and Public Works Design and Construction Standards.

Lead Agency: City of Auburn

The lead agency for this proposal has determined that it does not have probable significant adverse impact on the environment. An environmental impact statement (EIS) 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.

Public Comment Period: This may be your only opportunity to comment on the environmental impact of the proposal. All persons may comment on this application. This DNS is issued under WAC 197-11-355; the lead agency will not act on this proposal for 15 days from the date issued below. Comments must be in writing and submitted by **5:00 pm on August 31, 2023** to the mailing address of 25 W Main St., Auburn, WA, 98001 or emailed to the contact below. Any person wishing to become a party of record, shall include in their comments that they wish to receive notice of and participate in any hearings, if relevant, and request a copy of decisions once made.

Any person aggrieved of the City's determination may file an **appeal** with the Auburn City Clerk at 25 West Main Street, Auburn, WA 98001- 4998 within 14 days of the close of the comment period, or by 5:00 p.m. on **September 14, 2023**.

For questions regarding this project, please contact Alyssa Tatro, Planner II at planning@auburnwa.gov or 253-804-5031

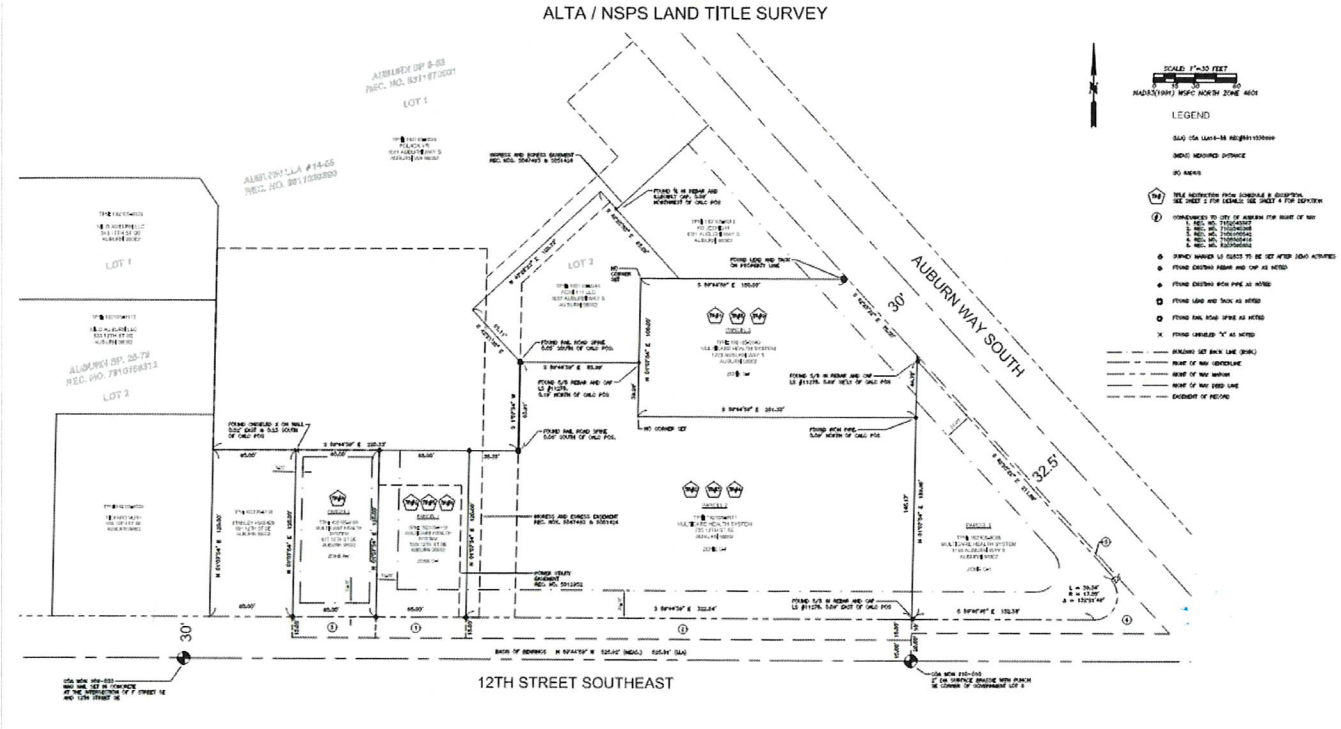
Public Hearing: N/A

RESPONSIBLE OFFICIAL:	Jeff Dixon
POSITION/TITLE:	Planning Services Manager
ADDRESS:	25 West Main St. Auburn, WA 98001

DATE ISSUED: August 16, 2023 SIGNATURE: _____

Note: This determination does not constitute approval of the proposal. Approval of the proposal can only be made by the legislative or administrative body vested with that authority. The proposal is required to meet all applicable regulations.

SITE PLAN



VICINITY MAP

NOTICE OF PUBLIC HEARING (NOH)
MultiCare – Non-project Comprehensive Plan Amendment and Rezone
CPA23-0001 and REZ23-0003

The City of Auburn is issuing a Notice of Public Hearing (NOH) for the following described project. The permit applications and listed studies may be reviewed at the Auburn Department of Community Development at One E Main St., 2nd Floor, Customer Service Center, Auburn, WA 98001.

Proposal: A Comprehensive Plan Map Amendment and site-specific category 2 Rezone is requested for five contiguous parcels of land. The application is a legislative non-project decision and will be processed in accordance with Auburn City Code 14.03.060. Four of the five parcels are currently zoned C-1, Light Commercial and have an underlying land use designation of Light Commercial. Parcel #1921059160 is zoned R-7, Residential 7 dwelling units per acre and has an underlying land use designation of single-family. The proposal would change the land use designation of the five parcels to Public/Quasi-Public and the zoning designation to P-1, Public Use District.

Location: The non-project action will span five contiguous parcels; parcel # 1921059160, 1921059161, 1921059140, 1921059111, & 1921059088. The properties are located on the north side of 12th ST SE, approx. 350 west of Auburn Wy S, within the Northwest ¼ of Township 21N, Range 5E, Section 9, W.M.

Notice of Application:	August 16, 2023
Application Complete:	June 23, 2023
Permit Application:	May 26, 2023
File Nos.	CPA23-0001 and REZ23-0003
Property Owner:	MultiCare Health Systems
Applicant's Representative:	Meghan Howey, Associate BCRA Design 2106 Pacific Ave, Suite 300 Tacoma, WA 98402 mhowey@bcradesign.com 253-682-8556
Applicant:	Same as above

Studies/Plans Submitted With Application:

- None

Other Permits, Plans, and Approvals Needed:

- None

Statement of Consistency and List of Applicable Development Regulations: This proposal is subject to and shall be consistent with the Auburn City Code, Comprehensive Plan, and Public

Works Design and Construction Standards.

Lead Agency: City of Auburn

The lead agency for this proposal has determined that it does not have probable significant adverse impact on the environment. An environmental impact statement (EIS) 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.

Public Hearing: A public hearing is required for this proposal. The public hearing has been scheduled for **October 17, 2023,** at **7:00 PM.** The public hearing will be held in-person in the City Council Chambers, 25 W Main St., Auburn, WA, 98001 and telephonically. To attend the meeting virtually please enter the meeting ID into the ZOOM app or call into the meeting at the phone number listed below.

Join Zoom Meeting
https://us06web.zoom.us/j/85310195862
Meeting ID: 853 1019 5862
Phone: 253-215-8782 - US (Tacoma)

Any interested person is invited to appear and express comments or opinions on the proposed project. Written comments may be emailed to the contact person below, mailed attention to the contact person below to 25 W Main St., Auburn WA, 98001, or submitted at the public hearing.

For citizens with speech, sight or hearing disabilities wishing to review documents pertaining to this hearing, should contact the City of Auburn within 10 calendar days prior to the meeting, as to the type of service or equipment needed. Each request will be considered individually according to the type of request, the availability of resources, and the financial ability of the City to provide the requested services or equipment.

For questions regarding this project, please contact Alyssa Tatro, Planner II, at atatro@auburnwa.gov or 253-804-5031

Date of Issuance: October 4, 2023

AFFIDAVIT OF POSTING OF LEGAL NOTICE BY APPLICANT

Application Number:	CPA23-0001 & REZ23-0003 - Public Hearing Notice
Property Owner:	MultiCare Health Systems PO Box 5299 Tacoma, WA 98415
Applicant's Representative:	Meghan Howey, Associate BCRA Design 2106 Pacific Ave, Suite 300 Tacoma, WA 98402 mhowey@bcradesign.com 253-682-8556
Applicant:	Same as above
Location:	The non-project action will span five contiguous parcels; parcel # 1921059160, 1921059161, 1921059140, 1921059111, & 1921059088. The properties are located on the north side of 12th ST SE, approx. 350 west of Auburn Wy S, within the Northwest ¼ of Township 21N, Range 5E, Section 9, W.M.
Public Hearing Notice Deadline: **(10 days prior to Public Hearing date):**	October 4, 2023

I certify that on ___10/4/23____, I did erect a Notice of Public Hearing board at the location above. The board was erected at least 10 days prior to the Public Hearing scheduled for October 17th, 2023.

I declare under penalty of perjury of the laws of the State of Washington that the foregoing is true and correct.

Alyssa Tatro, Planner II
Name (please print or type)

___10/4/23____,
Date

Signature

CITY OF AUBURN WASHINGTON

AFFIDAVIT OF MAILING OF LEGAL APPLICATION NOTICE

Application Number:	CPA23-0001 & REZ23-0003 - Public Hearing Notice
Property Owner:	MultiCare Health Systems PO Box 5299 Tacoma, WA 98415
Applicant's Representative:	Meghan Howey, Associate BCRA Design 2106 Pacific Ave, Suite 300 Tacoma, WA 98402 mhowey@bcradesign.com 253-682-8556
Applicant:	Same as above
Location:	The non-project action will span five contiguous parcels; parcel # 1921059160, 1921059161, 1921059140, 1921059111, & 1921059088. The properties are located on the north side of 12th ST SE, approx. 350 west of Auburn Wy S, within the Northwest ¼ of Township 21N, Range 5E, Section 9, W.M.
Public Hearing Notice Deadline: **(10 days prior to Public Hearing date):**	October 4, 2023

I certify that on or before 10/4/23, I did send a Notice of Public Hearing for the above referenced application, as required by Auburn City Code 14.10, to all property owners located within 300 feet of the affected site. Said Notice was mailed pre-paid stamped through the United States Postal Service at least 15 days prior to the closing date for public comments noted above.

I declare under penalty of perjury of the laws of the State of Washington that the foregoing is true and correct.

Alyssa Tatro, Planner II
Department of Community Development

Seattle Time Publication Proof

Alyssa Tatro

From:	Legals <legals@seattletimes.com>
Sent:	Monday, October 2, 2023 3:04 PM
To:	Alyssa Tatro
Subject:	RE: 64566 - Request to Publish - CPA23-0001 Public Hearing Notice
Attachments:	64566.jpg

CAUTION: The following message originated from outside the City of Auburn. Be careful opening links and attachments

Hi Alyssa,
This notice is scheduled for Oct. 4, the total is $191.78. Proof is attached.
Thank you,

Holly Botts (she/her)
Legal Advertising Representative
p: *(206) 652-6604*
e: hbotts@seattletimes.com

The Seattle Times
MEDIA SOLUTIONS
Smart marketing with local impact

From: Alyssa Tatro <ATatro@auburnwa.gov>
Sent: Monday, October 2, 2023 2:22 PM
To: Legals <legals@seattletimes.com>
Subject: 64566 - Request to Publish - CPA23-0001 Public Hearing Notice

Hi Holly,

Attached is a request to publish a public hearing notice in the October 4th, 2023, edition of the Seattle Times.

Kind regards,

CODE QUESTIONS?
Book an online meeting: Virtual Permit Center - City of Auburn (auburnwa.gov)

Alyssa Tatro, Planner II
Department of Community Development
City of Auburn | www.auburnwa.gov
Office 253-804-5031| atatro@auburnwa.gov
Mailing Address: 25 W Main Street, Auburn, WA 98001

CPM #3 – Land Use Element Volume 1 and appendix. The changes to the Land Use Element consist of the following:

- Request by Chris Ferko, Director of Planning Services, Barghausen Consulting Engineers Inc. on behalf of Auburn Dairy Products Inc. to change the comprehensive plan designation six parcels totaling approximately 3.11 acres near W. Main Street & G Street SW from “Downtown Urban Center” to “Light Industrial” Comprehensive Plan map designation. The action also includes an associated zoning map amendment (rezone) for the eastern four of the six parcels representing approximately 0.67 acres from current classifications of DUC, Downtown Urban Center and R-20, Residential 20 dwelling units per acre zoning districts. The zoning is proposed to change to M-1, Light Industrial zoning district as a contract rezone where certain land use and architectural & site design conditions are applied.

  Zoning map and text amendments are proposed to be processed concurrent with the Comprehensive Plan map amendments.

MEMORANDUM

TO: Judi Roland, Chair, Planning Commission
Phillip Stephens, Vice-Chair, Planning Commission
Planning Commission Members

FROM: Dinah Reed, Senior Planner
Department of Community Development

DATE: September 1, 2023

RE: Privately initiated application by Auburn Dairy Products Inc. to amend the City's Comprehensive Plan Map & Zoning Map and to change the Comprehensive Plan Map designations and concurrent zoning classifications affecting six parcels
The zoning map change (rezone) is proposed through a Contract Rezone with conditions (CPM #3: CPA23-0002 & City File No. REZ23-0004)

I. BACKGROUND

The city of Auburn Comprehensive Plan establishes the principles, goals, objectives, and policies guiding future development of the city in compliance with Chapter 36.70A RCW, the Washington State Growth Management Act. Each year Jurisdictions planning under the Growth Management Act may accept privately initiated Comprehensive Plan Amendment applications to include with the Annual updates as provided for in Chapter 14.22 ACC. The City's code also allows consideration of concurrent zoning map changes as provided for in Chapter 18.68 ACC.

Jacob Miller, Project Planner of Barghausen Consulting Engineers Inc. on behalf of Jerry Williams, Vice President of Auburn Dairy Products, Inc. submitted applications for a Comprehensive Plan Map Amendment and associated zoning map change (Rezone).

Auburn Dairy Products, Inc. (Auburn Dairy) was established in downtown Auburn at 702 West Main Street in 1923 with a manufacturing operation of dairy products. The operation has grown since it was originally established and anticipates another expansion of operations in the same location. Auburn Dairy presently owns six parcels totaling 3.11 acres that are in the "Downtown Urban Center" Comprehensive Plan map designation. The existing manufacturing plant comprises the two western parcels (totaling 2.44 acres) located south of West Main Street and west of G Street SW, and four parcels (totaling 0.67 acres) are located across the street to the east of G Street SW.

While the parcels have a single comprehensive plan map designation, they have various zoning classifications. The existing manufacturing operation is within the City's "M-1, Light Industrial" zoning district. The parcel at the corner of West Main Street and G Street SW is zoned "DUC, Downtown Urban Center", and the three parcels directly south are zoned "R-20, Twenty Dwelling Units per Acre".

The location of the Auburn Dairy site is between two predominant land uses. To the west across the railroad tracks and to the south, land is developed with warehouses, large outdoor storage areas and

industrial uses. To the east of the site the land is developed as an older single-family residential neighborhood (Note: this residential area is zoned multi-family). In addition, the Interurban Trail, a recreational open space path that runs north/south just west of the site, easily accesses the downtown area on Main Street near the subject property.

The proposed amendments are described below.

II. COMPREHENSIVE PLAN MAP AMENDMENT

The "Downtown Urban Center" Comprehensive Plan designation is applied exclusively in downtown Auburn and is intended to be developed to appeal to pedestrian-oriented activities, while also providing services to residents and area employees. The mix of uses should provide services and encourage retail. The only implementing zoning district for this land use is the "DUC, Downtown Urban Center" zoning district.

By contrast, the "Light Industrial" land use designation is intended to accommodate a range of industrial and commercial uses. The designation is intended to provide an attractive location for manufacturing and processing/assembling land use activities that contribute to quality surroundings. It is distinguished from heavier industrial uses by requiring that significant activities take place inside of buildings and higher development standards. The Auburn Dairy existing use and future expansion model largely conforms to this description making it more consistent with a Light Industrial land use designation.

The proposal is to amend the Comprehensive Plan Land Use designation for the Auburn Dairy property holdings (six parcels) to "Light Industrial" which will increase conformance of the city long-term adopted map designations with the existing and planned future land use while recognizing property investment.

III. ZONING MAP AMENDMENT

The existing Auburn Dairy operation on the western two parcel are zoned "M-1, Light Industrial". Auburn Dairy has completed past expansions to the south side of the manufacturing plant and continues to have space needs and has been exploring options for further expansion with city staff for a few years; but only this year have applications been submitted.

The proposed expansion, to include office space, parking and dry good storage is most consistent with M-1 zoning since these uses are in support of and part of the existing manufacturing operation. However, M-1 zoning is inconsistent with the "Downtown Urban Center" Comprehensive plan map designation. This is because it is not listed as one of the implementing zoning districts.

Because of the sensitive nature of the location of the proposed expansion parcels which abuts a residential neighborhood and its location on West Main Street, the City staff have been in discussions with the applicant about pursuing a contract rezone from current classifications of DUC, Downtown Urban Center and R-20, Residential 20 dwelling units per acre zoning districts to M-1 zoning district for the four parcels east across G Street SW. The contract rezone will impose conditions related to both the land use activity and the particular architectural design standards for future development exclusively to these four parcels. The conditions would prohibit those uses currently allowed in the M-1 zoning district that generate significant traffic, noise, light and/or odor, such as heavy manufacturing, outdoor storage, vehicle sales and services, and contractor yards. Additional uses excluded would include marijuana related uses, sexually oriented businesses, and taverns. It would also limit the uses to office space, parking and dry good storage and similar, as the more compatible components of the overall food manufacturing plant.

There will also be conditions to ensure the Downtown Urban Center Architectural and Site Design Standards, with some exceptions, are applied to new development of the eastern four parcels. This is important that new buildings and development be compatible with the surrounding land uses, in particular the residential area, and continue the vibrancy and activation the Main Street corridor as an important part of the Downtown Urban Center. The parcels will also continue to be part of the Puget South Regional Council's designated regional growth center for Auburn.

IV. EXHIBIT(S)

A. CPM #3: The Comprehensive Land Use Map amendment (before and after) is shown by map and is attached to this memo as Exhibit A.
B. CPM #3: The Zoning Map amendment (before and after) is shown by map and is attached to this memo as Exhibit B.
C. CPM #3: 2021 aerial photo with parcels outlined.

V. GLOSSARY OF KEY TERMS

1) *Comprehensive Plan*: Auburn's Comprehensive Plan is the leading policy document that guides the City's evolution and growth over a 20-year period. The Comprehensive Plan identifies the desired type, configuration, and intensity of land uses throughout the city, as well as the character and capacity of public facilities and services like streets and utilities. Its policies address critical topics such as housing, the environment, transportation, public safety, and economic development. The Comprehensive Plan also serves as the basis for the City's adoption of special purpose plans for the city such as transportation or utilities plans, and serves as the basis for development standards and regulations such as City zoning and critical area regulations.[i]

The comprehensive plan of a county or city that is required or chooses to plan under RCW 36.70A.040 shall consist of a map or maps, and descriptive text covering objectives, principles, and standards used to develop the comprehensive plan. The plan shall be an internally consistent document and all elements shall be consistent with the future land use map.[ii]

2) *Comprehensive Zoning Map:* The zones set out in ACC 18.02.070 are established as the designations, locations, and boundaries thereof as set forth and indicated on the zoning map.[iii]

3) *Land use designation*: All land within the City of Auburn is assigned a land use designation, which builds off the past Comprehensive Plan Map, the existing land use City of Auburn Comprehensive Plan pattern, previously approved subarea plans, topography, natural features, and targeted goals for shifting the character of specified areas. The Comprehensive Plan Land Use Map shows the location and boundaries for each designation. This map should be consulted together with the written policies of this Plan when decisions about zoning designations, land use activities, and development of public infrastructure are considered.[iv]

4) *Use*: means an activity or purpose for which land or premises or a building thereon is designed, arranged, intended, or for which it is occupied or maintained, let or leased.[v]

5) *Zone*: means an area accurately defined as to boundaries and location on an official map to which a uniform set of regulations applies controlling the types and intensities of land uses, as set forth in this title.[vi]

6) *Zoning:* A police power measure, enacted primarily by units of local government, in which the community is divided into districts or zones within which permitted and special uses are established, as are regulations governing lot size, building bulk, placement, and other development standards. Requirements vary from district to district, but they must be uniform within districts. A zoning ordinance consists of two parts – the text and a map.[vii]

---

[i] City of Auburn Comprehensive Plan website, https://www.auburnwa.gov/

[ii] Revised Code of Washington (RCW) 36.70A.070

[iii] ACC 18.02.070

[iv] City of Auburn Land Use Element (Ordinance No. 6746)

[v] ACC 18.04.900

[viii] ACC 18.04.770

[vi] ACC 18.04.960

[vii] WSDOT January 2011

MEMORANDUM

TO: Judi Roland, Chair, Planning Commission
Phillip Stephens, Vice-Chair, Planning Commission
Planning Commission Members

FROM: Dinah Reed, Senior Planner
Jeff Dixon, Planning Services Manager
Department of Community Development

DATE: October 17, 2023

RE: Annual Comprehensive Plan Amendments (CPM #3: CPA23-0002 & City File No. REZ23-0004)
Revisions to Recommended Conditions of Contract Rezone

I. REVISIONS TO STAFF RECOMMENDED CONDITIONS OF THE CONTRACT REZONE

The conditions proposed for the contract rezone of the privately-initiated Auburn Dairy Operation application were set forth in the staff report included in the Planning Commission packet and discussed at the meeting on October 3, 2023. After preparation of the staff report, further review and discussion of the revised project narrative, which is attached to this memo, occurred between the applicant, Barghausen Consulting Engineers Inc. (applicant's agent), and City staff which is resulting in an addition of two conditions related to the M-1 zoning district as they pertain to setbacks and modification of two of the Downtown Architectural & Site Design Standards related conditions. There are no modifications to recommended map changes for Comprehensive Plan map revisions or zoning map; only to the rezone conditions.

As the staff report states, four parcels (King County Parcel Nos. 3915000085, 3915000115, 3915000120, 3915000125) located across G Street SW are proposed to be developed as an expansion of the existing Auburn Dairy manufacturing operation. The development includes a new office building south of W. Main Street, a surface parking lot south of the office building, and a dry goods storage building east of the parking lot which will abut residential zoned lots.

The proposal for the zoning map change to the M-1, Light Industrial zoning district would require the future office building and dry goods storage building to observe a set back from property lines at a distance (20-25 feet) that conflicts in two ways.

1) First, the Downtown Architectural & Site Design Standards require that buildings along W. Main Street to be set immediately at the back of the sidewalk to reinforce an active pedestrian experience along designated Pedestrian Streets (W. Main Street is a Pedestrian 1 Street).
2) Second, the area proposed for development of the parking lot and dry goods storage building is 18,000 square feet in total area. The side and/or rear setback when abutting a residential zoned lot requires a 25-foot setback. Meeting this setback would greatly reduce the available footprint area of the dry goods storage building and its usefulness.

Additionally, landscape standards in the M-1 zone require observance of a 10-foot landscape buffer abutting residential property, and Pedestrian 1 Streets (W. Main Street) require that abutting uses include retail, restaurants, or personal service uses.

1) To offset elimination of the 10-foot landscape buffer requirement, the dry goods storage building is being required to meet the Downtown Architectural & Site Design Standards "Treatment of Blank Walls" which lists a variety of ways to reduce visual impact by providing visual interest.
2) It is not the expectation of City staff that the new office building on W. Main Street to have uses open to the public, such as retail, restaurants, or personal service shops. The office building is proposed to provide necessary secondary uses for the existing dairy operation, such as office space, lobbies, break rooms, etc. Therefore, the Downtown Architectural & Site Design Standards for the office building are revised to eliminate the retail and service use requirement.

The subject property (King County Parcel Nos. 3915000085, 3915000115, 3915000120, 3915000125) shall comply with the following additions and modifications of conditions that were set forth in the staff report.

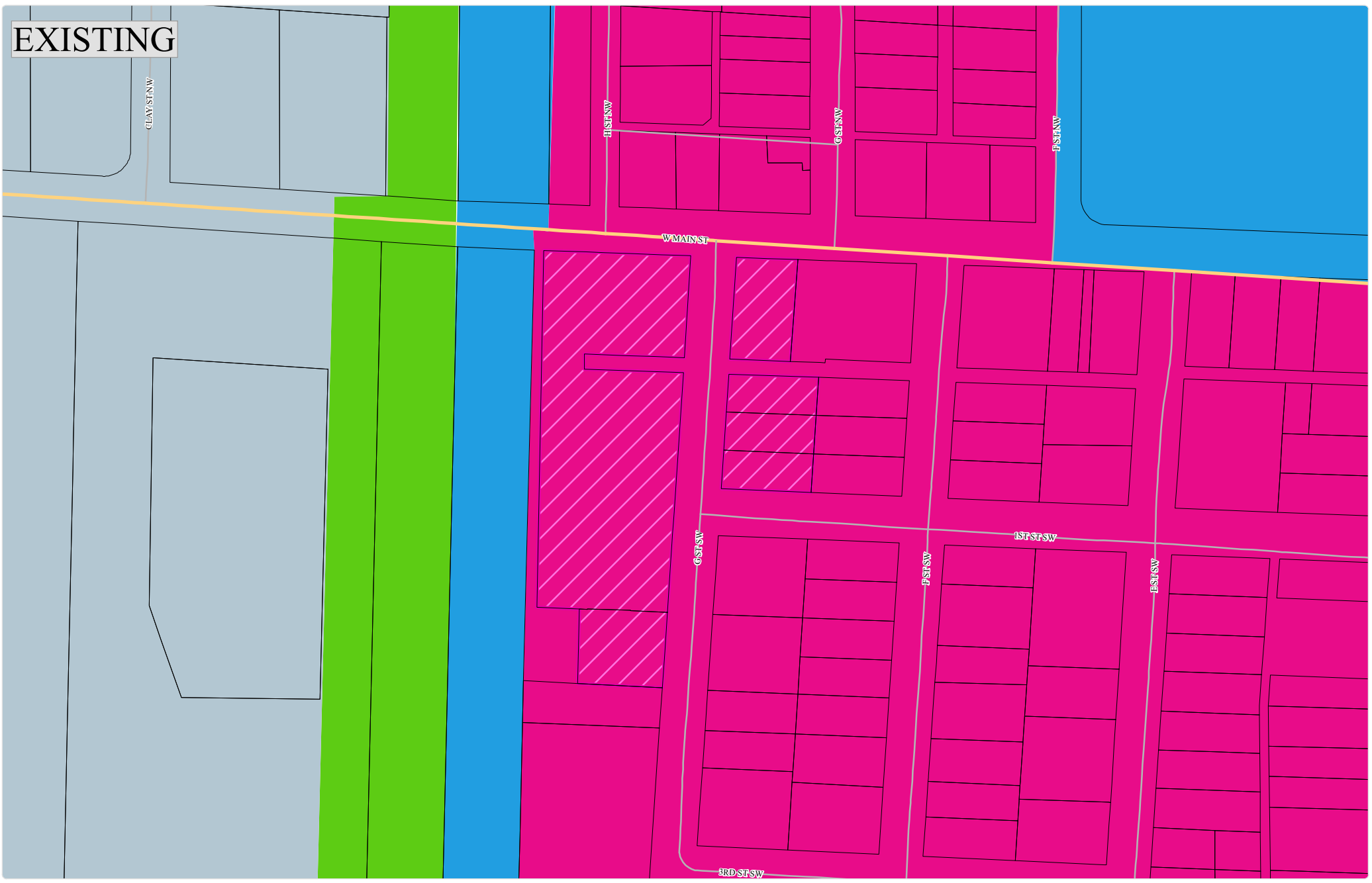
II. Additions to Zoning district – related conditions Standards

New Conditions
Instead of ACC 18.23.040 M-1 Development Standards, the front, side interior, and rear setbacks shall comply with the standards of the Downtown Urban Center zoning district.
Instead of ACC 18.50.040 Landscape Development Standards, landscaping shall be provided as defined in the Downtown Architectural & Site Design Standards (ACC 18.29.060).

III. Modifications to the Architectural & Site Design Standard-related Conditions

Section	**Standard**
Guidelines Applicable to Site Design – General	1.A.1. Parking shall be located over, under, behind, or to the side of principal buildings. ~~Parking structures are strongly encouraged.~~
Pedestrian Streets – Land Use	1.A. Along Pedestrian 1 Streets, ground floor uses that face the sidewalk shall be ~~retail, restaurant or personal service uses.~~ human-scale, active uses that create visual interest for pedestrians. Examples include break rooms, lobbies, office space, etc.

Auburn Dairy Land Use Map CPM#3 (CPA23-0002)



Downtown Urban Center
Heavy Commercial
Heavy Industrial
Public/Quasi-Public
Light Commercial
Light Industrial
Moderate Density Residential
Multiple-Family
Neighborhood Commercial
Neighborhood Commercial Overlay
Open Space
Public/Quasi-Public
Residential Conservancy
Residential Transition Overlay
Single Family
Parcels
Existing Land Use
Proposed Auburn Land Use

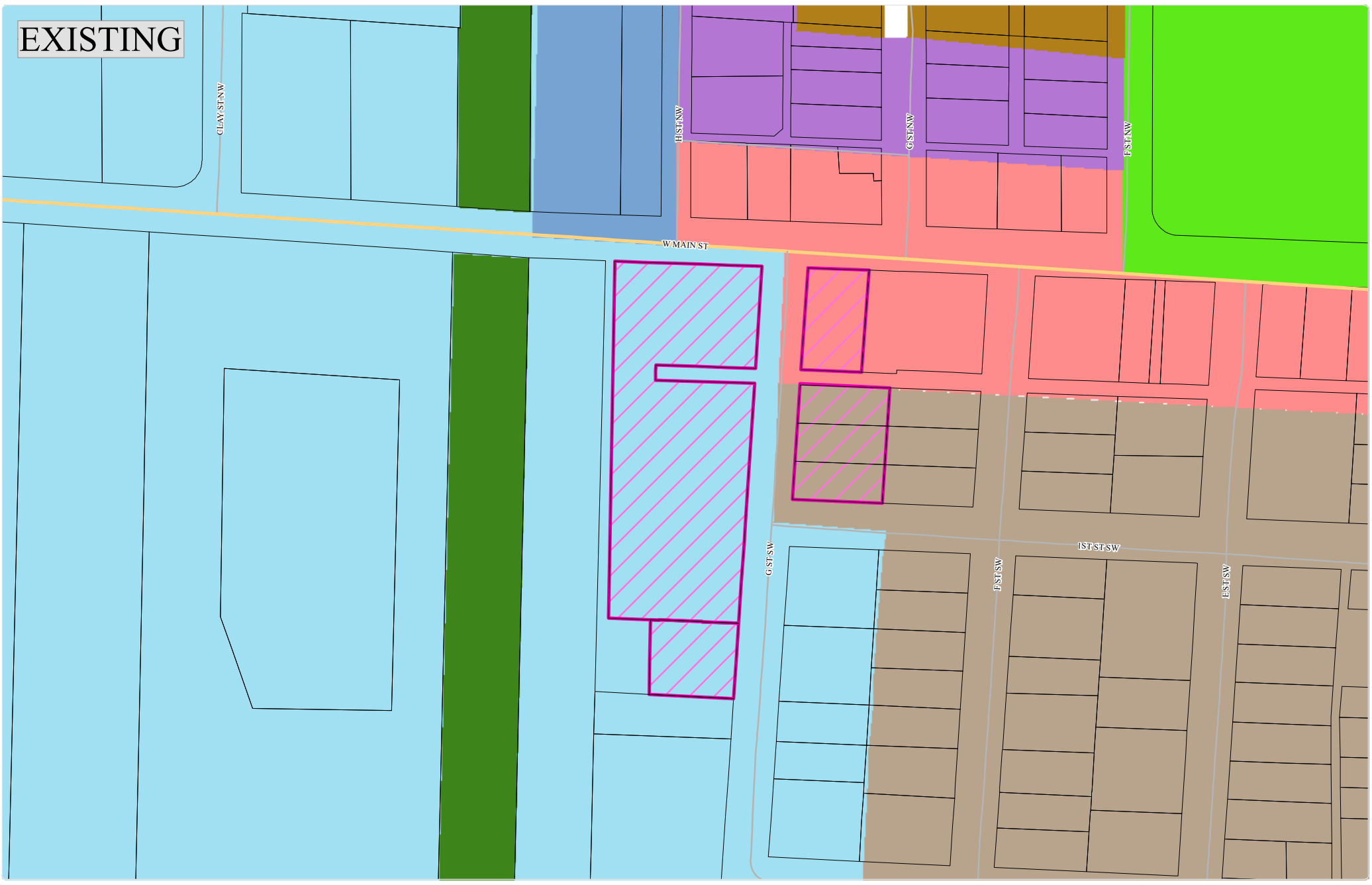
0 50 100 150 200 250
FEET

Printed On: 08/28/23
Map ID: 6252

N W E S

Information shown is for general reference purposes only and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.

Auburn Dairy Zoning Map #3 (REZ23-0004)



C1 Light Commercial District
C2 Central Business District
C3 Heavy Commercial District
C4 Mixed Use Commercial
CN Neighborhood Shopping District
DUC Downtown Urban Center
I Institutional Use District
Lakeland Hills South PUD
LF Airport Landing Field District
M1 Light Industrial District
M2 Heavy Industrial District
Open Space
P1 Public Use District
PUD Planned Unit Development
R1 Residential 1 DU/Acre
R5 Residential 5 DU/Acre
R7 Residential 7 DU/Acre
R10 Residential 10 DU/Acre
R16 Residential 16 DU/Acre
R20 Residential 20 DU/Acre
Residential Conservency
RMHC Residential Manufactured/Mobile Home Units
RO Residential Office District
RO-H Residential Office District (Hospital)
TV Terrace View
UNC Unclassified Use District
Existing Zoning
Proposed Zoning
Parcels

0 50 100 150 200 250
FEET

Printed On: 08/28/23
Map ID: 6260

N W E S

Information shown is for general reference purposes only and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.

Comprehensive Plan Map Amendment and Zoning Map Amendment: Project Narrative and Exhibits

Auburn Dairy Parcels

NEC – G St. SW and 1st St. SW
Auburn, Washington

Prepared for:
Auburn Dairy Products, Inc.

October 2023
Our Job No. 21620

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH KENT, WA 98032 P) 425-251-6222 F) 425-251-8782
BRANCH OFFICES: TUMWATER, WA KLAMATH FALLS, OR LONG BEACH, CA ROSEVILLE, CA SAN DIEGO, CA
barghausen.com

INTRODUCTION

Auburn Dairy Products, Inc., (the "Applicant") proposes to amend the City of Auburn's Comprehensive Plan Land Use Map to redesignate six (6) parcels from "Downtown Urban Center" (DUC) to "Light Industrial," and to amend the City of Auburn's Zoning Map to rezone three (3) parcels from "Residential -20 Dwelling Units per Acre" (R-20) to "Light Industrial" (M-1), and rezone one (1) parcel from DUC to M-1. This proposal includes properties recently acquired by Auburn Dairy Products, and the existing Auburn Dairy facilities.

Three of the newly acquired parcels are zoned R-20, and one is zoned DUC. All four (4) of the new parcels are included in the Comprehensive Land Use Map Amendment (CPA) and the Contract Rezone to change both the zoning and land use designations to "Light Industrial." The two (2) existing Auburn Dairy parcels are included in the CPA to change the land use designations from "DUC" to "Light Industrial." Including all Auburn Diary parcels in the proposal creates a cohesive area of Light Industrial zoning and land use designations that will allow Auburn Dairy to expand its business in a manner supported by the City of Auburn's land use planning policies.

The applicant proposes a Contract Rezone for the four parcels east of G Street SW. The Contract Rezone will include a reduced list of allowed uses in the M-1 zone, and modified development and design standards from the DUC. Combining the M-1 allowed uses with the DUC development and design standards will allow the applicant to improve the parcels to support the Auburn Dairy operation and ensure compatibility with the adjacent DUC and R-20 zones.

SITE AND VICINITY

The subject parcels are generally located on the western edge of downtown Auburn, northeast of the intersection of G Street SW and 1st Ave SW and are addressed as 16 G St. SW, 22 G St. SW, 632 W Main St, 702 W Main St, and 117 G St. SW. The existing Auburn Dairy facilities are located at 702 W Main St. and 117 G St. SW, and the new properties are located 16 G St. SW, 22 G St. SW, and 632 W Main St.

The new Auburn Dairy parcels that are currently zoned R-20 are 6,000 square feet each (18,000 square feet total) and recently contained two single family homes which have since been demolished. The new Auburn Dairy parcel currently zoned DUC is 10,720 square feet and recently contained a church. The parcels are generally flat and have sidewalks along both street frontages.

The broader area is characterized by a mixture of uses, with industrial and warehouse uses to the south and west, and commercial and residential uses to the north and east. Directly south of the properties are industrial and warehouse facilities. To the west is the Auburn Dairy plant, followed by a railroad right-of-way, the Interurban Trail, and additional industrial and warehouse uses. To the north across the alley is a vacant lot (a church building was demolished in 2022), and a public school that fronts West Main Street. Across West Main Street to the north there are two restaurants/lounges and a single-family home. East of the properties along G Street SW are two single-family homes and a duplex. The WA-18 and WA-167 interchange is about a mile southwest of the properties, both of which serve as primary routes to I-5 and I-90. Refer to Figure 1 and Table 1 below for more information.

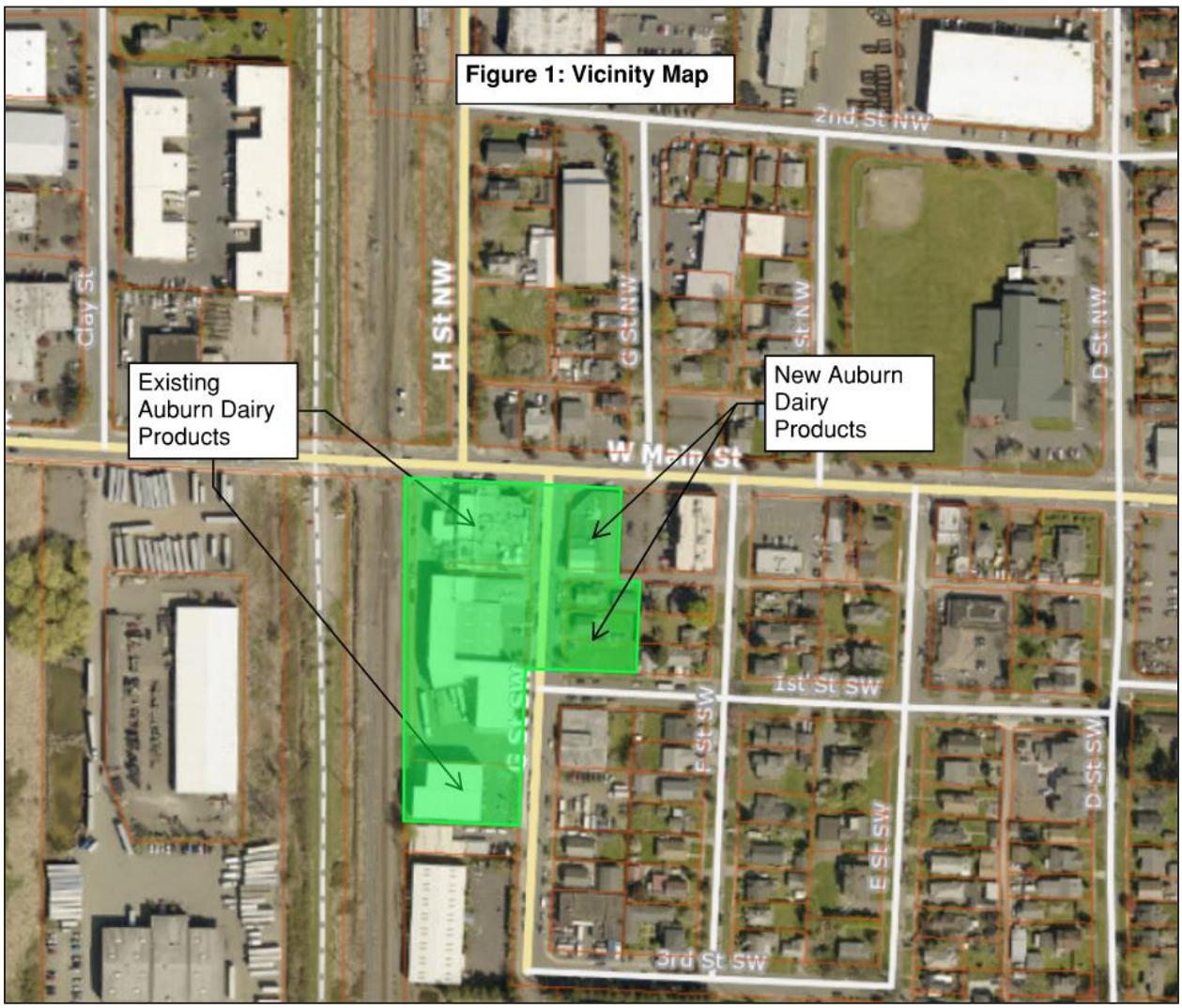


FIGURE 1 - VICINITY MAP

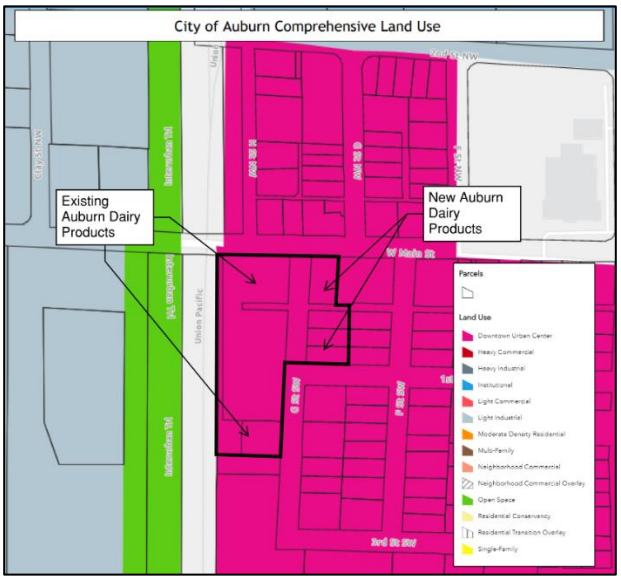
Parcel Information Table - Auburn Dairy Products					
Parcel No.	Acreage	Zoning	Comp Plan Land Use	Address	Ownership
3915000005	1.88	M-1	DUC	702 W MAIN ST	AUBURN DAIRY PRODUCTS
3915000050	0.56	M-1	DUC	117 G ST SW	AUBURN DAIRY PRODUCTS INC
3915000085	0.25	DUC	DUC	632 W MAIN ST	AUBURN DAIRY PRODUCTS INC
3915000115	0.14	R-20	DUC	16 G ST SW	AUBURN DAIRY PRODUCTS INC
3915000120	0.14			22 G ST SW	AUBURN DAIRY PRODUCTS INC
3915000125	0.14			22 G ST SW	AUBURN DAIRY PRODUCTS INC

TABLE 1 – PARCEL INFORMATION

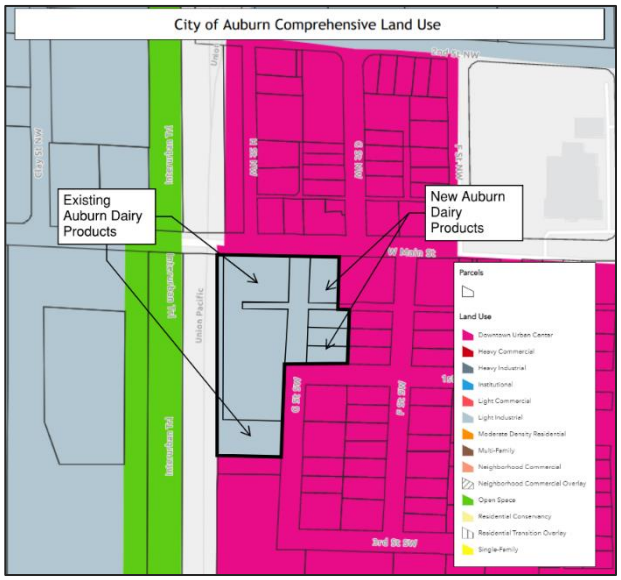
PROPOSAL OVERVIEW

The applicant proposes to amend the Comprehensive Land Use Map of the Comprehensive Plan to redesignate the subject parcels from DUC to Light Industrial. The applicant also proposes a Contract Rezone to amend the Zoning Map to rezone three (3) parcels from R-20 to M-1 and one (1) parcel from DUC to M-1, with restrictions on allowed uses and incorporation of DUC development and design standards. Refer to Figures 2 and 3 below for maps of the existing and proposed designations.

FIGURE 2 - COMPREHENSIVE LAND USE MAP: EXISTING AND PROPOSED

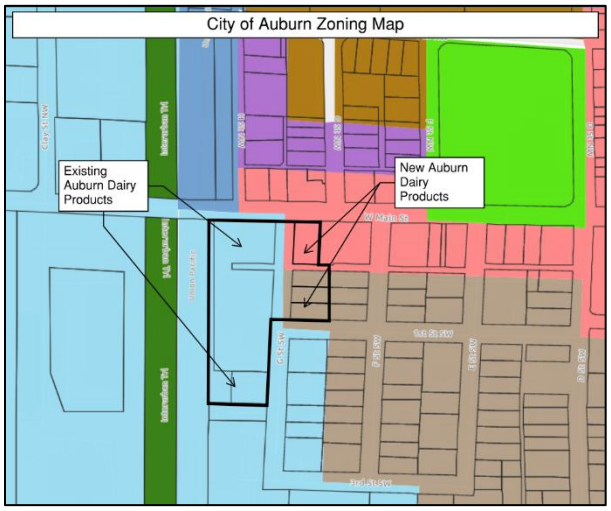


Existing FLUM

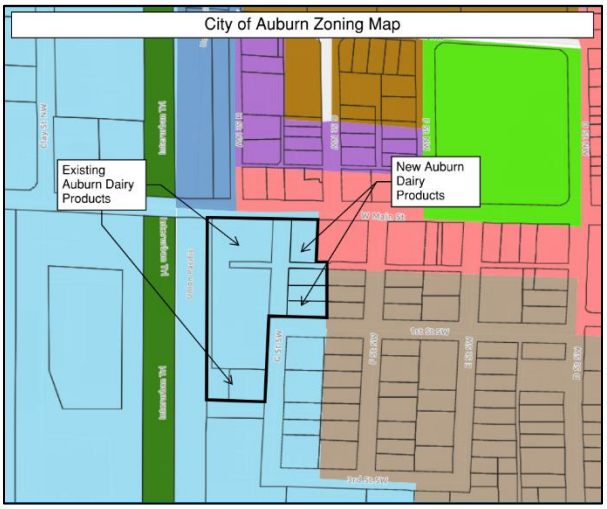


Proposed FLUM

FIGURE 3 - ZONING MAP: EXISTING AND PROPOSED



Existing Zoning



Proposed Zoning

COMPREHENSIVE PLAN AMENDMENT: The Comprehensive Plan Amendment in conjunction with a Contract Rezone will allow Auburn Dairy to improve the parcels to support its dairy plant to the west. The Dairy's intent is to construct an office building at the corner of W Main St. and G St. SW, along with an accessory parking lot and small storage building on the subject parcels to the south. The amendment will be compatible with the adjacent DUC and Residential zoning through a Contract Rezone as described below.

CONTRACT REZONE: A Contract Rezone is proposed to reduce the table of allowed uses in the M-1 zone, and to adopt a modified version of the DUC development and design standards. Pairing the proposed M-1 uses and DUC standards will ensure compatibility with the surrounding neighborhood and will facilitate the Dairy's intent to improve the parcels to support its operation.

Please refer to Appendix A for the applicant's proposed list of allowed and excluded uses. In short, uses highlighted in yellow will be allowed in accordance with the City's M-1 use table. Uses not highlighted will be prohibited.

Please refer to Appendix B for the applicant's proposed changes to the DUC development standards. In short, the applicant proposes to adopt DUC development standards with amendments that are suitable to the subject parcels and the dairy operation.

Contract Rezones are allowed pursuant to Chapter 18.68 of the Auburn Zoning Code:

"In order to mitigate any impacts that may result from a rezone the city may enter into a contract with the property owner. The contract shall outline the conditions of approval and the obligations of the property owner. The contract shall be binding upon the owner and the owner's heirs, assigns and successors. The contract shall run with the land, be signed by the property owner(s) and be recorded with the appropriate King County office, for properties located in King County, or recorded at the appropriate Pierce County office for properties located in Pierce County. Any amendments to the contract shall be approved by the city council."

Key considerations in support of the Contract Rezone:

- Compatibility with Adjacent Residential Development: The applicant's parcels are adjacent to residential properties to the east, which necessitates an exclusion of certain uses that generate significant traffic, noise, light, and/or odor. To this end, the applicant's proposal excludes medium and heavy manufacturing and outdoor uses including those dedicated to vehicle sales and services, contractor yards, and equipment storage. The proposal also excludes sensitive uses including marijuana sales/production, sexually oriented businesses, and taverns.

  In tandem with the proposed reduction of allowed uses in the M-1, this proposal includes a modified version of the DUC development standards found in AMC 18.29.060 and the Downtown Urban Center City of Auburn Design Standards. The combination of the modified M-1 uses, and DUC standards will ensure that future development will be compatible with the adjacent residential development. This proposal honors the City's determination that the DUC and R-20 zones can be sited adjacent to one another as seen in the immediate vicinity of this proposal, and throughout the downtown area.

- Compatibility with DUC Zoning: The applicant's parcels are in near proximity to the corridor of DUC zoned properties on W Main Street. In addition, the Comprehensive Land Use Map designates a broader area for future DUC zoning. The applicant's proposal will allow uses that are also allowed in the DUC zone. Allowed uses will include retail, service, residential, recreational, educational, public assembly, and communication uses. This proposal will also require future development to largely adhere to the DUC development and design standards found in AMC 18.29.060 and the Downtown Urban Center City of Auburn Design Standards which will promote development that is consistent with the character of downtown.

- Compatibility with the Auburn Dairy: The proposal will allow uses that are compatible with the Auburn Dairy, in particular an accessory parking lot for a future office building on W Main Street, and a future small storage building. These uses will be designed in accordance with the City's development and design standards as described herein, which will ensure compatibility between adjacent uses. Please refer to Figure 4 below for a conceptual development plan for the subject parcels.

The Comprehensive Plan Amendment and Contract Rezone are also warranted due to recently changed economic conditions. The Dairy was established in 1923 and has prospered on the site of the existing dairy plant, but it has become evident in recent years that expansion of the Dairy's facilities is necessary to support increased demand for its products. As such, the Dairy has acquired the subject parcels as part of

a plan to relocate administrative offices to a new building, and to repurpose the floor area inside the Dairy plan for facility operations.

CONCEPTUAL DEVELOPMENT PLAN

The site plan below illustrates Auburn Dairy's planned use of the site. A new office building will be constructed at the corner of W Main Street and G St. SW with an accessory parking lot constructed on the subject parcels to the south. A storage building will be constructed in a future phase on the east side of the site facing away from adjacent residential properties. The office building will be occupied by the Dairy's administrative personnel. The storage building will store dry goods.

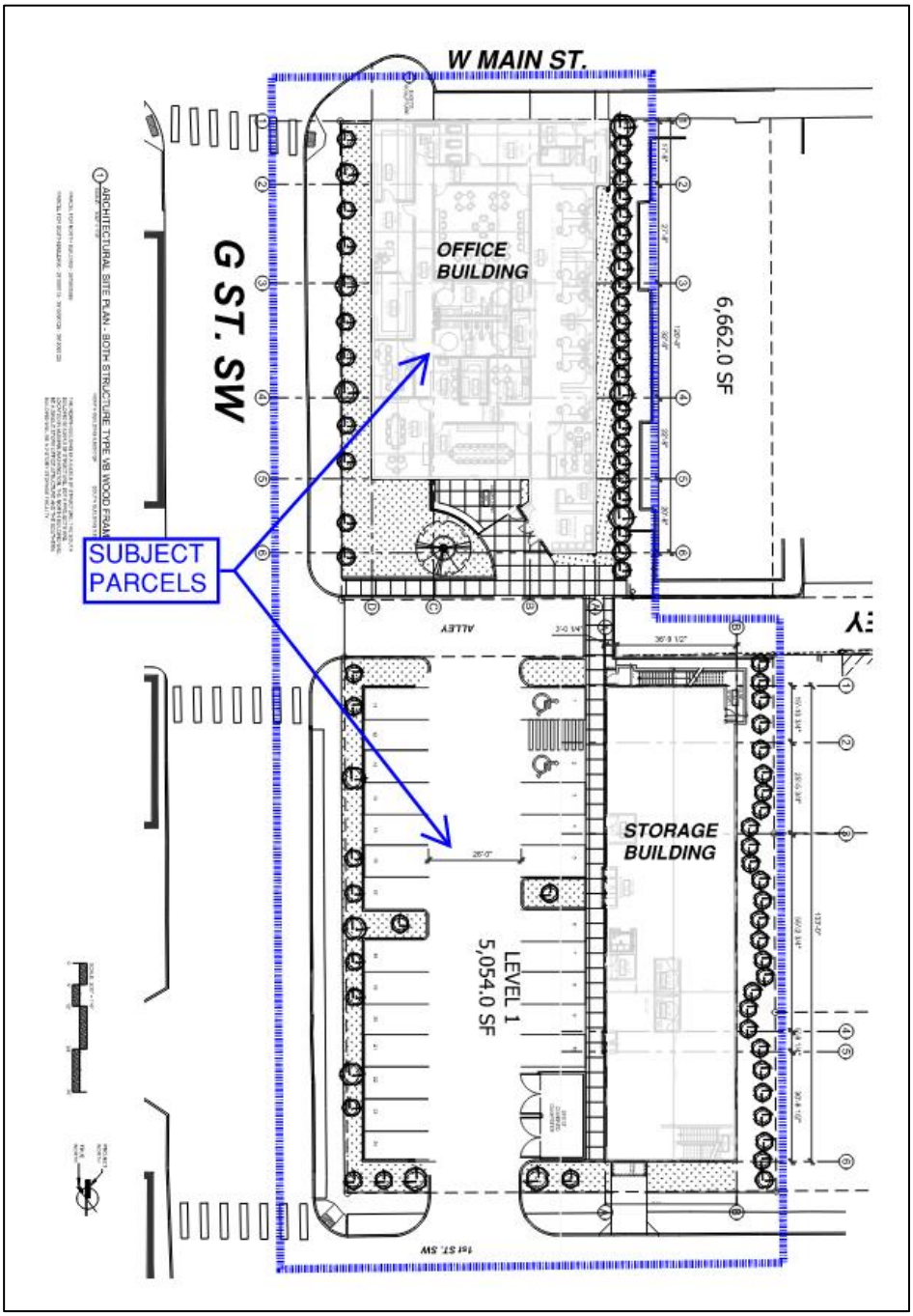


FIGURE 4 – CONCEPTUAL DEVELOPMENT PLAN

COMPREHENSIVE PLAN / REZONE CRITERIA

The following are responses to the City of Auburn's approval criteria as contained in the Auburn City Code Sections 14.22.110 and 18.68.040, and City application forms:

#	Criteria	Response
	COMPREHENSIVE PLAN AMENDMENT CRITERIA	
1.	**ACC 14.22.110(A)(1):** The proposed change will further and be consistent with the goals and objectives of the plan and the plan will remain internally consistent.	The proposed change will further and be consistent with the goals and objectives of the plan and will contribute to the overall consistency of the plan. Specifically, the following goals and policies support of the proposed change: "*Economy:* ***Cornerstone institutions will strategically expand in regional prominence. As industry grows, land use policy will support efforts to grow within Auburn***." The Auburn Dairy has been a cornerstone in Auburn for 100 years. It is poised to strategically expand to grow within Auburn. "*Celebration: The Community will be made aware of and celebrate the accomplishments of our local, regional and international leaders in manufacturing, warehousing, and distribution*." The Auburn Dairy has been a cornerstone in Auburn for 100 years. The company sources milk from local neighbors allowing Auburn Dairy to support the economy and contribute to a smaller carbon footprint as part of the company's commitment to healthy living. *"LU-40: Encourage a broad mix of uses within the downtown area. A wide range of consumer-oriented goods and services are compatible within this designation since creating an attractive shopping environment is a primary emphasis. Permitted uses include retail trade, offices, personal services, eating and drinking establishments, financial institutions, governmental offices, and similar uses.* ***Legally established existing uses that do not fit within the range of desired new uses continue to be a valuable part of the downtown economy and character and should be allowed to evolve and operate in a manner that resembles listed permitted uses***." The proposed amendment and rezone will facilitate Auburn Dairy's evolution in a manner that is compatible with the City's long range planning goals and vision for downtown. "*LU-82 A wide range of commercial activities may be allowed to provide increased opportunities for sales tax revenue."* The Auburn Dairy contributes to the wide range of commercial activities in the area, the expansion of which results in opportunities for sales tax revenue. "*ED-3 The importance of downtown Auburn as a unique retail environment and subregional center of commerce should be considered in the City's economic plan*."

		For 100 years Auburn Dairy has been an integral part of downtown Auburn as a unique retail environment and subregional center of commerce. Overall, the policies listed in the Comprehensive Plan encourage a diverse mix of commercial uses, especially within the downtown area, and encourage the expansion of legally established businesses and uses that are not supported by current regulations. This proposal includes a Contract Rezone to ensure the use and aesthetics of the future development of the parcels is compatible with surrounding land uses and zones. When implemented, subsequent development will adhere to the goals and policies of the Comprehensive Plan and will further the economic and aesthetic vibrancy of the downtown area.
2.	**ACC 14.22.110(A)(2):** Whether the capacity to provide adequate services is diminished or increased.	The change to Light Industrial and M-1 under a contract rezone will not appreciably increase service needs as compared to the DUC designation under the Comprehensive Plan. Both zones allow land uses that have similar service needs. The change from R-20 to M-1 would likely create a potential need for increased services, but the change from DUC to M-1 will reduce the potential need.
3.	**ACC 14.22.110(A)(3)**: Assumptions upon which the comprehensive plan is based are found to be invalid.	At the time of adoption, it wasn't known that the Auburn Dairy would need to expand and evolve due to changing economic conditions. This proposal will ensure through the contract rezone that the future use of the parcels will be compatible with downtown development over time, consistent with LU-40.
4.	**ACC 14.22.110(A)(4):** A determination of change or lack of change in conditions or circumstances has occurred since the adoption of the latest amendment to the specific section of the comprehensive plan that dictates the need for a proposed amendment.	The current version of the Comprehensive Plan was adopted in 2015, prior to the recent business increase at the Dairy. This increase has prompted the company's acquisition of additional parcels for the development of a new office building, parking lot, and storage building.
5.	**ACC 14.22.110(A)(5):** If applicable, a determination that a question of consistency exists between the comprehensive plan and Chapter 36.70A RCW, the countywide planning policies for either King and/or Pierce County, as appropriate, and Vision 2040: Growth and Transportation Strategy for the Puget Sound Region.	A question of consistency does not exist between the Comprehensive Plan and Chapter 36.70A RCW, the countywide planning policies for King or Pierce County or Vision 2040: Growth and Transportation Strategy for the Puget Sound Region.
6.	**ACC 14.22.110(A)(6):** If the request is to change the land use designation of a specific property on the comprehensive land use	The proposal is consistent with findings (b) and (c) as follows: (b) The most predominant Land Use Designations surrounding the subject parcels are DUC and Light Industrial. To the west, across the train tracks and Interurban Trail is a large area of Light Industrial.

	map, the applicant must demonstrate one of the following: a. The current land use designation was clearly made in error or due to an oversight; b. The proposed land use designation is adjacent to property having a similar or compatible designation, or other conditions are present to ensure compatibility with surrounding properties; c. There has been a change in conditions since the current land use designation came into effect.	South of SR 18 there is an area designated Light Industrial with a strip of Heavy Industrial on the northern portion. This pattern of land use indicates that DUC and Light Industrial designations are compatible with each other. Furthermore, the Dairy is proposing a Contract Rezone that will ensure compatibility with adjacent DUC zoning and residential development. The proposed table of allowed uses overlaps with allowed uses in the DUC zone and is sensitive to adjacent residential properties, and the proposed amended DUC standards will further the character in the downtown area by ensuring the aesthetic compatibility of future development. (c) The current version of the Comprehensive Plan was adopted in 2015, prior to the recent growth in business at the Dairy. This increase has prompted the company's acquisition of additional parcels for the development of a new office building, parking lot, and storage building.
7.	**From CPA Application:** Identify anticipated impacts from the proposed change in the Land Use Designations.	The proposed land use designation could result in nonresidential development on the site, which has different characteristics in the areas of traffic, aesthetics, etc. The change in designation could also result in an increased need for public services compared to residential, but not significantly different than DUC zoning. Finally, the change in designation could result in increased employment opportunities in the Downtown area and increase tax base to fund public services.
8.	**From CPA Application:** Identify the implementing Zoning designation(s) to be requested. To see which zones implement the requested Land Use Designations, review the "Land Use Element" of the Comprehensive Plan. Note that you are also required to apply for a Rezone.	The zoning district requested is Light Industrial (M-1) which is the only implementing district of the Light Industrial Land Use Designation under the Comprehensive Plan.
9.	**From CPA Application:** Discuss how the proposed change is consistent with the Comprehensive Plan Land Use Designations of surrounding properties.	The properties surrounding the site are designated DUC in the Comprehensive Plan. The DUC designation is compatible with Light Industrial. Both designations allow many of the same land uses, and the Contract Rezone will exclude uses that are heavy industrial in character and will require future development be designed according to the proposed amended DUC standards.

10.	**From CPA Application:** Discuss how the adopted City of Auburn utility plans and Capital Improvement Programs support the change.	The proposal to change the designation from DUC to Light Industrial is not significantly different regarding utilities and capital improvements. Both designations allow similar uses that require similar utility services and roadway infrastructure. City programs that support the change include the following: Transportation Improvement Program (2023 – 2028) Water Comprehensive Plan (2015) Comprehensive Sewer Plan (2015) Comprehensive Storm Drainage Plan (2015)
	REZONE CRITERIA	
	ACC 18.68.040: There is no presumption of validity for a rezone (zoning map amendment) and the applicant has the burden of proof in establishing compliance with all of the following criteria: A. The rezone implements the policies of the comprehensive plan; or B. The rezone is necessary due to a substantial change in circumstances since the current zoning; and C. The rezone bears a substantial relationship to the public health, safety, or welfare.	Per Item (B), the rezone is necessary due to a substantial change in circumstances since the current zoning. Specifically, it has recently become evident that expansion of Auburn Dairy's facilities is necessary to support increased demand for its products. This change in economic conditions was not foreseen at the time of the original zoning. In a broader view, the City adopted the FLUM designation of DUC for the subject parcels to intensify land use in the downtown area. The transition to M-1 from R-20 under a contract rezone is consistent with the goal to allow a greater range of land uses and development rights in the downtown area. The rezone also bears a substantial relationship to public welfare. Specifically, the Comprehensive Plan states that cornerstone institutions continue to be a valuable part of the downtown economy and character and should be allowed to evolve and operate in a manner that resembles listed permitted uses. The Plan's policy is to support efforts of cornerstone institutions to expand and grow within Auburn. Furthermore, fostering a wide range of commercial activities in the downtown area provide increased opportunities for sales tax revenue
	<u>Rezone – Submittal Checklist</u> The intent of the zoning code and the comprehensive plan of the City. Is the rezone consistent with the comprehensive plan?	The proposed change will further and be consistent with the goals and objectives of the plan and will contribute to the overall consistency of the plan. Specifically, the following goals and policies support of the proposed change: "*Economy:* ***Cornerstone institutions will strategically expand in regional prominence. As industry grows, land use policy will support efforts to grow within Auburn***." The Auburn Dairy has been a cornerstone in Auburn for 100 years. It is poised to strategically expand to grow within Auburn. "*Celebration: The Community will be made aware of and celebrate the accomplishments of our local, regional and international leaders in manufacturing, warehousing, and distribution*." The Auburn Dairy has been a cornerstone in Auburn for 100 years. The company sources milk from local neighbors allowing Auburn

		Diary to support the economy and contribute to a smaller carbon footprint as part of the company's commitment to healthy living. *"LU-40: Encourage a broad mix of uses within the downtown area. A wide range of consumer-oriented goods and services are compatible within this designation since creating an attractive shopping environment is a primary emphasis. Permitted uses include retail trade, offices, personal services, eating and drinking establishments, financial institutions, governmental offices, and similar uses.* ***Legally established existing uses that do not fit within the range of desired new uses continue to be a valuable part of the downtown economy and character and should be allowed to evolve and operate in a manner that resembles listed permitted uses***." The proposed amendment and rezone will facilitate Auburn Dairy's evolution in a manner that is compatible with the City's long range planning goals. "*LU-82 A wide range of commercial activities may be allowed to provide increased opportunities for sales tax revenue."* The Auburn Dairy contributes to the wide range of commercial activities in the area, the expansion of which results in opportunities for sales tax revenue. "*ED-3 The importance of downtown Auburn as a unique retail environment and subregional center of commerce should be considered in the City's economic plan*." For 100 years Auburn Dairy has been an integral part of downtown Auburn as a unique retail environment and subregional center of commerce. Overall, the policies listed in the Comprehensive Plan encourage a diverse mix of commercial uses, especially within the downtown area, and encourage the expansion of legally established businesses and uses that are not supported by current regulations. This proposal includes a Contract Rezone to ensure the use of the parcels is compatible with surrounding land uses and zones. When implemented, subsequent development will adhere to the goals and policies of the Comprehensive Plan and will further the economic and aesthetic vibrancy of the downtown area.
	<u>Rezone – Submittal Checklist</u> The availability of municipal services such as water, sewer, roads, fire, and police protection which might be required by reason of the proposed rezone.	The subject properties are in the downtown area which has existing municipal facilities. The subsequent development of the properties will include a surface parking lot in phase I and a storage building in phase II, both of which will require incremental increases in municipal services that will be offset through impact fees and the increased tax base.

USES HIGHLIGHTED IN YELLOW ARE ALLOWED PURSUANT TO THE USE TABLE (P, C, OR A). USES NOT HIGHLIGHTED ARE PROHIBITED (X)

18.23.030 Uses.

A. *General Permit Requirements.* Table 18.23.030 identifies the uses of land allowed in each commercial and industrial zone and the land use approval process required to establish each use.

B. *Requirements for Certain Specific Land Uses.* Where the last column in Table 18.23.030 ("Standards for Specific Land Uses") includes a reference to a code section number, the referenced section determines other requirements and standards applicable to the use regardless of whether it is permitted outright or requires an administrative or conditional use permit.

C. *Uses Affected by the Airport Overlay.* Refer to Chapter 18.38 ACC to determine whether uses are separately prohibited by that chapter or will be required to comply with additional regulations that are associated with the airport overlay.

Table 18.23.030. Permitted, Administrative, Conditional and Prohibited Uses by Zone, Commercial and Industrial Zones

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE								**P – Permitted** **C – Conditional** **A – Administrative** **X – Prohibited**
LAND USE	**Zoning Designation**							**Standards for Specific Land Uses**
	C-N	**C-1**	**C-2**	**C-3**	**C-4**	**M-1**	**M-2**	
INDUSTRIAL, MANUFACTURING AND PROCESSING, WHOLESALING								
Building contractor, light	X	X	X	P	X	P	P	
Building contractor, heavy	X	X	X	X	X	~~A~~ X	P	
Manufacturing, assembling and packaging – Light intensity	X	X	X	P	X	P	P	ACC 18.31.180
Manufacturing, assembling and packaging – Medium intensity	X	X	X	A	X	~~P~~ X	P	ACC 18.31.180
Manufacturing, assembling and packaging – Heavy intensity	X	X	X	X	X	X	A	ACC 18.31.180

Table 18.23.030. Permitted, Administrative, Conditional and Prohibited Uses by Zone, Commercial and Industrial Zones

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE								P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	**Zoning Designation**							**Standards for Specific Land Uses**
	C-N	**C-1**	**C-2**	**C-3**	**C-4**	**M-1**	**M-2**	
Marijuana processor	X	X	X	X	X	~~C~~ X	C	Chapter 18.59 ACC
Marijuana producer	X	X	X	X	X	~~C~~ X	C	Chapter 18.59 ACC
Marijuana researcher	X	X	X	X	X	~~C~~ X	C	Chapter 18.59 ACC
Marijuana retailer	X	X	X	C	X	~~C~~ X	C	Chapter 18.59 ACC
Marijuana transporter business	X	X	X	X	X	~~C~~ X	C	Chapter 18.59 ACC
Outdoor storage, incidental to principal permitted use on property	X	X	X	P	X	~~P~~ X	P	ACC 18.57.020(A)
Storage – Personal household storage facility (mini-storage)	X	P	X	P	X	P	P	ACC 18.57.020(B)
Warehousing and distribution	X	X	X	X	X	~~P~~ X	C	ACC 18.57.020(C)
Warehousing and distribution, bonded and located within a designated foreign trade zone	X	X	X	P	X	~~P~~ X	P	
Wholesaling with on-site retail as an incidental use (e.g., coffee, bakery)	X	X	X	P	X	P	P	
RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES								
Commercial recreation facility, indoor	X	P	P	P	P	P	A	

Table 18.23.030. Permitted, Administrative, Conditional and Prohibited Uses by Zone, Commercial and Industrial Zones

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE								P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	**Zoning Designation**							**Standards for Specific Land Uses**
	C-N	**C-1**	**C-2**	**C-3**	**C-4**	**M-1**	**M-2**	
Commercial recreation facility, outdoor	X	X	X	A	A	~~P~~ X	A	ACC 18.57.025(A)
Conference/convention facility	X	X	A	A	X	A	X	
Library, museum	X	A	A	A	X	A	X	
Meeting facility, public or private	A	P	P	P	X	A	A	
Movie theater, except drive-in	X	P	P	P	P	X	X	
Private school – Specialized education/ training (for profit)	A	A	P	P	P	P	P	
Religious institutions, lot size less than one acre	A	P	P	P	A	~~A~~ X	A	
Religious institutions, lot size more than one acre	C	P	P	P	A	~~A~~ X	A	
Sexually oriented businesses	X	X	X	P	X	~~P~~ X	P	Chapter 18.74 ACC
Sports and entertainment assembly facility	X	X	A	A	X	~~A~~ X	A	
Studio – Art, dance, martial arts, music, etc.	P	P	P	P	P	P	A	
RESIDENTIAL								
Caretaker apartment	X	P	P	P	X	P	P	
Live/work unit	X	X	P	P	P	P	X	
Work/live unit	X	P	P	P	P	P	X	

Table 18.23.030. Permitted, Administrative, Conditional and Prohibited Uses by Zone, Commercial and Industrial Zones

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE								P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	**Zoning Designation**							**Standards for Specific Land Uses**
	C-N	**C-1**	**C-2**	**C-3**	**C-4**	**M-1**	**M-2**	
Marijuana cooperative	X	X	X	X	X	X	X	
Multiple-family dwellings as part of a mixed-use development[2]	X	X	P	P	P	P	X	ACC 18.57.030
Multiple-family dwellings, stand-alone	X	X	X	X	X	X	X	
Nursing home, assisted living facility	X	P	P	P	C	X	X	
Senior housing[2]	X	X	A	A	X	X	X	
RETAIL								
Building and landscape materials sales	X	X	X	P	X	~~P~~ X	P	ACC 18.57.035(A)
Construction and heavy equipment sales and rental	X	X	X	X	X	~~A~~ X	P	
Convenience store	A	A	P	P	X	P	P	
Drive-through espresso stands	A	A	A	P	A	~~P~~ X	A	
Drive-through facility, including banks and restaurants	A	A	A	P	P	~~P~~ X	P	ACC 18.52.040
Entertainment, commercial	X	A	P	P	X	A	A	
Groceries, specialty food stores	P	P	P	P	P	P	X	
Nursery	X	X	X	P	A	~~P~~ X	P	ACC 18.57.035(C)

Table 18.23.030. Permitted, Administrative, Conditional and Prohibited Uses by Zone, Commercial and Industrial Zones

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE								P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	**Zoning Designation**							**Standards for Specific Land Uses**
	C-N	**C-1**	**C-2**	**C-3**	**C-4**	**M-1**	**M-2**	
Outdoor displays and sales associated with a permitted use (auto/ vehicle sales not included in this category)	P	P	P	P	P	~~P~~ X	P	ACC 18.57.035(D)
Restaurant, cafe, coffee shop	P	P	P	P	P	P	P	
Retail								
Community retail establishment	A	P	P	P	P	P	P	
Neighborhood retail establishment	P	P	P	P	P	P	P	
Regional retail establishment	X	X	X	P	P	P	A	
Tasting room	P	P	P	P	P	P	P	
Tavern	P	P	X	P	P	~~P~~ X	A	
Wine production facility, small craft distillery, small craft brewery	A	P	P	P	P	P	P	
SERVICES								
Animal daycare (excluding kennels and animal boarding)	A	A	A	P	A	P	P	ACC 18.57.040(A)
Animal sales and services (excluding kennels and veterinary clinics)	P	P	P	P	P	P	P	ACC 18.57.040(B)

Table 18.23.030. Permitted, Administrative, Conditional and Prohibited Uses by Zone, Commercial and Industrial Zones

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE								P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	**Zoning Designation**							**Standards for Specific Land Uses**
	C-N	**C-1**	**C-2**	**C-3**	**C-4**	**M-1**	**M-2**	
Banking and related financial institutions, excluding drive-through facilities	P	P	P	P	P	P	P	
Catering service	P	P	P	P	A	P	P	
Daycare, including mini daycare, daycare center, preschools or nursery schools	A	P	P	P	P	P	X	
Dry cleaning and laundry service (personal)	P	P	P	P	P	P	P	
Equipment rental and leasing (Outdoor)	X	X	X	P	X	~~P~~ X	P	
Kennel, animal boarding	X	X	X	A	X	A	A	ACC 18.57.040(C)
Government facilities; this excludes offices and related uses that are permitted outright	A	A	A	A	A	A	A	
Hospital	X	P	P	P	X	P	P	
Lodging – Hotel or motel	X	P	P	P	P	A	A	
Medical – Dental clinic	P	P	P	P	P	P	X	
Mortuary, funeral home, crematorium	A	P	X	P	X	P	X	
Personal service shops	P	P	P	P	P	P	X	
Pharmacies	P	P	P	P	P	X	X	
Print and copy shop	P	P	P	P	P	P	X	

Table 18.23.030. Permitted, Administrative, Conditional and Prohibited Uses by Zone, Commercial and Industrial Zones

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE								P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	**Zoning Designation**							**Standards for Specific Land Uses**
	C-N	**C-1**	**C-2**	**C-3**	**C-4**	**M-1**	**M-2**	
Printing and publishing (of books, newspaper and other printed matter)	X	A	P	P	P	P	P	
Professional offices	P	P	P	P	P	P	P	
Repair service – Equipment, appliances	X	A	P	P	P	P	P	ACC 18.57.040(D)
Veterinary clinic, animal hospital	A	P	P	P	P	P	X	
Youth community support facility	X	P	X	X	X	X	X	ACC 18.57.040(E)
TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE								
Ambulance, taxi, and specialized transportation facility	X	X	X	A	X	~~P~~ X	P	
Broadcasting studio	X	P	X	P	X	P	P	
Heliport	X	X	X	C	X	~~C~~ X	C	
Motor freight terminal[1]	X	X	X	X	X	X	X	See Footnote No. 1
Parking facility, public or commercial, surface	X	P	P	P	P	P	X	
Parking facility, public or commercial, structured	X	P	P	P	P	P	X	
Towing storage yard	X	X	X	X	X	~~A~~ X	P	ACC 18.57.045(A)
Utility transmission or distribution line or substation	A	A	A	A	A	A	A	

Table 18.23.030. Permitted, Administrative, Conditional and Prohibited Uses by Zone, Commercial and Industrial Zones

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE								P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	**Zoning Designation**							**Standards for Specific Land Uses**
	C-N	**C-1**	**C-2**	**C-3**	**C-4**	**M-1**	**M-2**	
Wireless communications facility (WCF) (See ACC 18.04.912(W))	*	*	*	*	*	*	*	*See ACC 18.31.100 for use regulations and zoning development standards.
Eligible facilities request (EFR) (wireless communications facility) (See ACC 18.04.912(H))	P	P	P	P	P	P	P	
Small wireless facilities (ACC 18.04.912(Q))	P	P	P	P	P	P	P	
VEHICLE SALES AND SERVICES								
Automobile washes (automatic, full or self-service)	X	A	X	P	P	~~P~~ X	P	ACC 18.57.050(A)
Auto parts sales with installation services	X	A	A	P	P	~~P~~ X	P	
Auto/vehicle sales and rental	X	A	X	P	X	~~P~~ X	P	ACC 18.57.050(B)
Fueling station	X	A	A	P	P	~~P~~ X	P	ACC 18.57.050(C)
Mobile home, boat, or RV sales	X	X	X	P	X	~~P~~ X	P	
Vehicle services – Repair/ body work	X	X	A	P	X	~~P~~ X	P	ACC 18.57.050(D)
OTHER								
Any commercial use abutting a residential zone which has hours of operation outside of the	A	A	A	A	A	~~A~~ X	A	

Table 18.23.030. Permitted, Administrative, Conditional and Prohibited Uses by Zone, Commercial and Industrial Zones

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE								P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	**Zoning Designation**							**Standards for Specific Land Uses**
	C-N	**C-1**	**C-2**	**C-3**	**C-4**	**M-1**	**M-2**	
following: Sunday: 9:00 a.m. to 10:00 p.m. or Monday – Saturday: ~~7:00~~ 6:00 a.m. to 10:00 p.m.								
Other uses may be permitted by the planning director or designee if the use is determined to be consistent with the intent of the zone and is of the same general character of the uses permitted. See ACC 18.02.120(C)(6), Unclassified Uses.	P	P	P	P	P	P	P	

1 Any motor freight terminal, as defined by ACC 18.04.635, in existence as of the effective date of the ordinance codified in this section, is an outright permitted use in the M-1 and M-2 zones. Any maintenance, alterations and additions to an existing motor freight terminal which are consistent with ACC 18.23.040, Development standards, are allowed.

2 Any mixed-use development or senior housing project vested prior to Resolution No. 5187 (December 7, 2015) is an outright permitted use in the C-1 zone. Subsequently, if a nonresidential use within a vested mixed-use development changes, then the nonresidential use shall maintain a minimum of 10 percent of the cumulative building ground floor square footage consisting of the uses permitted outright, administratively, or conditionally, listed under “Recreation, Education, and Public Assembly,” “Retail,” or “Services” of the C-1 zone.

(Ord. 6885 § 1 (Exh. A), 2022; Ord. 6838 § 1 (Exh. A), 2021; Ord. 6799 § 6 (Exh. F), 2020; Ord. 6728 § 3 (Exh. C), 2019; Ord. 6688 § 1 (Exh. 1), 2018; Ord. 6644 § 2, 2017; Ord. 6642 § 9, 2017; Ord. 6508 § 1, 2014; Ord. 6433 § 26, 2012.)

EXHIBIT B - PROPOSED DUC DEVELOPMENT STANDARDS AND DESIGN STANDARDS – AUBURN DAIRY PARCELS

Amendments To DUC Development Standards:

The subject property (King County Parcel Nos. 3915000085, 3915000115, 3915000120, 3915000125) shall comply with the City of Auburn Downtown Urban Center development standards as listed in AMC 18.29.060, except the proposed amended standards listed below will replace the existing standards through the contract rezone.

Section	Standard
AMC 18.29.060.D.2	~~Minimum required FAR is 0.75;~~ basic allowable FAR is 1.0
AMC 18.29.060.F	Maximum Building Height. Maximum building height within the DUC zone shall be ~~75~~ 45 feet.
AMC 18.29.060.G	~~Minimum Building Height. The minimum height for any new structure within the DUC zone shall be two stories for the full extent of the building footprint.~~

Amendments To DUC City Of Auburn Design Standards

The subject property (King County Parcel Nos. 3915000085, 3915000115, 3915000120, 3915000125) shall comply with the City of Auburn Downtown Urban Center Architectural and Site Design Standards, adopted 2/12/07 with revision effective 09/20/21 and ACC 18.31.200, 'Architectural and Site Design Review Standards and Regulations, except the proposed amended standards listed below will replace the existing standards through the contract rezone.

Section	Standard
Guidelines Applicable to Site Design - General	1.A. 1. Parking shall be located over, under, behind, or to the side of principal buildings. ~~Parking structures are strongly encouraged.~~ ~~4. -- Public Plazas~~
Building Design – Rooftop Equipment Requirements and Screening	~~8.B. – Access easement to rooftops provided to City which allows the installation of devices for wireless coverage and maintenance of those devices.~~ ~~8.C. -- Installation of outdoor speaker system and AM receiver.~~
Pedestrian Streets – Land Use	1.A. -- Along Pedestrian I Streets, ground floor uses that face the sidewalk shall be ~~retail, restaurant or personal service uses.~~ human-scale, active uses that create visual interest for pedestrians. Examples include break rooms, lobbies, work areas, etc.
Pedestrian Streets – Ground Level Transparency	~~3.C. -- Along Main Street, doors and windows reflecting the historic Main Street rhythm of 25-foot wide storefronts.~~

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal,** even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

Auburn Dairy Products Comprehensive Plan Amendment and Contract Rezone

2. Name of applicant:

Auburn Dairy Products, Inc

3. Address and phone number of applicant and contact person:

Applicant: Auburn Dairy Products, Inc
Attn: Jerry Williams
702 W. Main Street,
Auburn, WA 98001

Consultant: Barghausen Consulting Engineers, Inc.
Attn: Jacob Miller
18215 72nd Avenue South, Kent, WA 98032
(425) 251-6222

4. Date checklist prepared:

September 5, 2023

5. Agency requesting checklist:

City of Auburn

6. Proposed timing or schedule (including phasing, if applicable):

Approval of Comprehensive Plan Amendment and Contract Rezone: Winter 2023

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Yes. This proposal is for a Comprehensive Plan Amendment and a Contract Rezone to allow for the subsequent development of a surface parking lot and storage building.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Trip Generation Analysis prepared by Heath & Associates dated June 2023.

TIA prepared by Heath & Associated dated September 2023.

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

   There are no other applications pending at this time.

10. **List any government approvals or permits that will be needed for your proposal, if known.**

    City of Auburn:

    - SEPA Environmental Review and Determination
    - Comprehensive Plan Map Amendment and Contract Rezone

11. **Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

    The proposal is to amend the Comprehensive Plan Land Use Map designation from Downtown Urban Center (DUC) to Light Industrial (M-1) for six (6) parcels) and to amend the Zoning Map via Contract Rezone from Residential 20 Units Per Acre (R-20) to Light Industrial (M-1) for three (3) parcels, and DUC to M-1 for one (1) parcel.

12. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

    The subject parcels are generally located on the western edge of downtown Auburn, northeast of the intersection of G Street SW and 1st Ave SW and are addressed as 16 G St. SW, 22 G St. SW, 632 W Main St, 702 W Main St, and 117 G St. SW. The existing Auburn Dairy facilities are located at 702 W Main St. and 117 G St. SW, and the new properties are located 16 G St. SW, 22 G St. SW, and 632 W Main St. The parcel numbers of the subject properties are 3915000115, 3915000120, 3915000125, 3915000085, 3915000050, 9315000005. The site is located in the SE ¼ of Section 13, Township 21N, Range 04E.

B. Environmental Elements

1. Earth

a. General description of the site:

The site is generally flat.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)?

The steepest slope on the site is approximately 1.4%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

According to the USDA Web Soil Survey, the site contains the existence of "Urban land" (Ur). Further soils data will be made available upon the completion of a geotechnical report conducted with the subsequent development of the site.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There are no indications or history of unstable soils in the immediate vicinity.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

This proposal is a non-project action. No earthwork is proposed.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

Not applicable.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Not applicable.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Not applicable.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

This proposal is a non-project action. No construction is proposed.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Not applicable.

c. Proposed measures to reduce or control emissions or other impacts to air, if any.

Not applicable.

3. Water

a. Surface Water:

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

   No.

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

   Not applicable.

3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

   Not applicable.

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

   Not applicable.

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

   No, see FEMA Map 53033C1261G dated 8/19/20.

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

   Not applicable.

b. Ground Water:

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

   Not applicable.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

   Not applicable.

c. Water Runoff (including stormwater):

a) **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

   Not applicable.

b) **Could waste materials enter ground or surface waters? If so, generally describe.**

   Not applicable.

c) **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

   Not applicable.

d) **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.**

   Not applicable.

4. Plants

a. Check the types of vegetation found on the site:

- ☒ **deciduous tree: alder, maple, aspen, other**
- ☐ **evergreen tree: fir, cedar, pine, other**
- ☒ **shrubs**
- ☒ **grass**
- ☐ **pasture**
- ☐ **crop or grain**
- ☐ **orchards, vineyards, or other permanent crops.**
- ☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
- ☐ **water plants: water lily, eelgrass, milfoil, other**
- ☐ **other types of vegetation**

b. What kind and amount of vegetation will be removed or altered?

Not applicable.

c. List threatened and endangered species known to be on or near the site.

There are no known threatened or endangered species on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

Not applicable.

e. List all noxious weeds and invasive species known to be on or near the site.

There are no known noxious weeds or invasive species known on or near the site.

5. Animals

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Examples include:

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:**

b. List any threatened and endangered species known to be on or near the site.

No threatened or endangered species are known to be on or near the site.

c. Is the site part of a migration route? If so, explain.

This site, like all of Western Washington, is located within the Pacific Flyway migration route for birds.

d. Proposed measures to preserve or enhance wildlife, if any.

No measures to preserve or enhance wildlife is proposed.

e. List any invasive animal species known to be on or near the site.

No known invasive animal species are known to be on or near the site.

6. Energy and Natural Resources

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The proposal is a non-project action. Not applicable.

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

No energy conservation features or measures to reduce or control energy impacts are proposed.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

The proposal is a non-project action. Not applicable.

1. Describe any known or possible contamination at the site from present or past uses.

The applicant is not aware of any contamination at the site.

2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

The applicant is not aware of any existing hazardous chemicals/conditions located on the site or in the vicinity that might affect future project development and design.

3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

The proposal is a non-project action. Not applicable.

4. Describe special emergency services that might be required.

The proposal is not anticipated to require any special emergency services beyond those anticipated for development in an M-1 zone.

5. Proposed measures to reduce or control environmental health hazards, if any.

Not applicable.

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

   The subject parcels are located in an urban area with typical noise from vehicles and other activities.

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

   Not applicable.

3. **Proposed measures to reduce or control noise impacts, if any.**

   Not applicable.

8. Land and Shoreline Use

a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

   The most recent use of the site was residential single family homes and a warehouse per the County Assessor. To the east are residential uses, to the south is 1st St SW and an industrial use, to the west is G St SW and the exiting Auburn Dairy plant, and to the north is an alley with vacant land to be developed by the applicant at a future date.

b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

   To our knowledge the site has not been used as working farmlands.

   1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

   There are no known working farms or forest lands in the area so no adverse impacts by are anticipated.

c. **Describe any structures on the site.**

   There are no structures on the site.

d. **Will any structures be demolished? If so, what?**

   This proposal does not include demolition of the structures.

e. **What is the current zoning classification of the site?**

   The current zoning classification of the site is R-20 and DUC.

f. What is the current comprehensive plan designation of the site?

The current comprehensive plan designation of the site is Downtown Urban Center (DUC).

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

The project site is located within the City's critical area known as Type II Aquifer Recharge Areas (Groundwater Protection Zone 4)

i. Approximately how many people would reside or work in the completed project?

Not applicable.

j. Approximately how many people would the completed project displace?

Not applicable.

k. Proposed measures to avoid or reduce displacement impacts, if any.

Not applicable.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

The applicant has included a Contract Rezone as part of the proposal that will include provisions to ensure compatibility with existing and projected land uses.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.

Not applicable.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The proposal is a non-project action. Not applicable.

b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

The proposal is a non-project action. Not applicable.

c. Proposed measures to reduce or control housing impacts, if any.

The proposed amendment and rezone will allow the future housing on the site.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The proposal is a non-project action. Not applicable.

b. What views in the immediate vicinity would be altered or obstructed?

The proposal is a non-project action. Not applicable.

c. Proposed measures to reduce or control aesthetic impacts, if any.

Future development of the site must conform to the City of Auburns development standards.

11. Light and Glare

a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

The proposal is a non-project action. Not applicable.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

The proposal is a non-project action. Not applicable.

c. What existing off-site sources of light or glare may affect your proposal?

The site is located in an urban area with typical building and streetlighting.

d. Proposed measures to reduce or control light and glare impacts, if any.

The proposal includes a Contract Rezone that will limit the type of uses on the site to those that are compatible with the neighborhood. Future development must meet the City's development standards.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

The Interurban Trail is approximately 0.1 miles from the site, the Auburn Environmental Park is approximately 0.4 miles from the site, Centennial Viewpoint Park is approximately 1.2 miles from the site, the Auburn Memorial Stadium/fields is approximately 1.1 miles from the site, and the Auburn Community & Event Center/Les Grove Park is approximately 1.5 miles from the site.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

The proposal is a non-project action. Not applicable.

13. Historic and Cultural Preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

Registers:

According to the Washington Information System for Architectural and Archaeological Records Data (WISAARD) several listed places have been inventoried near the site including Kampo Cuisine at 739 W Main St., Auburn Personal Growth Center at 731 W Main St., Kouros Cuisine at 721 W Main St., 9 G St NW, 10 G St. SE, 632 W Main St., Ashcraft house at 21 F St. SW, ad several others in the downtown area.

National/State Eligibility:

There are two locations in the area that have been formally determined eligible; Farmer's Warehouse at 232 C St. NW, and BNSF Railroad Right of Way at 250 Main St.

It is possible that properties in the vicinity built more than 50 years ago could become eligible.

b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

The applicant is not aware of any known landmarks, features or other evidence of Indian or historic use or occupation on site or in the near vicinity

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The Department of Archaeology and Historic Preservation (DAHP) is Washington State's primary agency with knowledge and expertise in historic preservation. They provide an online search for registered and inventoried properties, known as WISAARD. WISAARD was reviewed for this checklist.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

The proposal is a non-project action. Not applicable.

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site is served by the surrounding public street network. The site is located on G St. SW and is approximately 0.3 miles to the SR-18 interchange which is the major thoroughfare to SR 167, I-90, and I-5. SR-18 is accessed from the site via W Main St and the C St SW interchange.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Yes, the site is approximately 0.6 miles from Auburn Station which is served by Sound Transit, King County Metro, and Pierce Transit, and provides rail and bus transit.

c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The proposal is a non-project action. Not applicable

d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The project is approximately 0.6 miles from Auburn Station which is served by Sound Transit and provides passenger rail service. The project is also in the immediate vicinity of the UPRR mainline.

e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

A Traffic Impact Analysis prepared by Heath & Associates dated September 29, 2023, is included with this proposal that compares the trip generation characteristics of the R-20, DUC, and the proposed modified M-1 zones for development on the subject parcels. The analysis is derived from the Institute of Transportation Engineers (ITE) publication, Trip Generation, 11th Edition.

The scenario used to provide analysis for the northern parcel is described below:

Table 4: North Parcel Trip Generation Comparison

Zoning Scenario	Buildout Assumption	AWDT	AM Peak-Hour Trips			PM Peak-Hour Trips		
			In	Out	Total	In	Out	Total
M-1 (Proposed)	10.72 ksf Retail + 40 Multifamily Mid-Rise units	766	18	22	40	45	42	87
DUC (Current)	10.72 ksf Retail + 53 Multifamily Mid-Rise units	825	20	25	45	48	44	92
Net Potential Change from Rezone		**-59**	**-2**	**-3**	**-5**	**-3**	**-2**	**-5**

The analysis for the northern parcel concludes the rezone could result in 87 total trips for the proposed M-1, a slight net reduction in total vehicular trips per day from the existing DUC zone.

The scenario used to provide analysis for the southern parcels is described below:

Table 5: South Parcels Trip Generation Comparison

Zoning Scenario	Buildout Assumption	AWDT	AM Peak-Hour Trips			PM Peak-Hour Trips		
			In	Out	Total	In	Out	Total
R-20 (Current)	8 Single-Family Attached Units	58	1	3	4	3	2	5
M-1 (Proposed)	18 ksf Retail + 67 Multifamily Mid-Rise units	1284	31	36	67	75	70	145
Net Potential Change from Rezone		**+1226**	**+30**	**+33**	**+63**	**+72**	**+68**	**+140**

The analysis for the southern parcels concludes the rezone could result in 145 total trips for the M-1 zone, which is a net increase in total vehicular trips per day from the existing R-20 zone.

Overall, the proposal could result in a net increase of 135 trips per day.

Please see the full TIA for details.

f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

g. Proposed measures to reduce or control transportation impacts, if any.

The proposal is a non-project action.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Not applicable.

b. Proposed measures to reduce or control direct impacts on public services, if any.

The proposal is not anticipated to require any special public services beyond those anticipated for development in an M-1 zone.

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The proposal is a non-project action. Not applicable.

C. Signature F

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X _____

Type name of signee: Jacob Miller

Position and agency/organization: Project Planner, Barghausen Consulting Engineers, Inc

Date submitted: September 29, 2023

D. Supplemental sheet for nonproject actions

IT IS NOT REQUIRED to use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**
   Characteristics of proposed M-1 uses compared to residential uses generally include larger buildings, greater impervious surface, greater truck traffic, greater air emissions, use/storage of toxic substances, and greater noise generating activity.

   - **Proposed measures to avoid or reduce such increases are:**
     Measures to avoid or reduce such increases include adherence and enforcement of regulations to limit noise generation, require the construction of adequate road and utility infrastructure, minimize air pollution impacts, require safe storage and use of toxic substances, and require prevention, treatment, and/or control of waste discharge to the environment.

2. **How would the proposal be likely to affect plants, animals, fish, or marine life?**
   The proposal will allow the redevelopment of existing developed property in an urban area, which is not anticipated to generate significant impact on plants, animals, fish, and/or marine life.

   - **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**
     Measures include adherence and enforcement of all critical areas regulations to protect plants, animals, fish, and marine life. SEPA mitigation measures can be

required to protect, buffer, and enhance key critical areas in conjunction with proposed land uses.

3. **How would the proposal be likely to deplete energy or natural resources?**
   This proposal will not deplete energy or natural resources. The site is located in an urban environment with access to existing energy infrastructure. There are no significant natural resources on or near the site.

   - **Proposed measures to protect or conserve energy and natural resources are:**
     Measures to conserve energy include compliance with energy code standards, use of energy efficient materials and equipment, and commissioning equipment for peak performance. Measures to conserve natural resources include compliance with critical areas regulations and installation of modern utility infrastructure..

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**
   Proposed land uses will not likely use or affect protected environmental areas provided current regulations for critical areas, wildlife protection, historic/cultural preservation, and floodplain development are applied and enforced.

   - **Proposed measures to protect such resources or to avoid or reduce impacts are:**
     Mitigation measures include future application of current regulations for critical areas, wildlife protection, and historic/cultural preservation.

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**
   The proposal is unlikely to affect land and shoreline use. The proposal responds to changing economic conditions. City standards include a number of design standards to mitigate impacts of adjacent incompatible uses. The proposal is not in a shoreline zone.

   - **Proposed measures to avoid or reduce shoreline and land use impacts are:**
     A Contract Rezone is proposed to ensure land use compatibility with adjacent development and zone. Subsequent development of the site must adhere to the required design and development standards of the City.

6. **How would the proposal be likely to increase demands on transportation or public services and utilities?**
   The subsequent development that will be allowed through this proposal will require an incremental increase to the demands for transportation, public services, and utilities. The site is in an urbanized area where growth and increased need for public services have been anticipated and planned for.

   - **Proposed measures to reduce or respond to such demand(s) are:**
     Measures include application of development standards for transportation and utility infrastructure to address and mitigate impacts of a future project proposal. Collection of impact fees, taxes, and other revenue sources will mitigate increased need for public services.

7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

   The proposal will not conflict with any laws or requirements for the protection of the environment provided all applicable standards and procedures are adhered to for the future use of the land.

NOTICE OF PUBLIC HEARING (NOH) and
DETERMINATION OF NON-SIGNIFICANCE (DNS)
2023 Annual Comprehensive Plan Map Amendment
and related Contract Rezone
SEP23-0020 / CPA23-0002, REZ23-0004

The City of Auburn is issuing a Notice of Application (NOA) using the optional process for Determination of Non-Significance (DNS) for the following described project. The applications and listed studies may be reviewed at the Auburn Department of Community Development at One E Main St., 2nd Floor, Customer Service Center, Auburn, WA 98001 and by visiting www.auburnwa.gov/landuse.

Location: The project site is located south of the T-intersection of W. Main Street and G Street SW within SE ¼ of Section 13 Township 21, Range 4. King County Assessor Parcel Nos. 3915000005, 3915000050, 3915000085, 3915000115, 3915000120, 3915000125.

Proposal: A Comprehensive Plan Map Amendment is requested for six contiguous parcels of land and a Site-Specific Rezone, Category 2 is requested for four of the six contiguous parcels of land. The application is a legislative non-project decision and will be processed in accordance with Auburn City Code 14.03.060. Two of the six parcels (parcels nos. 3915000005, 3915000050) are currently zoned M-1, Light Industrial and have an underlying land use designation of Downtown Urban Center. Parcel no. 3915000085 is zoned Downtown Urban Center (DUC) and has an underlying land use designation of Downtown Urban Center, and three parcels (parcel nos. 3915000115, 3915000120, 3915000125) are zoned R-20, Residential 20 Dwelling Units per acre and have an underlying land use designation of Downtown Urban Center. The proposal would change the land use designation of the six parcels to Light Industrial and the zoning designation to M-1, Light Industrial.

Notice of Application:	October 2, 2023
Application Complete:	June 29, 2023
Permit Application:	June 1, 2023
File Nos.	SEP23-0020 CPA23-0002 REZ23-0004
Property Owner:	Auburn Dairy Products Inc.
Applicant's Representative:	Jacob Miller, Project Planner Barghausen Consulting Engineers 18215 72nd Avenue South Kent, WA 98032

Studies/Plans Submitted With Application:

- SEPA Environmental Checklist, prepared by Barghausen Consulting Engineers, dated June 1, 2023
- Traffic Impact Analysis, prepared by Heath & Associates Transportation Planning & Engineering, dated September 29, 2023

Statement of Consistency and List of Applicable Development Regulations: This proposal is subject to and shall be consistent with the Auburn City Code, Comprehensive Plan, and Public Works Design and Construction Standards.

Lead Agency: City of Auburn

The lead agency for this proposal has determined that it does not have probable significant adverse impact on the environment. An environmental impact statement (EIS) 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.

Public Hearing: A public hearing is required for this proposal. The public hearing has been scheduled for **October 17, 2023** at **7:00 PM.** The public hearing will be held in-person in the City Council Chambers, 25 W Main St., Auburn, WA, 98001 and telephonically. To attend the meeting virtually please enter the meeting ID into the ZOOM app or call into the meeting at the phone number listed below.

Join Zoom Meeting
https://us06web.zoom.us/j/85310195862
Meeting ID: 853 1019 5862
Phone: 253-215-8782 - US (Tacoma)

Any interested person is invited to appear and express comments or opinions on the proposed project. Written comments may be emailed to the contact person below, mailed attention to the contact person below to 25 W Main St., Auburn WA, 98001, or submitted at the public hearing.

For citizens with speech, sight or hearing disabilities wishing to review documents pertaining to this hearing, should contact the City of Auburn within 10 calendar days prior to the meeting, as to the type of service or equipment needed. Each request will be considered individually according to the type of request, the availability of resources, and the financial ability of the City to provide the requested services or equipment.

For questions regarding this project, please contact Dinah Reed, Senior Planner, at dreed@auburnwa.gov or 253-931-3092.

RESPONSIBLE OFFICIAL:	Jeff Dixon
POSITION/TITLE:	Planning Services Manager
ADDRESS:	25 West Main Street Auburn, Washington 98001

DATE ISSUED: **OCTOBER 2, 2023** SIGNATURE: ON FILE

Note: This determination does not constitute approval of the proposal. Approval of the proposal can only be made by the legislative or administrative body vested with that authority. The proposal is required to meet all applicable regulations.

Vicinity Map

AFFIDAVIT OF MAILING OF LEGAL APPLICATION NOTICE

Application Number: SEP23-0020, CPA23-0002, REZ23-0004

Property Owner/Applicant: Auburn Dairy Products
702 W. Main Street
Auburn, WA 98001

Location: The project site is located south of the T-intersection of W. Main Street. KC Parcel Nos. 3915000005, 3915000050, 3915000085, 3915000115, 3915000120, 3915000125.

Closing Date for Public Comments: October 17, 2023

I certify that on or before ___October 2, 2023_____, I did send a Notice of Application for the above referenced application, as required by Auburn City Code 16.06.090 and 14.07.040, to all property owners located within 300 feet of the affected site. Said Notice was mailed pre-paid stamped through the United States Postal Service at least 15 days prior to the closing date for public comments noted above.

I declare under penalty of perjury of the laws of the State of Washington that the foregoing is true and correct.

_____
Dinah Reed, Senior Planner

PUBLIC POSTING INSTRUCTIONS

RELATED APPLICATION NO.: cpa23-0002/REZ23-0004 **T.R. RECEIPT:** _____
PURCHASE PRICE: SEE CURRENT CITY OF AUBURN FEE SCHEDULE

STAFF USE ONLY

Staff informed applicant sign will be ready for posting (date): OCTOBER 2, 2023 Staff initials DSR

Pursuant to Auburn City Code 1.27.030, the following public notice sign(s) are required:
☐Type I ☐Type III (Note: total number of signs 1 2 3)(circle)

The above referenced project requires public notification for the following processes:
☒Notice of Application ☒Notice of Public Hearing ☐Reconsideration Period
☐Environmental Determination ☒Appeal Period
☐Other_____
The sign must be posted on or before: September 26, 2023

FAILURE TO POST SIGN IN ACCORDANCE WITH INSTRUCTION AND AUBURN CITY CODE 1.27 WILL DELAY THE CONTINUED PROCESSING OF YOUR APPLICATION(S).

The sign must remain posted for the duration of:
☐10 days ☐14 days ☒15 days ☐21 days ☐Other:
*Note: If multiple boxes are checked, the comment periods **do not** run concurrently. Do not remove the sign(s) until all public notification periods are exhausted. Sign(s) must be maintained until conclusion of all processes.

Point of contact for the sign:
Dinah Reed, Senior Planner
City of Auburn Community Development
(253) 931-3092

Staff noted sign fee on ProjectTrak (date): Oct. 2, 2023

Affidavit of posting received from applicant (date): Oct. 2, 2023

Staff noted the following noncompliance:_____

_____

Staff modified posting (date):_____, for the reason of:_____

_____

I received the number of signs indicated above. I understand that the signs must be posted in accordance with Auburn City Code (ACC) 1.27. I have received a copy of ACC 1.27 and understand the applicant/owner responsibilities outlined in section 1.27.040 and the specifications outlined in section 1.27.050.

JEFF CURRIE 10-2-23

Signature Date

From: Dinah Reed
Sent: Monday, October 2, 2023 2:06 PM
To: cblansfield@auburn.wednet.edu; mayor@algonawa.gov; brian.davis@cityoffederalway.com; mnewman@ci.pacific.wa.us; sepaunit@ecy.wa.gov; MARI461@ECY.WA.GOV; sepacenter@dnr.wa.gov; jim.chan@kingcounty.gov; hubenbj@dshs.wa.gov; DE@Lakehaven.org; janderson@mbaks.com; jgamble@mbapierce.com; glen.stamant@muckleshoot.nsn.us; healthyenvironments@kingcounty.gov; John.Graves@fema.dhs.gov; tim@futurewise.org; Valerie.Garza@kingcounty.gov; Planning@KentWA.gov; Michael.corelli@kent.k12.wa.us; Kim.Wilbur@kent.k12.wa.us; josh.baldi@kingcounty.gov; Steve.Bleifuhs@kingcounty.gov; tplacethurlow@kingcounty.gov; mbay@kingcounty.gov; KCWTD_otheragencyplanning@kingcounty.gov; McCollD@wsdot.wa.gov; Jim.Ishimaru@kingcounty.gov; jgreene@kingcounty.gov; ktsang@muckleshoot.nsn.us; Rob@muckleshoot.nsn.us; riley.patterson@muckleshoot.nsn.us; laura.murphy@muckleshoot.nsn.us; Glen@muckleshoot.nsn.us; NRapin@muckleshoot.nsn.us; martin.fox@muckleshoot.nsn.us; sepa@dahp.wa.gov; stephanie.jolivette@dahp.wa.gov; sgaffne@co.pierce.wa.us; vodopichj@ci.bonney-lake.wa.us; kristin.l.mcdermott@usace.army.mil; SEPA@pscleanair.org; perry.weinberg@soundtransit.org; amy.hendershot@usda.gov; reviewteam@commerce.wa.gov; julian.douglas@dfw.wa.gov; mindy@wecprotects.org; SEPA.reviewteam@doh.wa.gov; cindy.flanagan@rainieraudubon.org; garrett@alpineridgeinsurance.com; customerservice@lakemeridianwater.com; development@sooscreek.com
Subject: ODNS - Noticing of SEP23-0020 for Auburn Dairy Projects Comprehensive Plan Land Use map amendment and Contract Rezone

Good afternoon,

Attached is SEP23-0020 for a Comprehensive Plan Land Use Map Amendment and Contract Rezone for Auburn Dairy Products property located at 702 W Main Street in Auburn, WA. Comments are due on October 17, 2023.

Best regards,

Dinah Reed, Senior Planner
Department of Community Development
City of Auburn | www.auburnwa.gov
Office 253-931-3092 | DReed@auburnwa.gov
Mailing Address: 25 W Main Street, Auburn, WA 98001
Permit Center Address: 1 E Main Street, Auburn, WA 98002 (Click Here for Map)
Customer Service Survey | Application Forms | Zoning Maps

Planning or Land Use Questions?
Book an online meeting: Virtual Permit Center - City of Auburn (auburnwa.gov)

TEAM AUBURN

The Seattle Times

AFFIDAVIT OF PUBLICATION

Dinah Reed
City of Auburn, Finance Dept
25 W Main St
Auburn WA 98001

STATE OF WASHINGTON, COUNTIES OF KING AND SNOHOMISH

The undersigned, on oath states that he/she is an authorized representative of The Seattle Times Company, publisher of The Seattle Times of general circulation published daily in King and Snohomish Counties, State of Washington. The Seattle Times has been approved as a legal newspaper by orders of the Superior Court of King and Snohomish Counties.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

10/02/2023

Agent Hank Bui Signature Hank Bui

Subscribed and sworn to before me on 10/04/2023
Debbie Collantes

Debbie Collantes
(Notary Signature) Notary Public in and for the State of Washington, residing at Seattle

Publication Cost:	$189.55
Order No:	64470
Customer No:	184
PO #:	

DEBBIE COLLANTES
Notary Public
State of Washington
Commission # 197558
My Comm. Expires Feb 15, 2026

NOTICE OF PUBLIC HEARING (NOH) and NOTICE OF O-DNS (DNS) The City of Auburn is issuing a Notice of Public Hearing (NOH) and Notice of Determination of Non-Significance (ODNS) using the optional process for the following described project. The permit applications and listed studies may be reviewed at the Auburn Department of Community Development at One E Main St., 2nd Floor, Customer Service Center, Auburn, WA 98001. www.auburnwa.gov/landuse. **Proposal**: Adopt amendments to the City's Comprehensive Plan consisting of the following Map (CPM) Amendment and Contract Rezone for privately initiated project. A Comprehensive Plan Map Amendment is requested for six contiguous parcels of land and a Site-Specific Rezone, Category 2 is requested for four of the six contiguous parcels of land. The application is a legislative non-project decision and will be processed in accordance with Auburn City Code 14.03.060. Two of the six parcels (parcels nos. 3915000005, 3915000050) are currently zoned M-1, Light Industrial and have an underlying land use designation of Downtown Urban Center. Parcel no. 3915000085 is zoned Downtown Urban Center (DUC) and has an underlying land use designation of Downtown Urban Center, and three parcels (parcel nos. 3915000115, 3915000120, 3915000125) are zoned R-20, Residential 20 Dwelling Units per acre and have an underlying land use designation of Downtown Urban Center. The proposal would change the land use designation of the six parcels to Light Industrial and the zoning designation to M-1, Light Industrial. **Notice of Application**: October 2, 2023 **Application Complete:** June 29, 2023 **Permit Application**: June 1, 2023 **File Nos.** SEP23-0020, CPA23-0002, REZ23-0004 **Property Owner/Applicant**: Auburn Dairy Products, 702 West Main Street, Auburn, WA 98001 **Plans Submitted with Application:** SEPA Checklist, Traffic Impact Analysis **Statement of Consistency & List of Applicable Development Regulations**: This proposal is subject to and shall be consistent with the Auburn City Code, Comprehensive Plan, and Public Works Design and Construction Standards. **Public Comment Period:** All persons may comment on this application. Comments must be in writing and received by the end of the 15-day comment period at **5:00pm October 17, 2023** to the mailing address of 25 W Main St., Auburn, WA, 98001 or to the contact email address below. Any person wishing to become a party of record, shall include in their comments that they wish to receive notice of and participate in any hearings, if relevant, request a copy of decisions once made, and be made aware of appeal rights. For questions regarding this project, please contact Dinah Reed, Senior Planner, at planning@auburnwa.gov or 253-931-3092. **Public Hearing: October 17, 2023 at 7:30 pm** will be held virtually and telephonically. To attend the meeting virtually please enter the meeting ID into the ZOOM app or call into the meeting at Join Zoom Meeting https://us06web.zoom.us/j/89678581877 Meeting ID: 896 7858 1877 One tap mobile +12532158782,,89678581877# US (Tacoma) +12532050468,,89678581877# US **Date Issued: October 2, 2023.**

Publication Cost:	$189.55
Order No:	64470
Customer No:	184
PO #:	

AUBURN DAIRY

Auburn, WA

TRAFFIC IMPACT ASSESSMENT (TIA)

September 29, 2023

HEATH&ASSOCIATES

Transportation Planning & Engineering

AUBURN DAIRY
TRAFFIC IMPACT ANALYSIS

Prepared for:

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032

Prepared by:

Heath & Associates
PO Box 397
Puyallup, WA 98371
(253) 770 1401
Heathtraffic.com

License:

09/29/2023

AUBURN DAIRY
TRAFFIC IMPACT ANALYSIS

CONTENTS

1. Introduction....4
2. Project Description....4
3. Study Area and Baseline Conditions....6
4. Trip Generation & Forecast Traffic Demand and Analysis....16
5. Conclusions....24

TABLES

1. Transportation Improvement Projects....13
2. Collision History Overview....14
3. Baseline Peak Hour Level of Service....16
4. North Parcel Trip Generation Comparison....17
5. South Parcels Trip Generation Comparison....18
6. Potential Rezone Project Trip Generation....19
7. Forecast Peak Hour Level of Service....23

FIGURES

1. Rezone Area....4
2. Vicinity Map....5
3. Baseline AM Peak Hour Volumes....7
4. Baseline PM Peak Hour Volumes....8
5. AM Peak Hour Pedestrian Volumes....9
6. AM Peak Hour Bicycle Volumes....10
7. PM Peak Hour Pedestrian Volumes....11
8. PM Peak Hour Bicycle Volumes....12
9. PM Peak Hour Trip Distribution & Assignment....20
10. Forecast 2028 PM Peak Hour Volumes Without Project....21
11. Forecast 2028 PM Peak Hour Volumes With Project....22

AUBURN DAIRY
TRAFFIC IMPACT ANALYSIS

INTRODUCTION

Heath & Associates has been retained to assist in a proposed rezone for subject parcels: 3915000-085, -115, -120, & -125, totaling approximately 0.66-acres in area. An initial report, *Auburn Dairy Trip Generation Analysis,* submitted in June 2023 was reviewed by the City with comments provided in August 2023. It was determined that a Traffic Impact Analysis (TIA) was required in support of the rezone.

PROJECT DESCRIPTION

Auburn Dairy is proposing to rezone four tax parcels across from their existing facility located at 702 W Main Street in the city of Auburn to expand their operations. As part of the rezone application process, a TIA is required to evaluate potential impacts that could occur. The first step is identifying the permitted and allowable uses under the proposed new zoning request and assessing a worst-case scenario in terms of vehicular activity.

<u>Parcel 3915000085</u>
Current Zoning ➔ DUC (Downtown Urban Center)
Proposed Zoning ➔ M1 (Light Industrial Zone)

<u>Parcels 3915000115, -120, & -125</u>
Current Zoning ➔ DUC (Downtown Urban Center)
Proposed Zoning ➔ M1 (Light Industrial Zone)

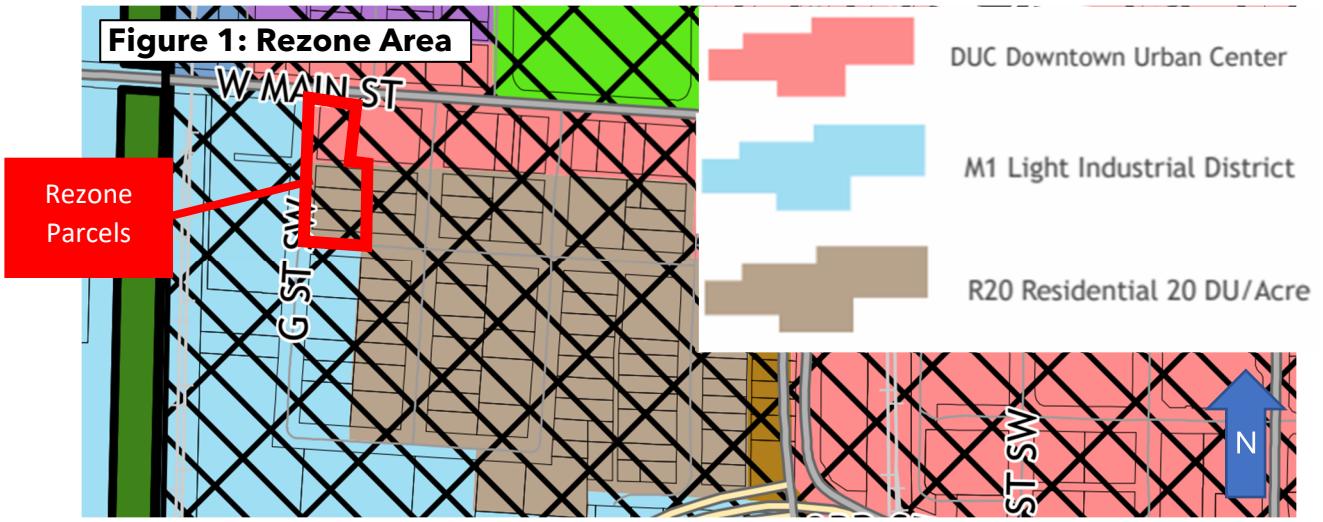


Figure 2: Vicinity Map
N
Main St
North Parcel
South Parcels
1st St
G St

STUDY AREA AND BASELINE CONDITIONS

Existing Peak Hour Volumes

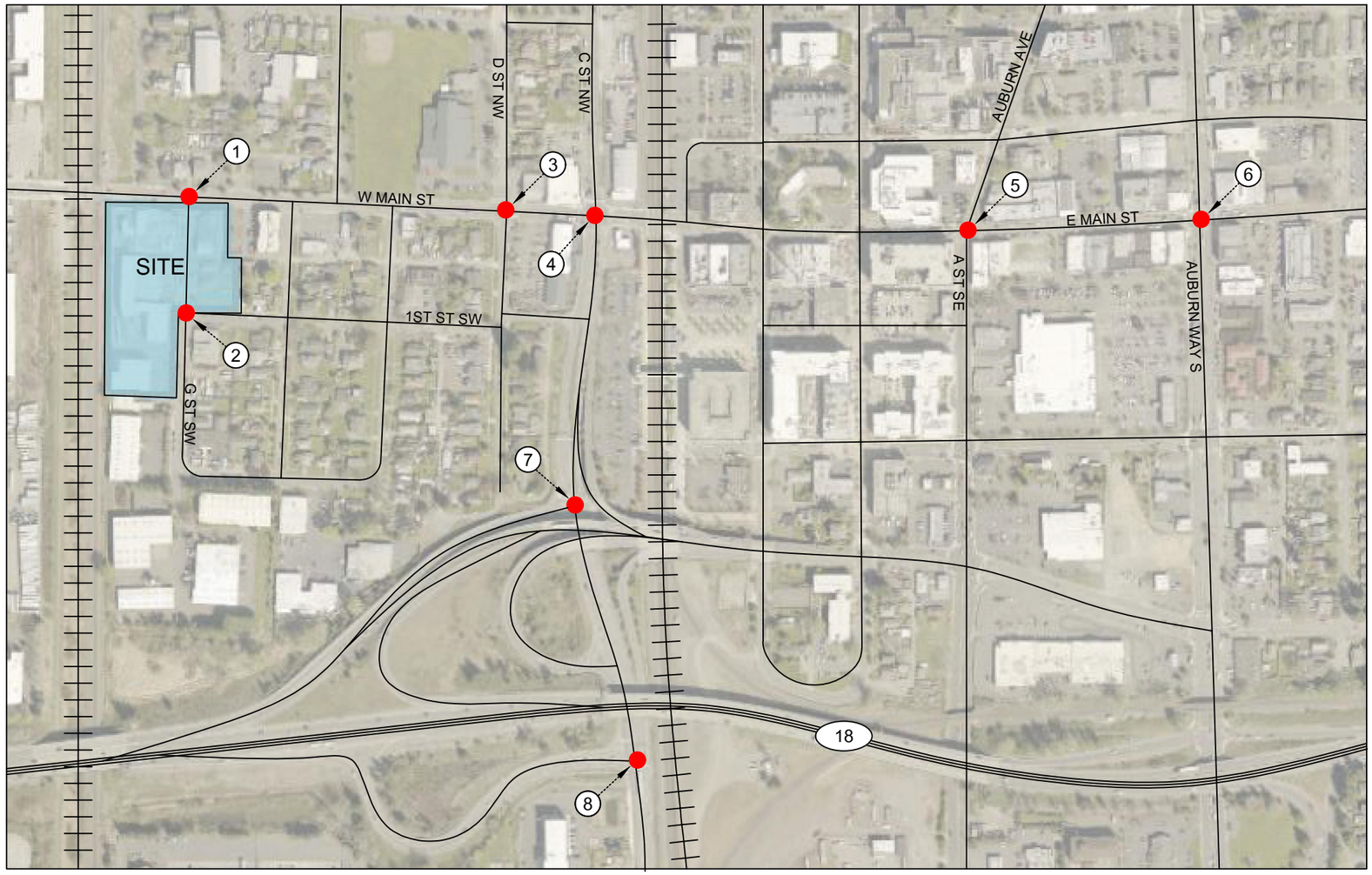
The study area for the Auburn Dairy project includes eight study intersections within the city of Auburn. Where available, counts were obtained from the City's database. Where unavailable, Heath & Associates collected new turning movement counts. Below summarizes the study intersections and count source.

1. W Main Street & G Street SW (Heath 2023 Data)
2. 1st Street SW & G Street SW (Heath 2023 Data)
3. W Main Street & D Street SW (Heath 2023 Data)
4. W Main Street & C Street SW (City 2022 Data)
5. E/W Main Street & Auburn Ave (City 2022 Data)
6. E Main Street & Auburn Way N/S (City 2022 Data)
7. SR 18 Westbound Ramps/Transit Access & C Street SW (City 2022 Data)
8. SR 18 Eastbound Ramps & C Street SW (City 2022 Data)

All counts were conducted between 7:00-9:00 a.m. and 4:00-6:00 p.m. The single hour representing peak volumes for the AM and PM time period is then derived and used for capacity analysis. Figures 3 and 4 highlight AM and PM peak hour volumes at each study intersection. Full count sheets are available in the appendix.

Non-Motorist Activity

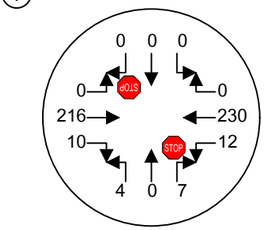
Pedestrian and bicycle activity were monitored during the AM and PM peak hour counts at each study intersection. AM and PM peak hour pedestrian and bicycle activity at each study intersection are shown in Figures 5, 6, 7, and 8. Non-motorist activity generally increased further east within the city center. The vicinity provides complete sidewalk infrastructure and crosswalks for connectivity to transit (Auburn Station) and other amenities.



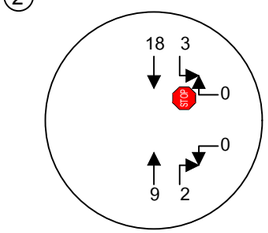
STUDY INTERSECTIONS

BASELINE AM DATA

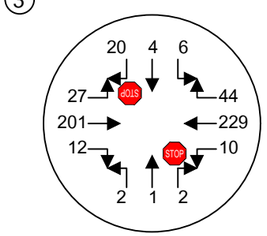
1 W MAIN ST & G ST SW



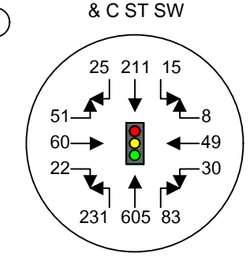
2 1ST ST SW & G ST SW



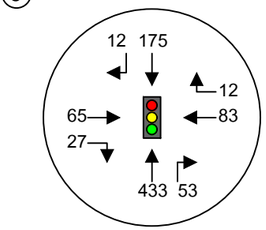
3 W MAIN ST & D ST SW



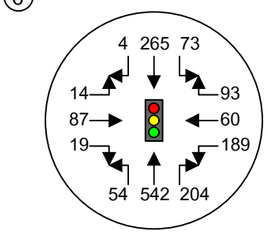
4 W MAIN ST & C ST SW



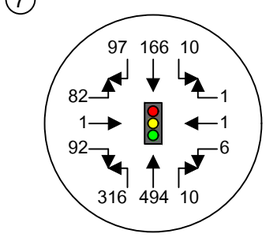
5 E/W MAIN ST & AUBURN AVE



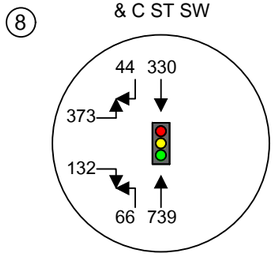
6 E MAIN ST & AUBURN WAY N



7 SR-18 WB RAMP W/ TRANSIT & C ST SW



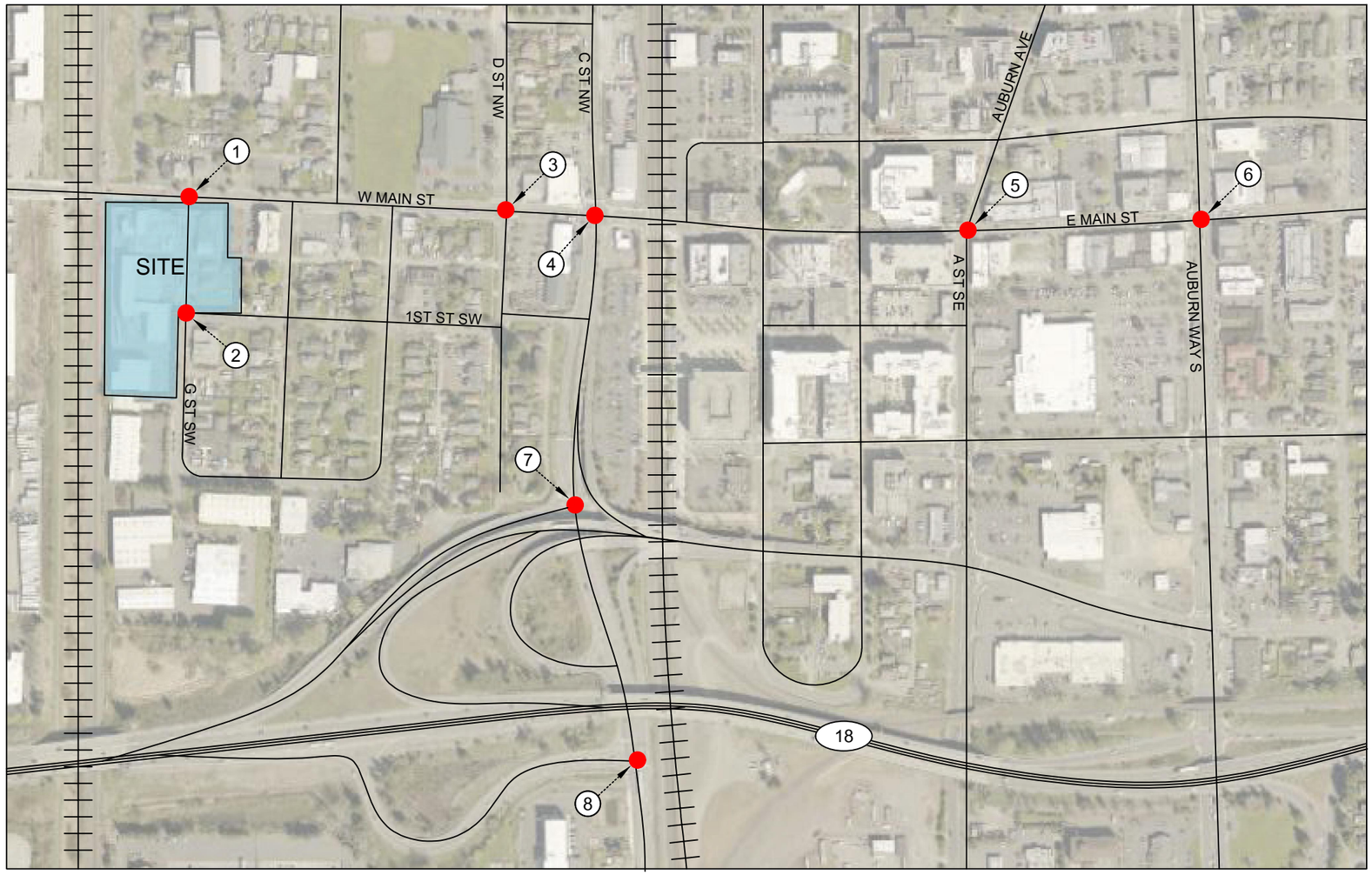
8 SR-18 EB RAMP & C ST SW



HEATH&ASSOCIATES
Transportation Planning & Engineering

AUBURN DAIRY

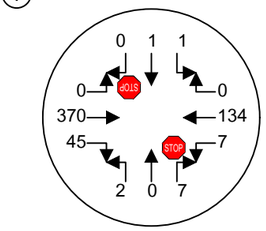
BASELINE AM PEAK HOUR VOLUMES
FIGURE 3



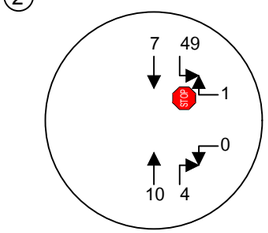
STUDY INTERSECTIONS

BASELINE PM DATA

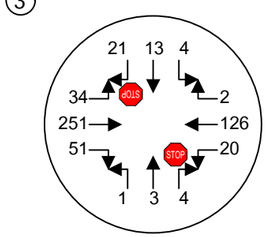
1 W MAIN ST & G ST SW



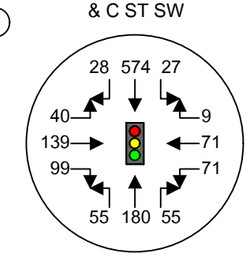
2 1ST ST SW & G ST SW



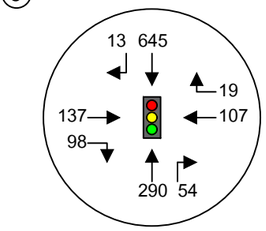
3 W MAIN ST & D ST SW



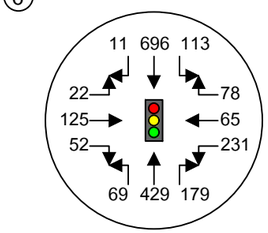
4 W MAIN ST & C ST SW



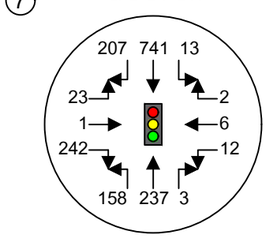
5 E/W MAIN ST & AUBURN AVE



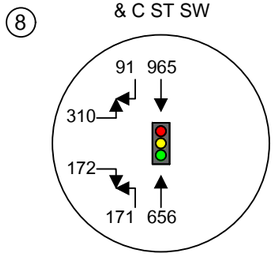
6 E MAIN ST & AUBURN WAY N



7 SR-18 WB RAMP W/ TRANSIT & C ST SW



8 SR-18 EB RAMP & C ST SW

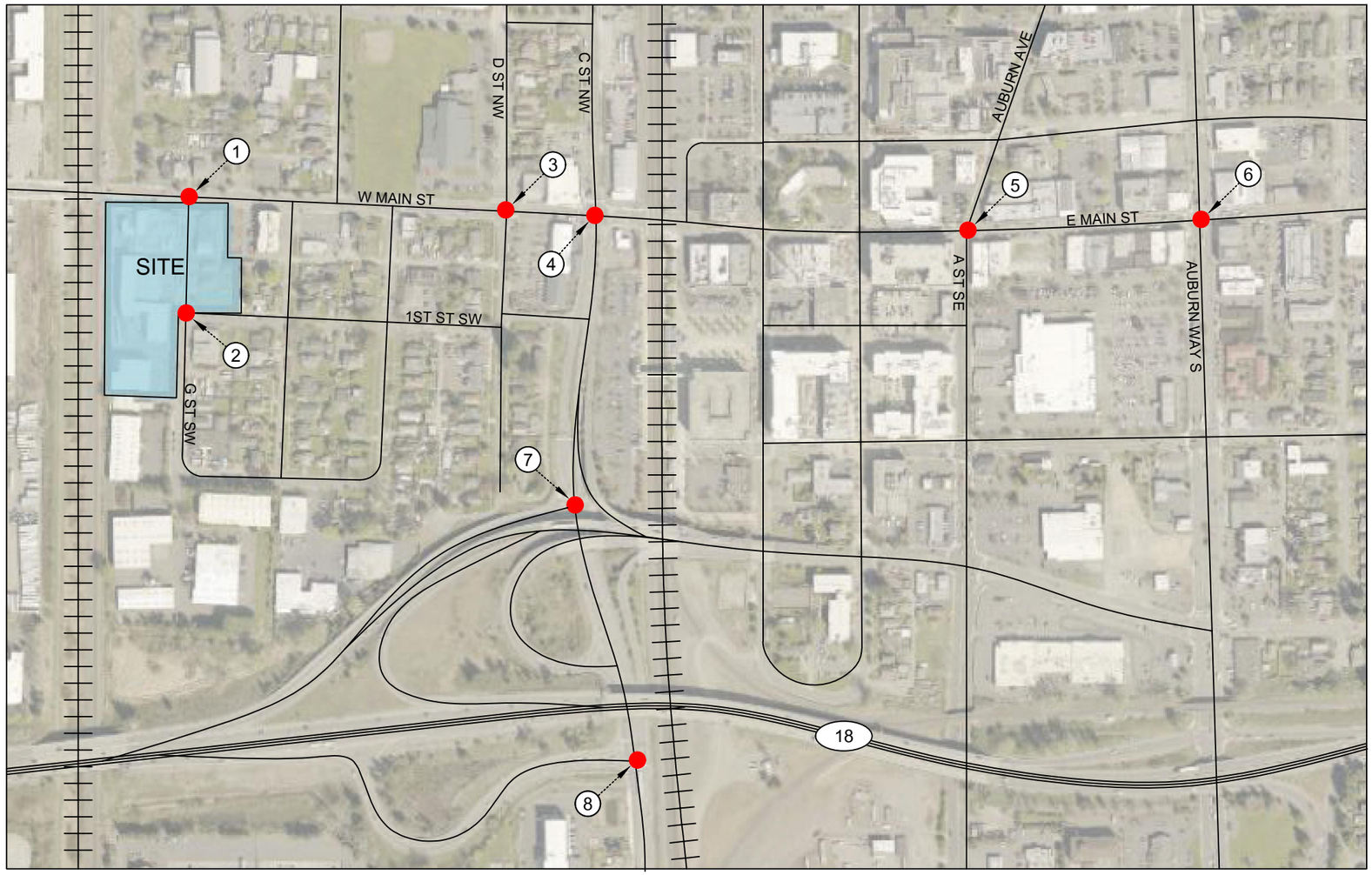


HEATH&ASSOCIATES
Transportation Planning & Engineering

AUBURN DAIRY

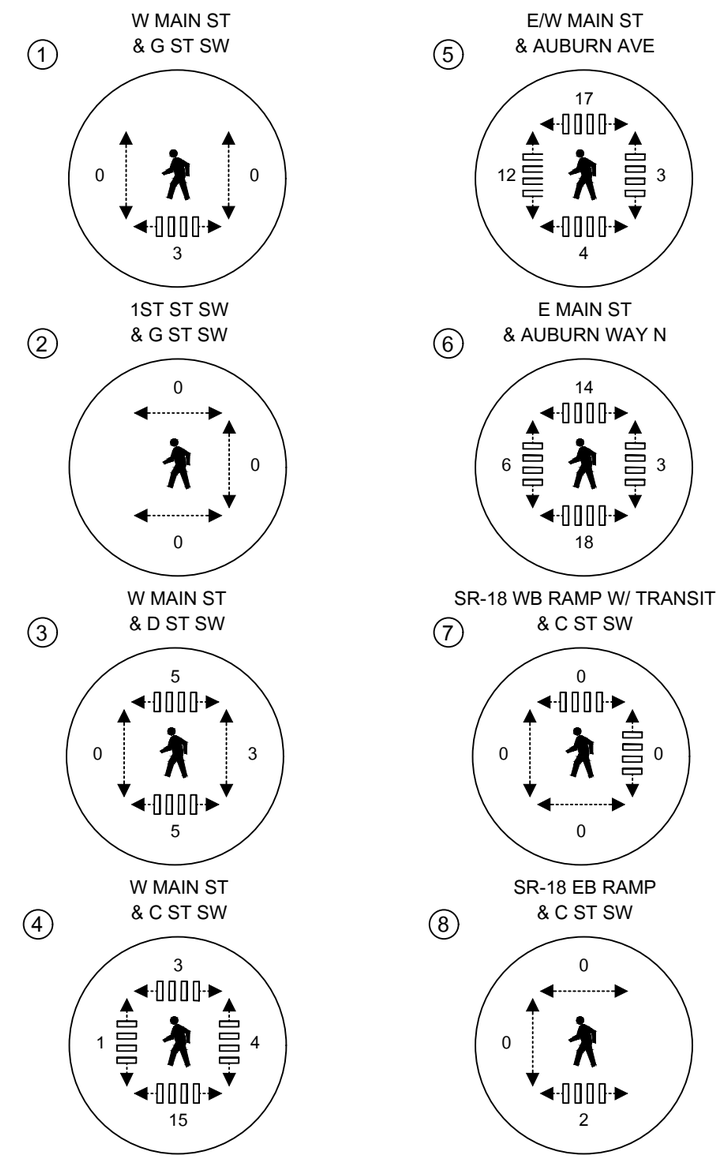
BASELINE PM PEAK HOUR VOLUMES
FIGURE 4

N



STUDY INTERSECTIONS

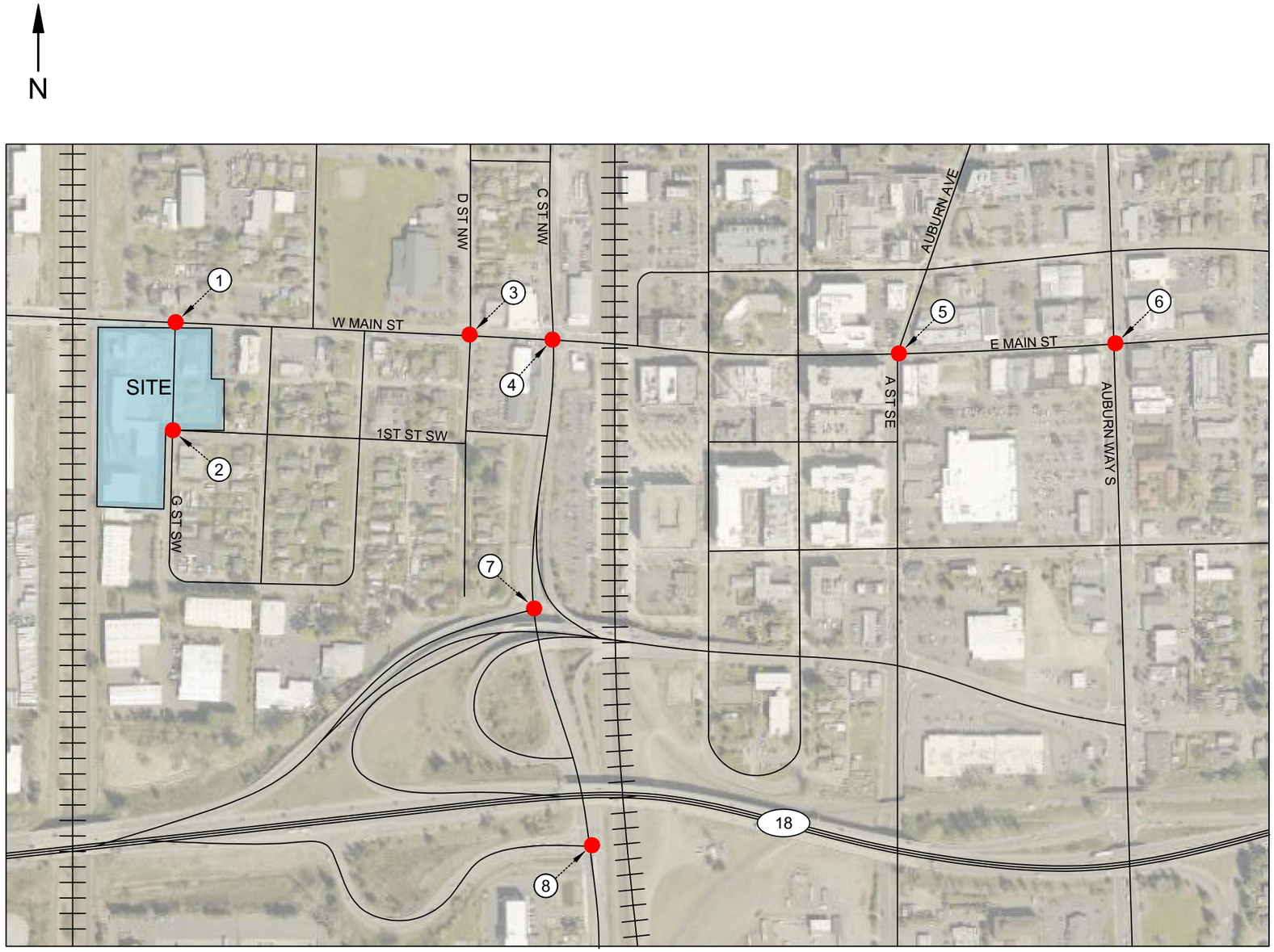
BASELINE AM DATA



HEATH&ASSOCIATES
Transportation Planning & Engineering

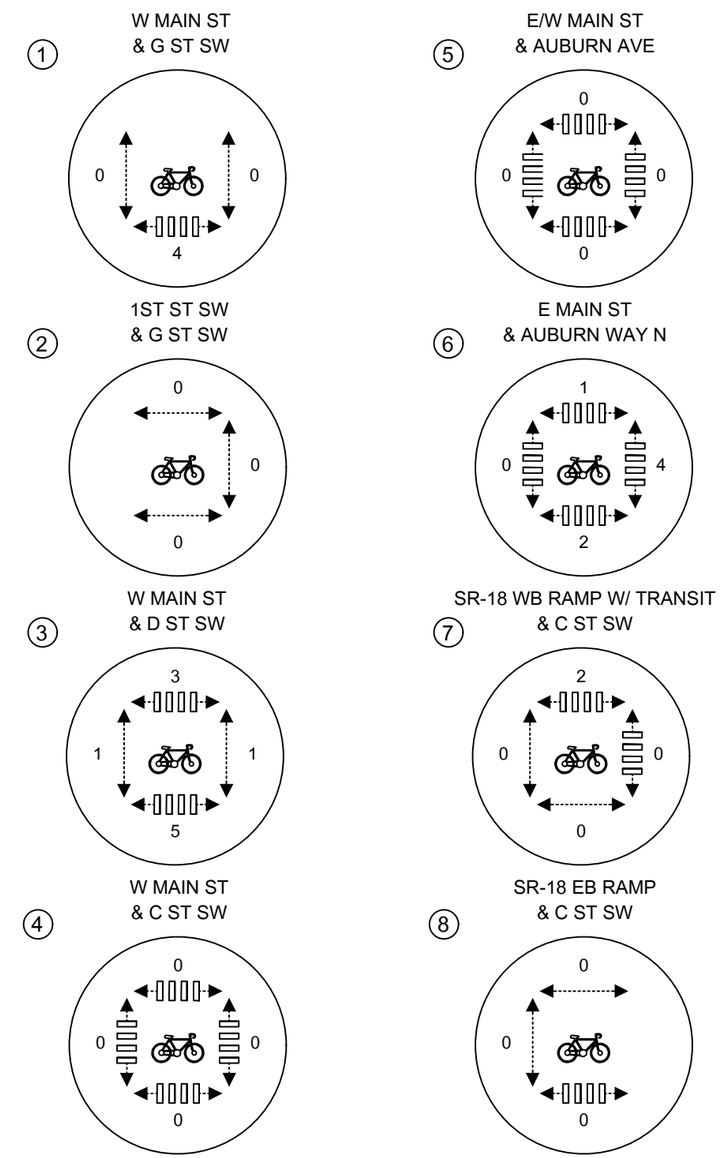
AUBURN DAIRY

BASELINE AM PEAK HOUR PEDESTRIAN VOLUMES
FIGURE 5



STUDY INTERSECTIONS

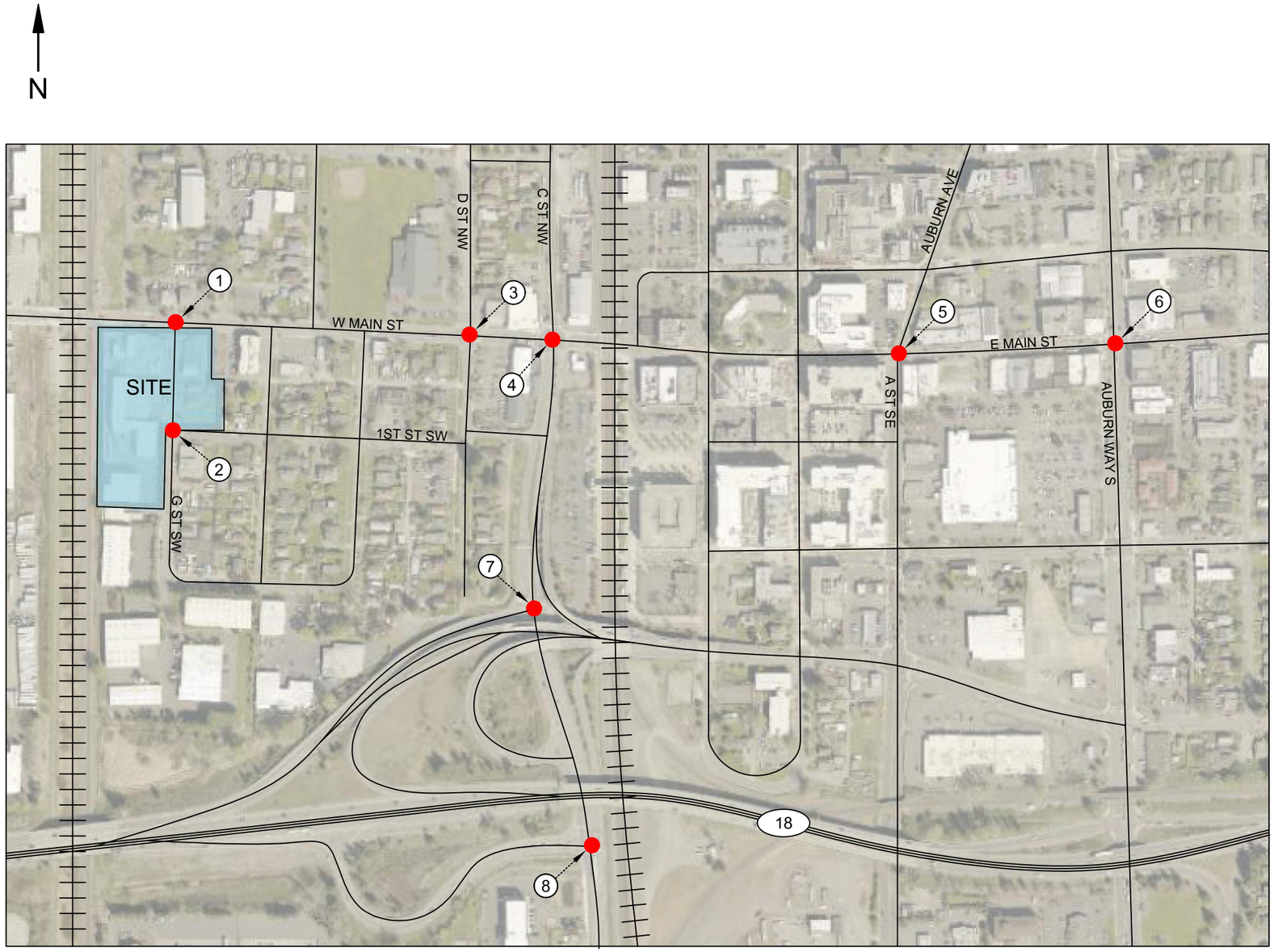
BASELINE AM DATA



HEATH&ASSOCIATES
Transportation Planning & Engineering

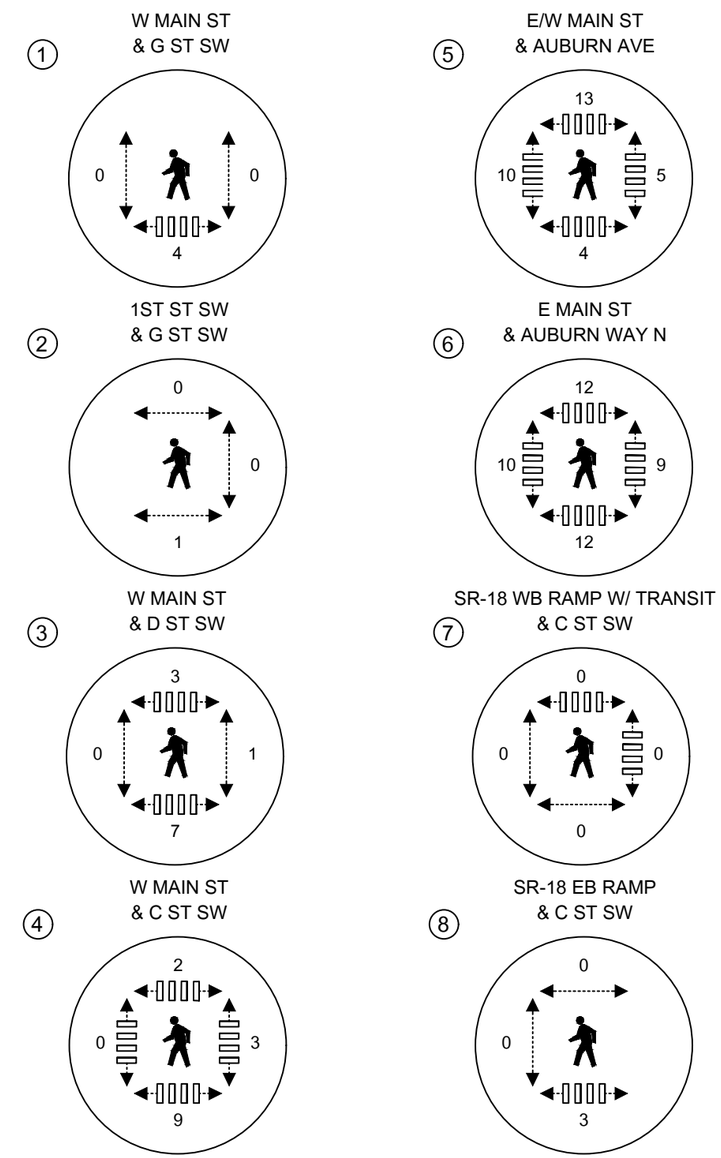
AUBURN DAIRY

BASELINE AM PEAK HOUR BICYCLE VOLUMES
FIGURE 6



STUDY INTERSECTIONS

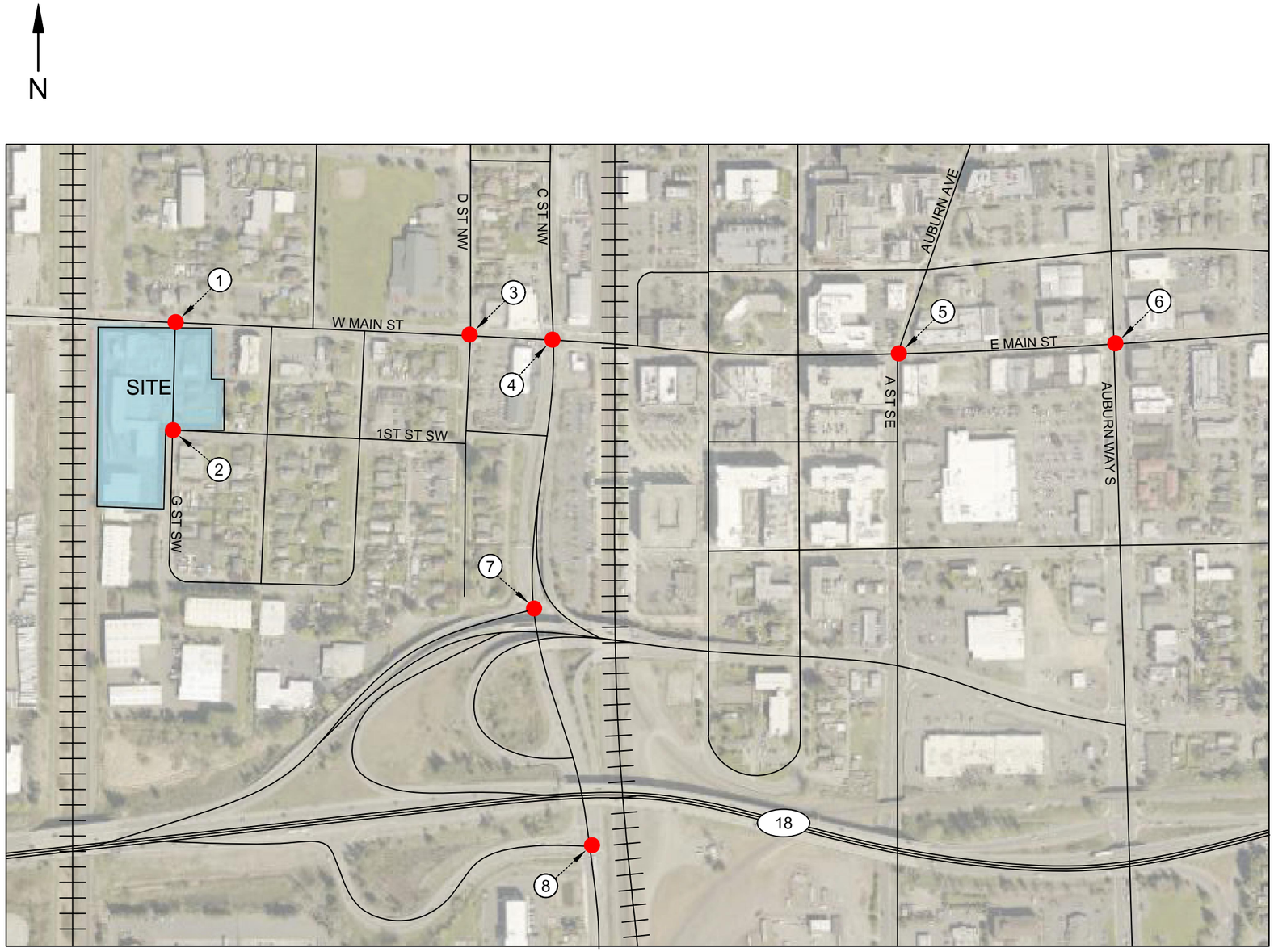
BASELINE PM DATA



HEATH&ASSOCIATES
Transportation Planning & Engineering

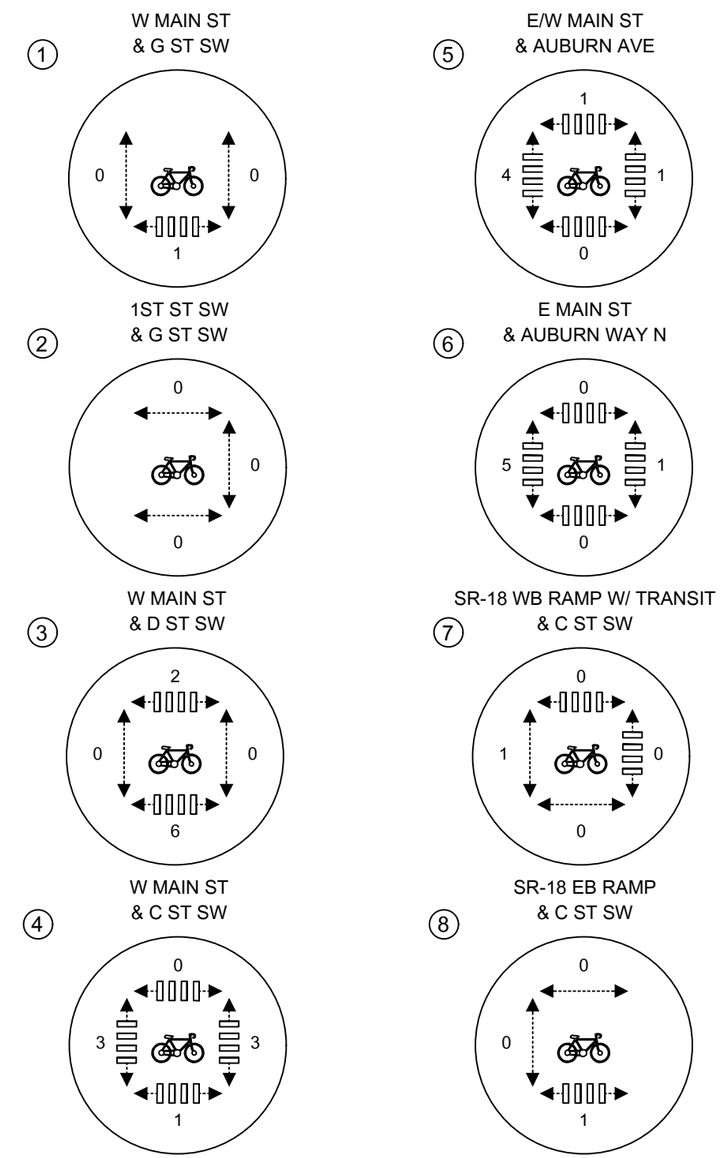
AUBURN DAIRY

BASELINE PM PEAK HOUR PEDESTRIAN VOLUMES
FIGURE 7



STUDY INTERSECTIONS

BASELINE PM DATA



HEATH&ASSOCIATES
Transportation Planning & Engineering

AUBURN DAIRY

BASELINE PM PEAK HOUR BICYCLE VOLUMES
FIGURE 8

Roadway Improvements

The City of Auburn's (2024-2029) Transportation Improvement Program and WSDOT's Statewide Transportation Improvement Program (STIP) (2023-2026) were both reviewed. A total of three improvement projects were noted in the study area. See Table 1 below.

Table 1: Transportation Improvement Projects

Name	Location	Improvement	Cost
		CITY OF AUBURN	
Downtown Infrastructure Improvement Project (ID # I-7)	Auburn Ave/Main St	This project will replace infrastructure that is at or near the end of its useful service life. The project will replace the existing traffic signal at Main St & Auburn Ave, install decorative overhead street lighting on E Main St and replace sidewalks on E Main St. Construction is estimated to begin in 2024.	$1,100,000
A Street NE Phase 2 (ID # R-5)	W Main St to 3rd St NW	This project will widen A St NW to create a three-lane roadway section between W Main St & 3rd St NW thereby improving the connection between the A St NW Extension (Phase I) and Auburn Station and Central Business District. Construction is estimated to begin in 2026.	$3,150,000
		WSDOT STIP	
C St Preservation (ID #: AUB-67)	Main St S to GSA Signal	This project will grind and overlay C St SW between Main St and the GSA signal. Also included are upgrades to curb ramps, pedestrian push buttons, and replacement of vehicle detection at the signalized intersection. Construction is estimated to begin in 2024.	$2,261,544

No improvement projects were considered under forecast conditions.

Safety Analysis

A list of the recorded 5-year collision history between 2018 through 2022 for the study intersections was requested from the City of Auburn. A summary of the collisions per year at each study intersection is listed in Table 2 below.

Table 2: Collision History Overview

Intersection	AADT[1]	2018	2019	2020	2021	2022	Avg/Yr	Crash Rate (MEV)
W Main St & G St	5,670	0	1	0	0	0	0.2	0.10
W Main St & D St	5,300	2	0	0	1	0	0.6	0.31
W Main St & C St	13,480	4	3	1	4	2	2.8	0.57
E Main St & Auburn Ave	13,760	1	2	2	1	0	1.2	0.24
E Main St & Auburn Way	20,700	4	3	6	5	3	4.2	0.56
C St SW & SR 18 WB Ramps	16,450	3	1	0	3	3	2.0	0.33
C St SW & SR 18 EB Ramps	23,650	2	5	4	1	2	2.8	0.32

Out of the 69 collisions in the study area, there were no fatalities, 26 resulting in injuries and 43 as unknown/property damage only. The most common collision types were listed as "enter at angle (20)", "rear-end (15)","from opposite direction (11)", "from same direction (7)", "sideswipe (6)", "struck fixed object (4)", vehicle strikes pedestrian/cyclist (4)", "cyclist strikes vehicle (1)", and "head-on (1)".

All study intersections crash rate per million entering vehicles (MEV) are under 1.0.

Pedestrians/Cyclist Collisions:

- Main Street & D Street
    - Collision 1: The first collision (vehicle strikes pedestrian) occurred as a southbound vehicle along D Street turned right onto Main Street striking a pedestrian. The lighting conditions are listed as dark – no street lights with the roadway conditions listed as wet. There was no reported contributing driver circumstance.
    - Collision 2: The second collision (cyclist strikes vehicle) occurred as an eastbound vehicle along Main Street turned right onto D Street. The lighting conditions were listed as daylight with dry roadway conditions. The contributing driver circumstance was listed as improper turn/did not grant right of way to pedestrian.

[1] AADT was estimated from multiplying PM peak hour volumes by 10.

- Main Street & Auburn Way:
    - Collision 1: The first collision (vehicle hits pedestrian) occurred as a southbound vehicle turned left onto Main Street striking a pedestrian. The lighting conditions were listed as daylight with dry roadways. There was no reported driver contributing circumstance.

    - Collision 2: The second collision (vehicle strikes pedestrian) occurred when a westbound vehicle turned right onto Auburn Way striking a pedestrian. The lighting conditions were listed as dark – with street lights on with dry roadway conditions. The contributing driver circumstance was listed as did not grant right-of-way to pedestrian.

    - Collision 3: The third collision (vehicle hits cyclist) occurred when a westbound vehicle turned right onto Auburn Way striking a cyclist. The lighting conditions are listed as daylight with wet roadway conditions. The contributing driver circumstance was listed as inattention.

Existing Level of Service

Level of Service (LOS) is a measure that quantifies the quality and congestion of the transportation system. The range[2] for intersection Level of Service ranges from LOS A (excellent) to LOS F (failure) as defined in the *Highway Capacity Manual* 7th Edition. LOS was calculated using *Synchro 12*, a transportation analysis software. For signalized intersections, LOS is determined by overall average delay for all approaches. For side-street stop-controlled intersections, LOS is determined by the movement with the highest delay. Table 3 on the following page summarizes baseline AM and PM peak hour LOS delays for each study intersection.

---

2 *Signalized Intersections - Level of Service*

Level of Service	Control Delay per Vehicle (sec)
A	≤10
B	>10 and ≤20
C	>20 and ≤35
D	>35 and ≤55
E	>55 and ≤80
F	>80

Stop Controlled Intersections – Level of Service

Level of Service	Control Delay per Vehicle (sec)
A	≤10
B	>10 and ≤15
C	>15 and ≤25
D	>25 and ≤35
E	>35 and ≤50
F	>50

Highway Capacity Manual, 7th Edition

Table 3: Baseline Peak Hour Level of Service

Delays Given in Seconds per Vehicle

Intersection	Control	Peak Hour	Critical Movement	LOS	Delay	V/C Ratio
W Main St & G St SW	Two-Way Stop	AM	SB	B	11.5	0.02
		PM		B	13.9	0.02
1st St SW & G St SW	One-Way Stop	AM	WB	A	7.5	0.01
		PM		A	8.4	0.05
W Main St & D St SW	Two-Way Stop	AM	NB	B	12.6	0.01
		PM		B	12.6	0.08
W Main St & C St SW	Signal	AM	Overall	B	14.1	0.81
		PM		B	16.6	0.68
Main St & Auburn Ave	Signal	AM	Overall	A	6.9	0.55
		PM		A	9.1	0.73
E Main St & Auburn Way N	Signal	AM	Overall	B	19.6	0.71
		PM		C	23.1	0.71
C St SW & SR 18 WB Ramps	Signal	AM	Overall	C	25.3	0.83
		PM		C	30.3	0.92
C St SW & SR 18 EB Ramps	Signal	AM	Overall	C	32.6	0.95
		PM		C	30.7	0.91

Existing conditions operate at LOS C or better within the study area. The City LOS standards range between LOS D/E. WSDOT's standards for SR 18 is LOS D. With the PM peak hour experiencing higher delays, this period will be the focus for the forecast conditions scenario.

TRIP GENERATION & FORECAST TRAFFIC DEMAND ANALYSIS

To evaluate potential impacts from the proposed rezone, trip generation was examined under a maximum utilization scenario for both existing and proposed zoning. Trip generation estimates were derived from the Institute of Transportation Engineers (ITE) publication, *Trip Generation, 11th Edition*.

Northern Parcel:
The north parcel is proposed to rezone from DUC to M1 which would overall reduce the development intensity potential. However, under the proposed M1 scenario, some DUC design standards were applied such as no setbacks to remain consistent with adjacent developed sites. The buildout scenario, derived in collaboration with Barghausen Planners, is summarized in the exhibit below. In review, both zoning designations permit similar uses such as retail and residential–typically higher traffic generating uses.

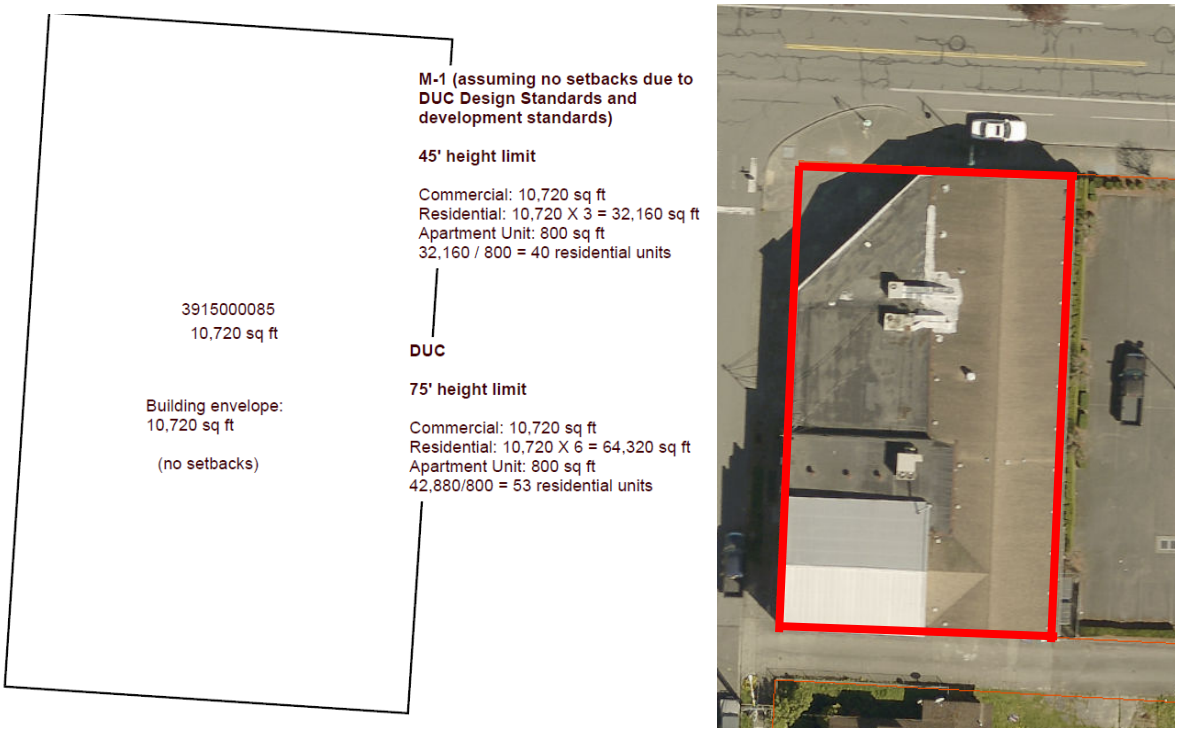


Table 4 summarizes the trip generation using the above parameters. ITE's Land Use Codes (LUC) applied are as follows: *LUC 221 – Multifamily Mid-Rise* and *LUC 822 – Strip Retail*.

Table 4: North Parcel Trip Generation Comparison

Zoning Scenario	Buildout Assumption	AWDT	AM Peak-Hour Trips			PM Peak-Hour Trips		
			In	Out	Total	In	Out	Total
M-1 (Proposed)	10.72 ksf Retail + 40 Multifamily Mid-Rise units	766	18	22	40	45	42	87
DUC (Current)	10.72 ksf Retail + 53 Multifamily Mid-Rise units	825	20	25	45	48	44	92
Net Potential Change from Rezone		**-59**	**-2**	**-3**	**-5**	**-3**	**-2**	**-5**

In total, a slight trip reduction is estimated from rezoning DUC to M1.

Southern Parcels:
The three southern parcels are proposed to rezone from R-20 to M1 which would overall increase the development intensity potential. Consistent with the northern parcel, the M1 scenario assumed no building setbacks as allowable under DUC. Under current R-20 zoning, 8 single-family attached (townhomes) is the max utilization assumption.

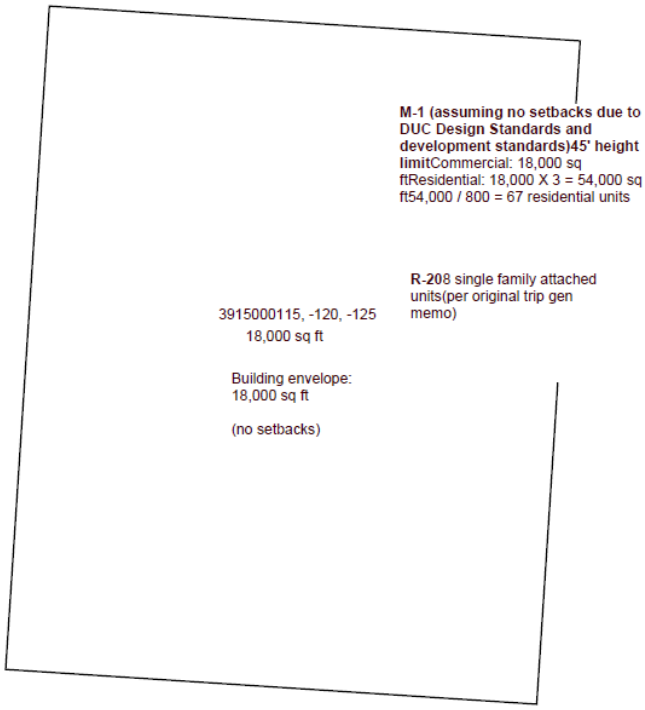


Table 5 summarizes the trip generation using the above parameters. ITE's Land Use Codes (LUC) applied are as follows: *LUC 221 – Multifamily Mid-Rise, LUC 822 – Strip Retail,* and *LUC 215 – Single-Family Attached.*

Table 5: South Parcels Trip Generation Comparison

Zoning Scenario	Buildout Assumption	AWDT	AM Peak-Hour Trips			PM Peak-Hour Trips		
			In	Out	Total	In	Out	Total
R-20 (Current)	8 Single-Family Attached Units	58	1	3	4	3	2	5
M-1 (Proposed)	18 ksf Retail + 67 Multifamily Mid-Rise units	1284	31	36	67	75	70	145
Net Potential Change from Rezone		**+1226**	**+30**	**+33**	**+63**	**+72**	**+68**	**+140**

In total, the southern parcels rezone has a much greater development potential resulting in significant trip generation increases.

Combining the north and south parcels' trip generation

Table 6: Potential Rezone Project Trip Generation

Parcel	AWDT	AM Peak-Hour Trips			PM Peak-Hour Trips		
		In	Out	Total	In	Out	Total
Northern Parcel	-59	-2	-3	**-5**	-3	-2	**-5**
Southern Parcels	1226	30	33	**63**	72	68	**140**
Net New Rezone Trips	**1167**	**28**	**30**	**58**	**69**	**66**	**135**

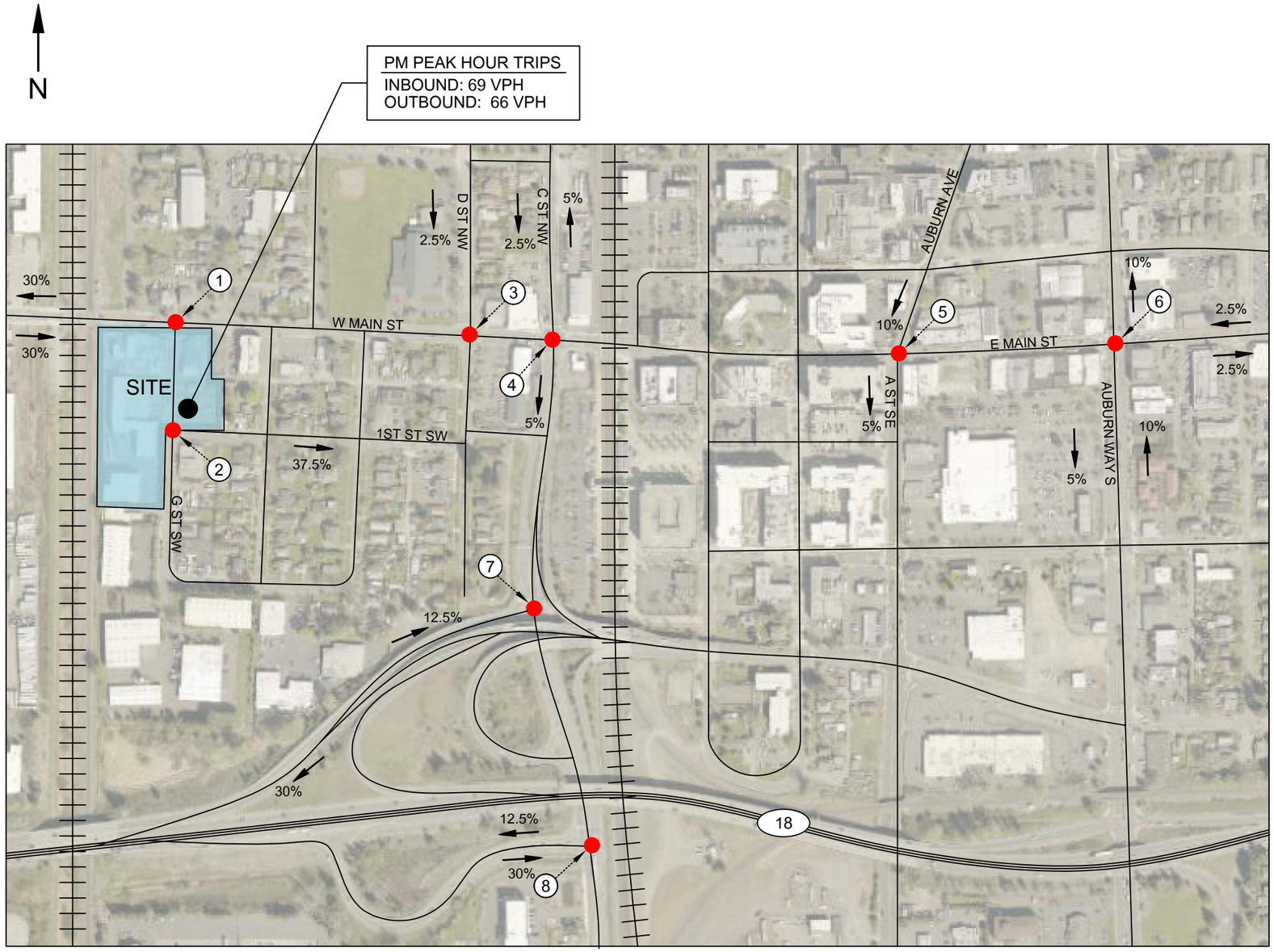
The combined site is anticipated to generate a net increase of 1,167 average weekday daily trips with 58 net new AM peak hour trips (28 inbound / 30 outbound) and 135 net new PM peak hour trips (69 inbound / 66 outbound). Refer to the appendix for the complete trip generation breakdown.

Distribution & Assignment

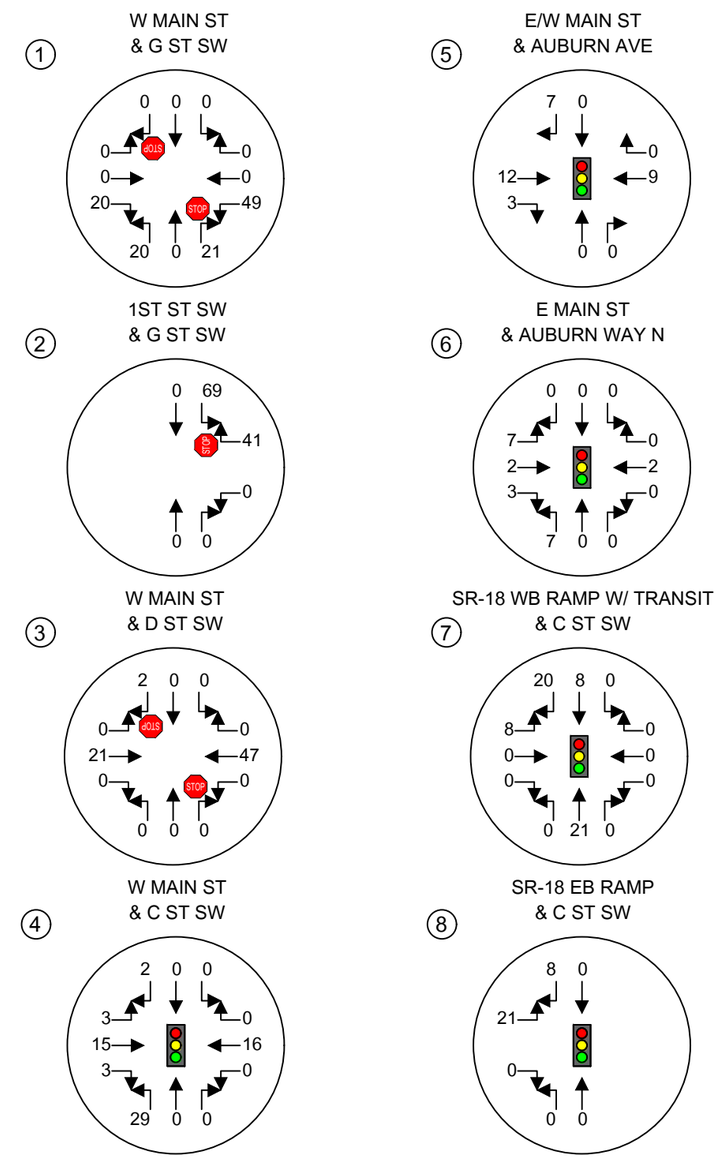
Trip distribution describes the process by which project generated trips are dispersed on the roadway network surrounding the site. Trip distribution percentage are primarily based on existing travel patterns identified from the field counts and on anticipated travel routes. Given the left turn restrictions at Main Street & Auburn Avenue, different inbound and outbound percentages have been assigned. Refer to Figure 9 for the PM peak hour trip distribution & assignment.

Future Peak Hour Volumes

A five-year horizon of 2028 was used to assess future conditions with the proposed rezone. Forecast 2028 volumes were derived by applying a 2.0 percent compound annual growth rate to the baseline PM peak hour volumes shown in Figure 4. As the city provided data was collected in 2022, study intersections #4-8 received an additional year of growth rate. Forecast 2028 PM peak hour background volumes are illustrated in Figure 10 (without project), while forecast 2028 PM peak hour volumes with the rezone traffic scenario are illustrated in Figure 11.



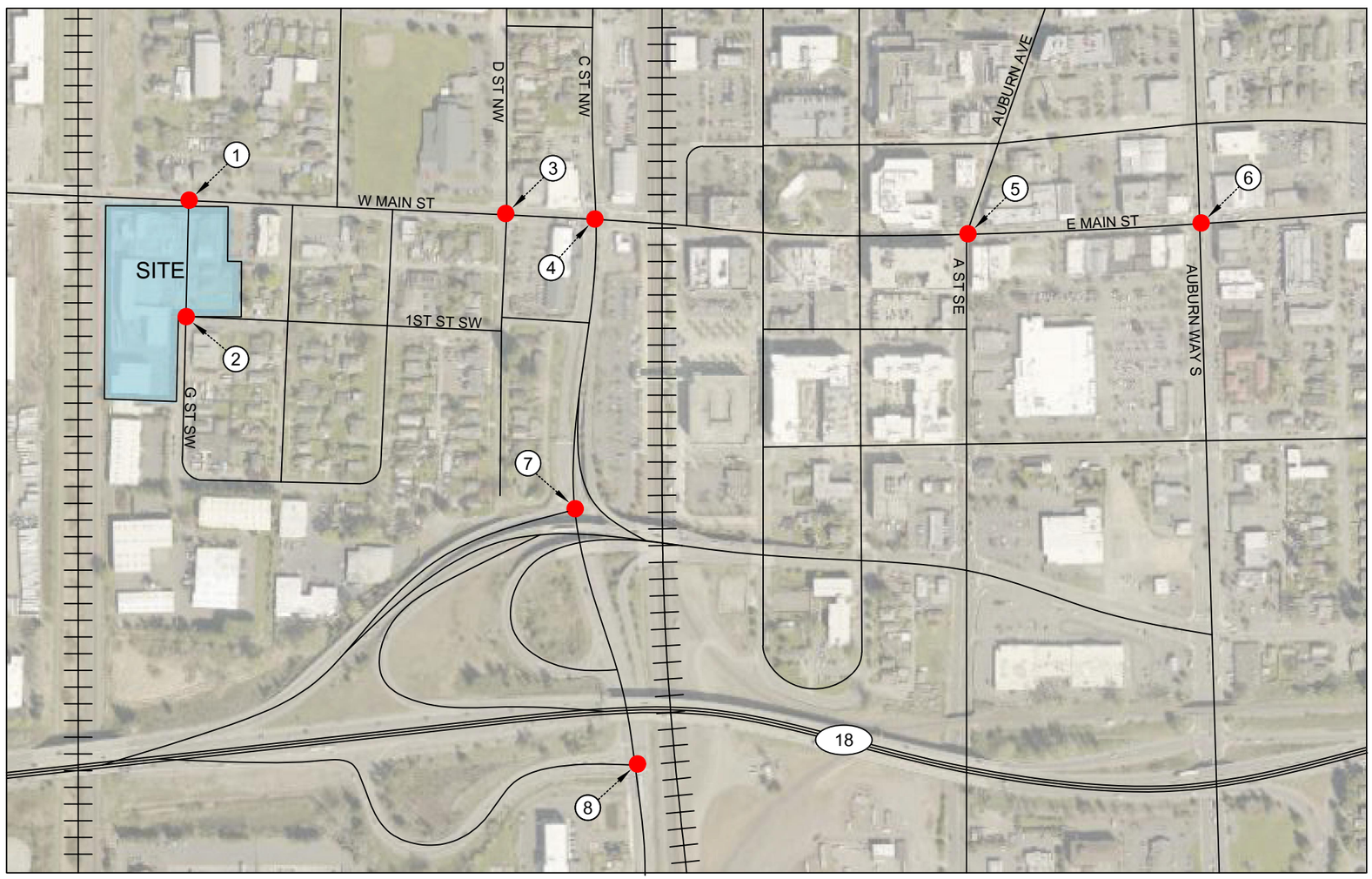
STUDY INTERSECTIONS



HEATH&ASSOCIATES
Transportation Planning & Engineering

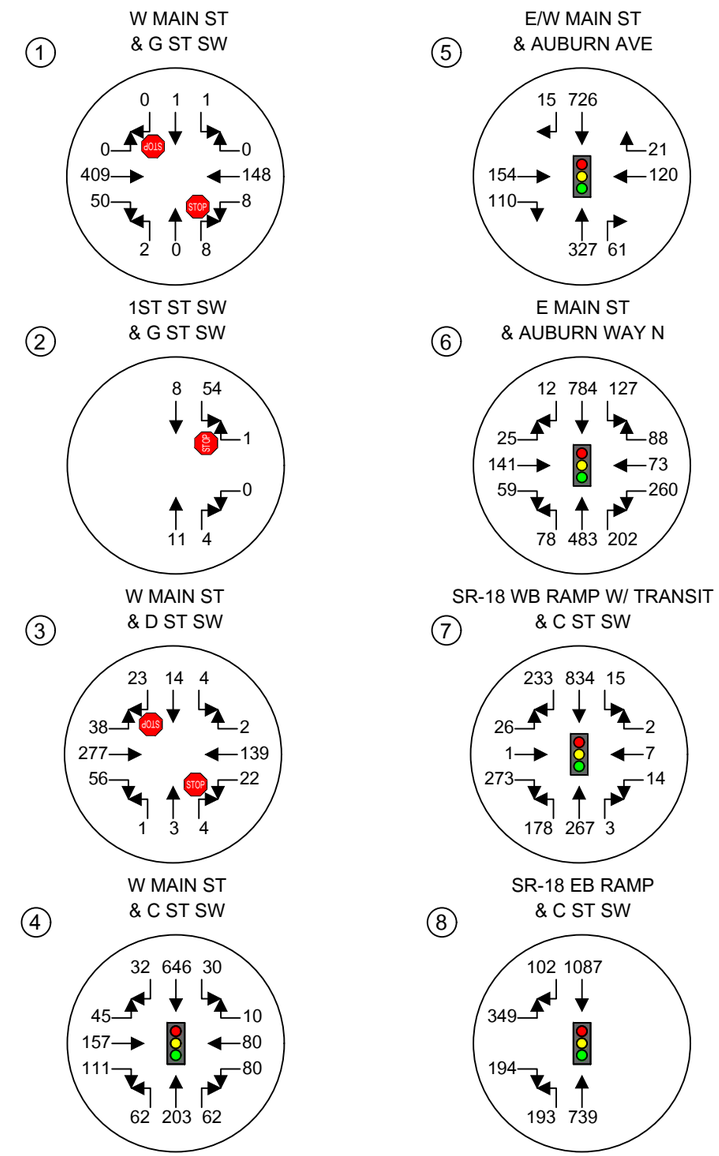
AUBURN DAIRY

PM PEAK HOUR TRIP DISTRIBUTION & ASSIGNMENT
FIGURE 9



STUDY INTERSECTIONS

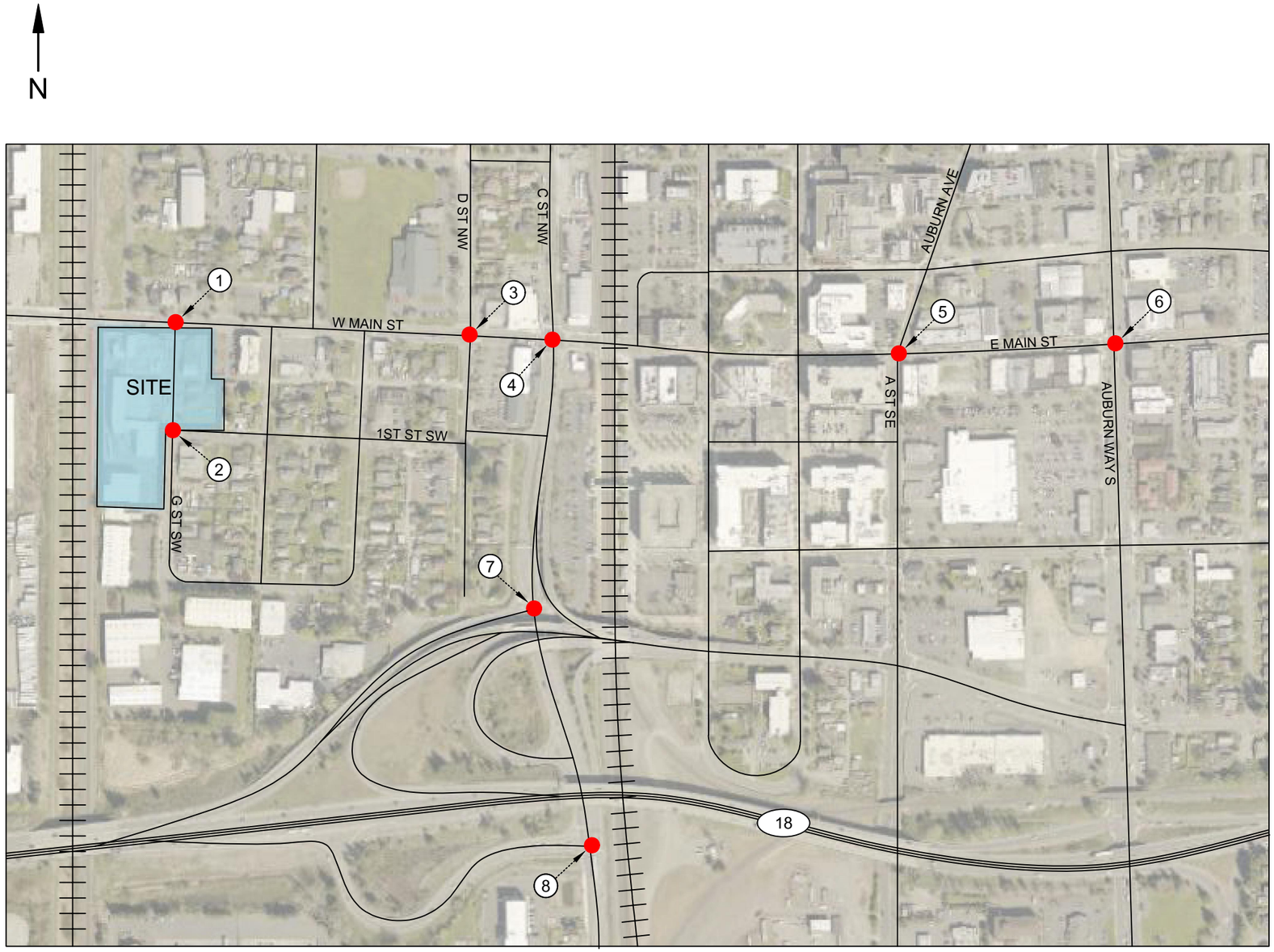
FORECAST 2028 PM DATA



HEATH&ASSOCIATES
Transportation Planning & Engineering

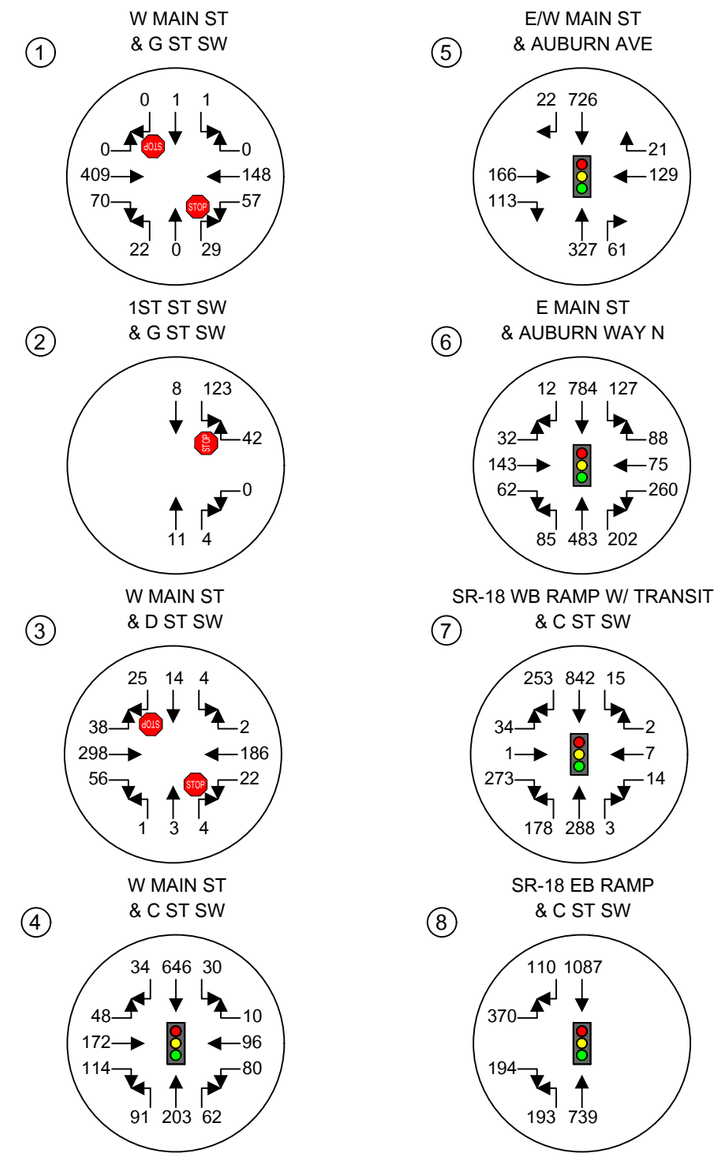
AUBURN DAIRY

FORECAST 2028 PM PEAK HOUR VOLUMES WITHOUT PROJECT
FIGURE 10



STUDY INTERSECTIONS

FORECAST 2028 PM DATA



HEATH&ASSOCIATES
Transportation Planning & Engineering

AUBURN DAIRY

FORECAST 2028 PM PEAK HOUR VOLUMES WITH PROJECT
FIGURE 11

Future Level of Service

Level of Service analyses were made of the future conditions without (background) and with rezone related trips added to the study network. Delays for each study intersection under future 2028 PM peak hour conditions are shown below in Table 7.

Table 7: Forecast Peak Hour Level of Service

Delays Given in Seconds per Vehicle

		Without Project			*With Rezone*		
Intersection	**Control**	**LOS**	**Delay**	**V/C Ratio**	**LOS**	**Delay**	**V/C Ratio**
W Main St & G St SW	Two-Way Stop	B	14.8	0.02	C	17.7	0.15
1st St SW & G St SW	One-Way Stop	A	8.4	0.06	A	8.7	0.13
W Main St & D St SW	Two-Way Stop	B	13.2	0.10	B	14.0	0.11
W Main St & C St SW	Signal	B	18.0	0.73	B	18.8	0.75
Main St & Auburn Ave	Signal	B	10.3	0.77	B	10.7	0.78
E Main St & Auburn Way N	Signal	C	26.0	0.75	C	26.6	0.76
C St SW & SR 18 WB Ramps	Signal	C	34.2	0.94	C	33.9	0.94
C St SW & SR 18 EB Ramps	Signal	D	36.3	0.92	D	38.5	0.93

Forecast 2028 PM peak hour service levels are projected to operate with LOS D conditions or better meeting City and WSDOT LOS standards. With Rezone conditions the LOS does not degrade to substandard levels. Overall, assuming a maximum utilization scenario for the four subject parcels, no significant impact is identified.

CONCLUSIONS

Auburn Dairy seeks to expand its operations by proposing a rezone for four tax parcels: 3915000085 (from DUC to M1) and 3915000115, -120, & -125 (from R-20 to M1). As part of the rezone process, a traffic study documenting and evaluating potential highest traffic generating uses is required. The analysis indicates that, under the proposed rezone, there could be an estimated increase of 135 PM peak hour trips compared to the current zoning's development potential. To assess the impacts, these potential trips have been distributed across eight intersections within the city for evaluation.

Baseline traffic counts (2022/2023) were used to model existing Level of Service (LOS) which identified LOS C or better conditions within the study area. A safety analysis was conducted with crash occurrences summarized in Table 2. A five-year horizon (2028) was reevaluated with and without the rezone traffic. Forecast LOS is projected to operated with LOS D or better conditions—meeting City of Auburn and WSDOT (SR 18 Ramps) LOS standards.

Overall, the analysis indicates that the potential rezone changes are not projected to create a significant impact to the existing transportation infrastructure and overall Level of Service will remain within acceptable limits.

Please feel free to contact me should you have any questions.
Aaron Van Aken, P.E., PTOE

AUBURN DAIRY
TRAFFIC IMPACT ANALYSIS

APPENDIX
Traffic Data

Heath & Associates

PO Box 397 Puyallup, WA 98371

File Name : 5161a
Site Code : 00005161
Start Date : 9/14/2023
Page No : 1

Groups Printed- Passenger + - Heavy

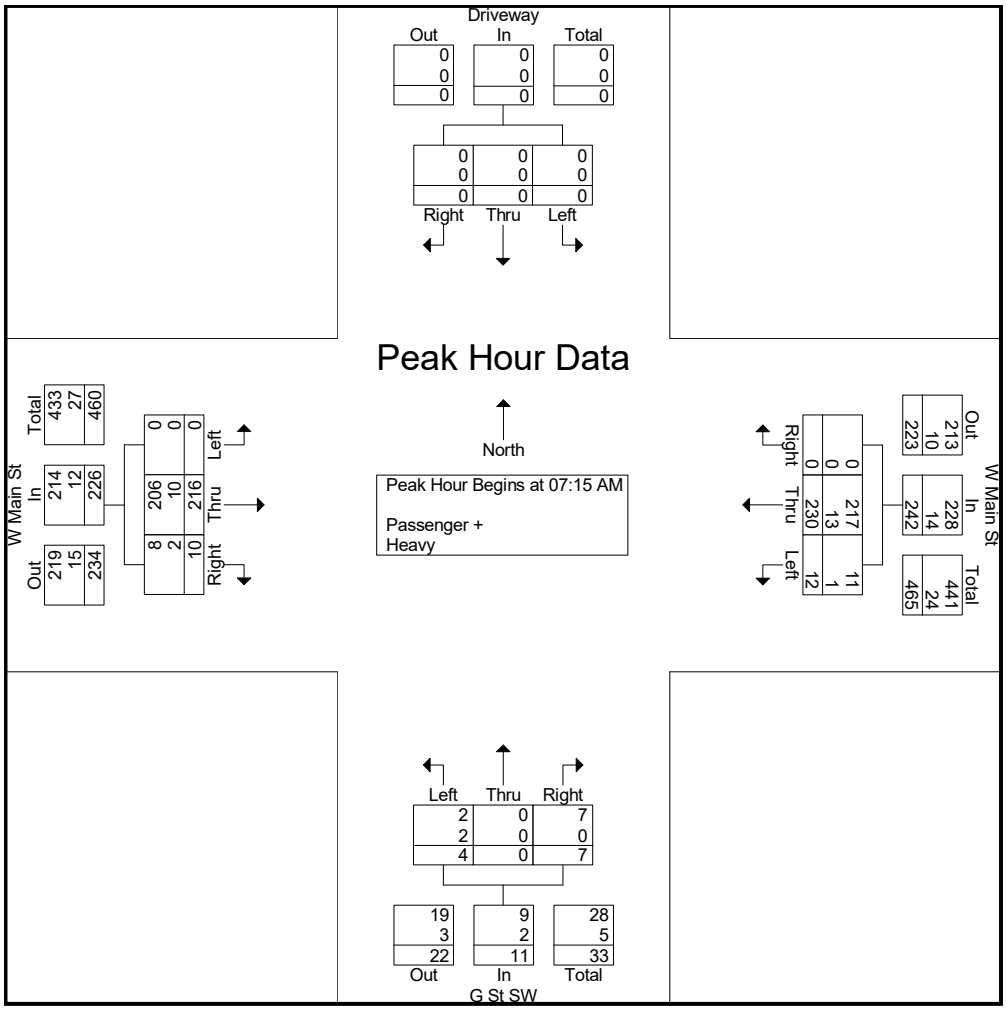
	Driveway Southbound				W Main St Westbound				G St SW Northbound				W Main St Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
07:00 AM	0	0	0	0	0	40	2	42	1	0	2	3	1	40	0	41	86
07:15 AM	0	0	0	0	0	63	3	66	0	0	1	1	3	46	0	49	116
07:30 AM	0	0	0	0	0	52	1	53	2	0	0	2	4	39	0	43	98
07:45 AM	0	0	0	0	0	56	5	61	0	0	1	1	3	67	0	70	132
Total	0	0	0	0	0	211	11	222	3	0	4	7	11	192	0	203	432
08:00 AM	0	0	0	0	0	59	3	62	5	0	2	7	0	64	0	64	133
08:15 AM	0	0	0	0	0	33	7	40	0	0	1	1	2	55	0	57	98
08:30 AM	0	0	0	0	0	43	2	45	3	0	0	3	1	33	0	34	82
08:45 AM	0	0	0	0	0	27	1	28	2	0	1	3	1	49	0	50	81
Total	0	0	0	0	0	162	13	175	10	0	4	14	4	201	0	205	394
Grand Total	0	0	0	0	0	373	24	397	13	0	8	21	15	393	0	408	826
Apprch %	0	0	0		0	94	6		61.9	0	38.1		3.7	96.3	0		
Total %	0	0	0	0	0	45.2	2.9	48.1	1.6	0	1	2.5	1.8	47.6	0	49.4	
Passenger +	0	0	0	0	0	353	19	372	12	0	3	15	12	370	0	382	769
% Passenger +	0	0	0	0	0	94.6	79.2	93.7	92.3	0	37.5	71.4	80	94.1	0	93.6	93.1
Heavy	0	0	0	0	0	20	5	25	1	0	5	6	3	23	0	26	57
% Heavy	0	0	0	0	0	5.4	20.8	6.3	7.7	0	62.5	28.6	20	5.9	0	6.4	6.9

Heath & Associates

PO Box 397 Puyallup, WA 98371

File Name : 5161a
Site Code : 00005161
Start Date : 9/14/2023
Page No : 2

	Driveway Southbound				W Main St Westbound				G St SW Northbound				W Main St Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	0	0	0	0	0	63	3	66	0	0	1	1	3	46	0	49	116
07:30 AM	0	0	0	0	0	52	1	53	2	0	0	2	4	39	0	43	98
07:45 AM	0	0	0	0	0	56	5	61	0	0	1	1	3	67	0	70	132
08:00 AM	0	0	0	0	0	59	3	62	5	0	2	7	0	64	0	64	133
Total Volume	0	0	0	0	0	230	12	242	7	0	4	11	10	216	0	226	479
% App. Total	0	0	0		0	95	5		63.6	0	36.4		4.4	95.6	0		
PHF	.000	.000	.000	.000	.000	.913	.600	.917	.350	.000	.500	.393	.625	.806	.000	.807	.900
Passenger +	0	0	0	0	0	217	11	228	7	0	2	9	8	206	0	214	451
% Passenger +	0	0	0	0	0	94.3	91.7	94.2	100	0	50.0	81.8	80.0	95.4	0	94.7	94.2
Heavy	0	0	0	0	0	13	1	14	0	0	2	2	2	10	0	12	28
% Heavy	0	0	0	0	0	5.7	8.3	5.8	0	0	50.0	18.2	20.0	4.6	0	5.3	5.8



Heath & Associates

PO Box 397 Puyallup, WA 98371

File Name : 5161b
Site Code : 00005161
Start Date : 9/14/2023
Page No : 1

Groups Printed- Passenger + - Heavy

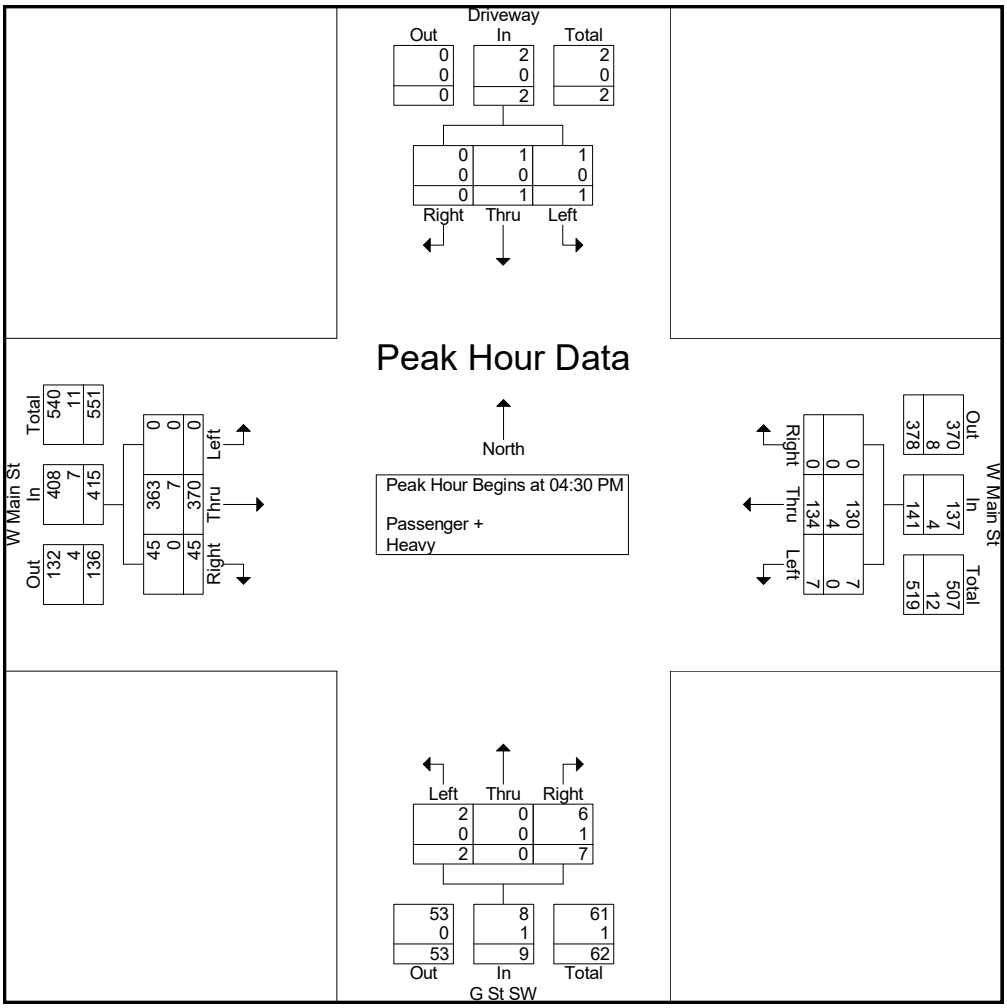
	Driveway Southbound				W Main St Westbound				G St SW Northbound				W Main St Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
04:00 PM	0	0	0	0	0	30	1	31	2	0	0	2	0	103	0	103	136
04:15 PM	0	0	0	0	0	33	1	34	0	0	1	1	2	70	0	72	107
04:30 PM	0	0	0	0	0	30	2	32	3	0	0	3	20	98	0	118	153
04:45 PM	0	0	0	0	0	37	3	40	2	0	0	2	3	98	0	101	143
Total	0	0	0	0	0	130	7	137	7	0	1	8	25	369	0	394	539
05:00 PM	0	1	1	2	0	30	1	31	2	0	1	3	21	100	0	121	157
05:15 PM	0	0	0	0	0	37	1	38	0	0	1	1	1	74	0	75	114
05:30 PM	0	0	0	0	0	27	1	28	0	0	1	1	0	72	0	72	101
05:45 PM	0	0	0	0	0	36	0	36	1	0	1	2	2	76	0	78	116
Total	0	1	1	2	0	130	3	133	3	0	4	7	24	322	0	346	488
Grand Total	0	1	1	2	0	260	10	270	10	0	5	15	49	691	0	740	1027
Apprch %	0	50	50		0	96.3	3.7		66.7	0	33.3		6.6	93.4	0		
Total %	0	0.1	0.1	0.2	0	25.3	1	26.3	1	0	0.5	1.5	4.8	67.3	0	72.1	
Passenger +	0	1	1	2	0	252	10	262	9	0	5	14	49	679	0	728	1006
% Passenger +	0	100	100	100	0	96.9	100	97	90	0	100	93.3	100	98.3	0	98.4	98
Heavy	0	0	0	0	0	8	0	8	1	0	0	1	0	12	0	12	21
% Heavy	0	0	0	0	0	3.1	0	3	10	0	0	6.7	0	1.7	0	1.6	2

Heath & Associates

PO Box 397 Puyallup, WA 98371

File Name : 5161b
Site Code : 00005161
Start Date : 9/14/2023
Page No : 2

	Driveway Southbound				W Main St Westbound				G St SW Northbound				W Main St Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	0	0	0	0	0	30	2	32	3	0	0	3	20	98	0	118	153
04:45 PM	0	0	0	0	0	37	3	40	2	0	0	2	3	98	0	101	143
05:00 PM	0	1	1	2	0	30	1	31	2	0	1	3	21	100	0	121	157
05:15 PM	0	0	0	0	0	37	1	38	0	0	1	1	1	74	0	75	114
Total Volume	0	1	1	2	0	134	7	141	7	0	2	9	45	370	0	415	567
% App. Total	0	50	50		0	95	5		77.8	0	22.2		10.8	89.2	0		
PHF	.000	.250	.250	.250	.000	.905	.583	.881	.583	.000	.500	.750	.536	.925	.000	.857	.903
Passenger +	0	1	1	2	0	130	7	137	6	0	2	8	45	363	0	408	555
% Passenger +	0	100	100	100	0	97.0	100	97.2	85.7	0	100	88.9	100	98.1	0	98.3	97.9
Heavy	0	0	0	0	0	4	0	4	1	0	0	1	0	7	0	7	12
% Heavy	0	0	0	0	0	3.0	0	2.8	14.3	0	0	11.1	0	1.9	0	1.7	2.1



Heath & Associates

PO Box 397 Puyallup, WA 98371

File Name : 5161f
Site Code : 00005161
Start Date : 9/14/2023
Page No : 1

Groups Printed- Passenger + - Heavy

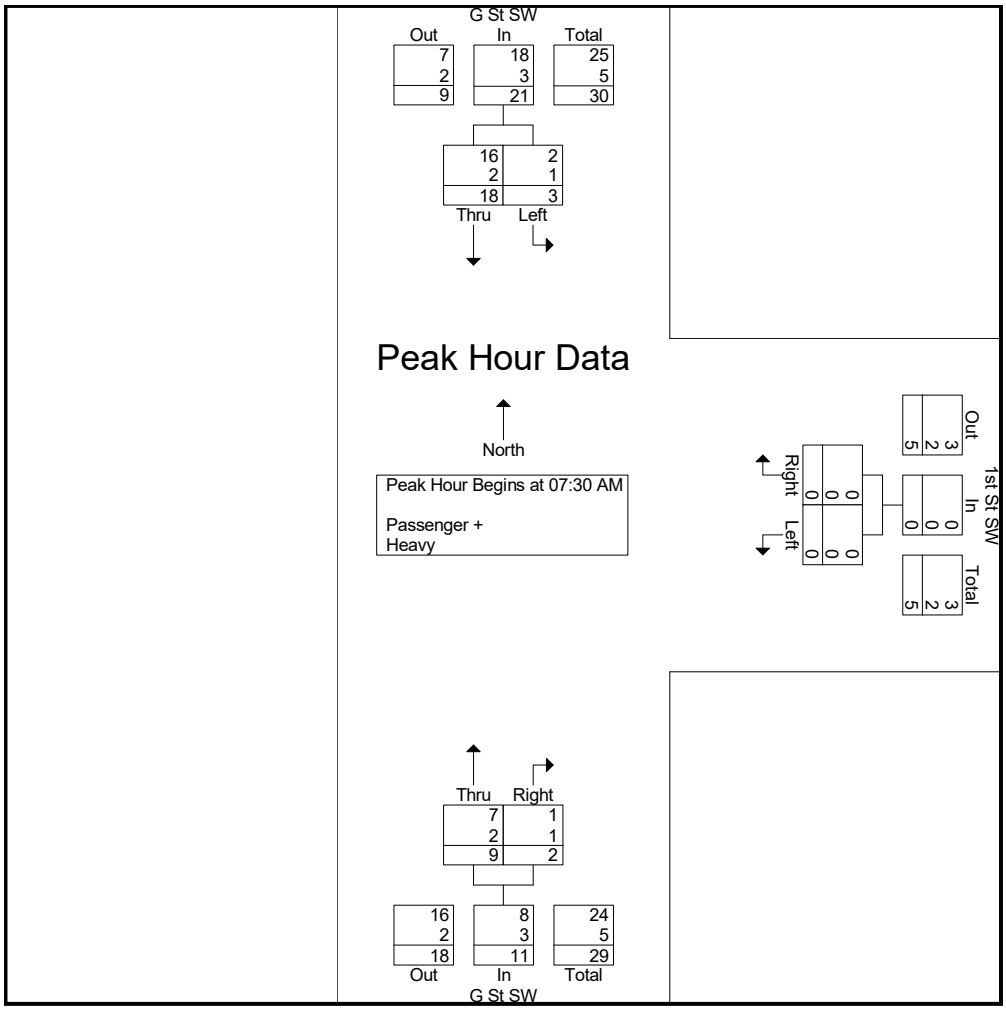
	G St SW Southbound			1st St SW Westbound			G St SW Northbound			
Start Time	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	Int. Total
07:00 AM	0	3	3	1	0	1	1	2	3	7
07:15 AM	4	1	5	0	0	0	0	1	1	6
07:30 AM	3	0	3	0	0	0	1	2	3	6
07:45 AM	9	0	9	0	0	0	0	1	1	10
Total	16	4	20	1	0	1	2	6	8	29
08:00 AM	2	0	2	0	0	0	0	5	5	7
08:15 AM	4	3	7	0	0	0	1	1	2	9
08:30 AM	2	0	2	0	0	0	0	2	2	4
08:45 AM	3	1	4	0	0	0	0	3	3	7
Total	11	4	15	0	0	0	1	11	12	27
Grand Total	27	8	35	1	0	1	3	17	20	56
Apprch %	77.1	22.9		100	0		15	85		
Total %	48.2	14.3	62.5	1.8	0	1.8	5.4	30.4	35.7	
Passenger +	22	5	27	1	0	1	1	12	13	41
% Passenger +	81.5	62.5	77.1	100	0	100	33.3	70.6	65	73.2
Heavy	5	3	8	0	0	0	2	5	7	15
% Heavy	18.5	37.5	22.9	0	0	0	66.7	29.4	35	26.8

Heath & Associates

PO Box 397 Puyallup, WA 98371

File Name : 5161f
Site Code : 00005161
Start Date : 9/14/2023
Page No : 2

	G St SW Southbound			1st St SW Westbound			G St SW Northbound			
Start Time	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:30 AM										
07:30 AM	3	0	3	0	0	0	1	2	3	6
07:45 AM	9	0	9	0	0	0	0	1	1	10
08:00 AM	2	0	2	0	0	0	0	5	5	7
08:15 AM	4	3	7	0	0	0	1	1	2	9
Total Volume	18	3	21	0	0	0	2	9	11	32
% App. Total	85.7	14.3		0	0		18.2	81.8		
PHF	.500	.250	.583	.000	.000	.000	.500	.450	.550	.800
Passenger +	16	2	18	0	0	0	1	7	8	26
% Passenger +	88.9	66.7	85.7	0	0	0	50.0	77.8	72.7	81.3
Heavy	2	1	3	0	0	0	1	2	3	6
% Heavy	11.1	33.3	14.3	0	0	0	50.0	22.2	27.3	18.8



Heath & Associates

PO Box 397 Puyallup, WA 98371

File Name : 5161d
Site Code : 00005161
Start Date : 9/14/2023
Page No : 1

Groups Printed- Passenger + - Heavy

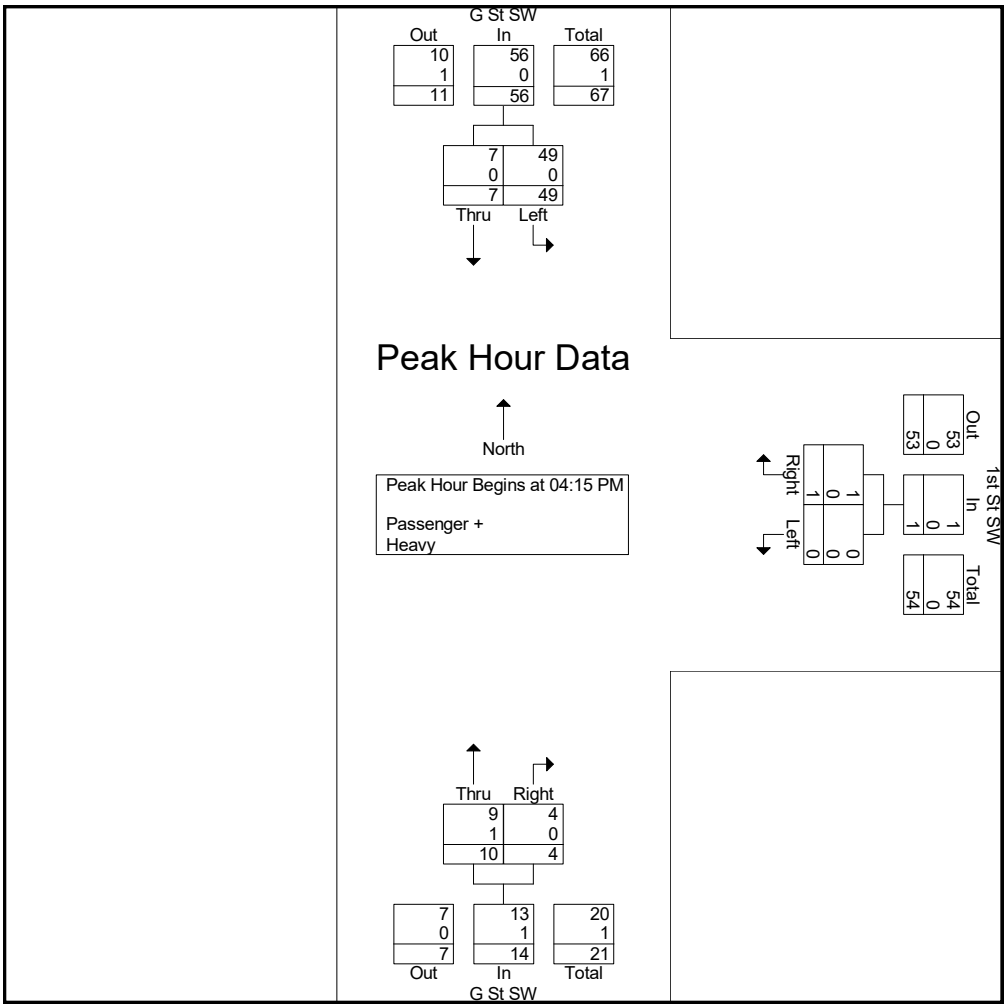
	G St SW Southbound			1st St SW Westbound			G St SW Northbound			
Start Time	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	Int. Total
04:00 PM	1	2	3	0	0	0	0	2	2	5
04:15 PM	1	1	2	0	0	0	1	1	2	4
04:30 PM	3	21	24	0	0	0	1	4	5	29
04:45 PM	3	3	6	0	0	0	0	2	2	8
Total	8	27	35	0	0	0	2	9	11	46
05:00 PM	0	24	24	1	0	1	2	3	5	30
05:15 PM	2	0	2	0	0	0	0	1	1	3
05:30 PM	1	0	1	1	0	1	0	2	2	4
05:45 PM	2	0	2	0	0	0	1	1	2	4
Total	5	24	29	2	0	2	3	7	10	41
Grand Total	13	51	64	2	0	2	5	16	21	87
Apprch %	20.3	79.7		100	0		23.8	76.2		
Total %	14.9	58.6	73.6	2.3	0	2.3	5.7	18.4	24.1	
Passenger +	13	51	64	2	0	2	5	15	20	86
% Passenger +	100	100	100	100	0	100	100	93.8	95.2	98.9
Heavy	0	0	0	0	0	0	0	1	1	1
% Heavy	0	0	0	0	0	0	0	6.2	4.8	1.1

Heath & Associates

PO Box 397 Puyallup, WA 98371

File Name : 5161d
Site Code : 00005161
Start Date : 9/14/2023
Page No : 2

	G St SW Southbound			1st St SW Westbound			G St SW Northbound			
Start Time	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:15 PM										
04:15 PM	1	1	2	0	0	0	1	1	2	4
04:30 PM	3	21	24	0	0	0	1	4	5	29
04:45 PM	3	3	6	0	0	0	0	2	2	8
05:00 PM	0	24	24	1	0	1	2	3	5	30
Total Volume	7	49	56	1	0	1	4	10	14	71
% App. Total	12.5	87.5		100	0		28.6	71.4		
PHF	.583	.510	.583	.250	.000	.250	.500	.625	.700	.592
Passenger +	7	49	56	1	0	1	4	9	13	70
% Passenger +	100	100	100	100	0	100	100	90.0	92.9	98.6
Heavy	0	0	0	0	0	0	0	1	1	1
% Heavy	0	0	0	0	0	0	0	10.0	7.1	1.4



Heath & Associates

PO Box 397 Puyallup, WA 98371

File Name : 5161e
Site Code : 00005161
Start Date : 9/14/2023
Page No : 1

Groups Printed- Passenger + - Heavy

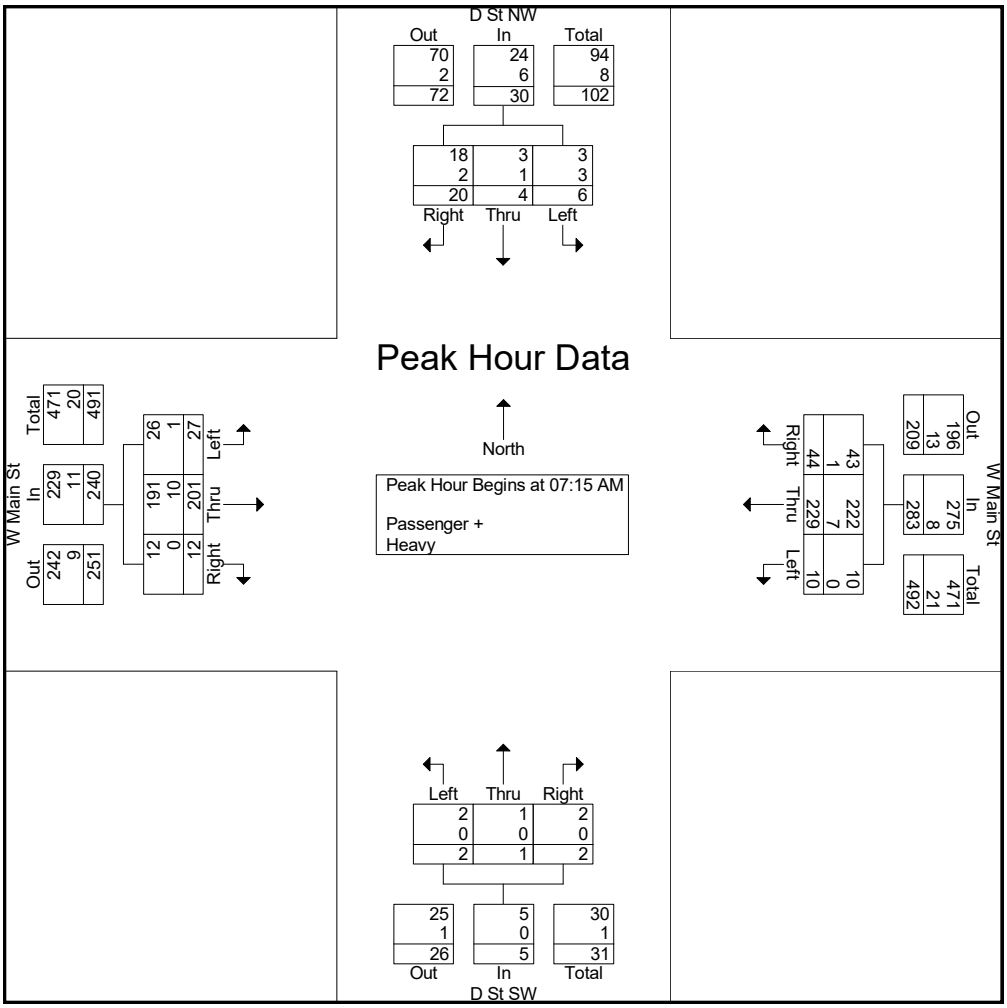
	D St NW Southbound				W Main St Westbound				D St SW Northbound				W Main St Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
07:00 AM	6	0	0	6	12	37	1	50	1	1	0	2	5	27	6	38	96
07:15 AM	3	0	0	3	13	62	1	76	0	0	0	0	3	38	5	46	125
07:30 AM	4	1	3	8	19	43	1	63	1	1	1	3	2	46	6	54	128
07:45 AM	6	1	2	9	11	59	4	74	0	0	0	0	5	61	8	74	157
Total	19	2	5	26	55	201	7	263	2	2	1	5	15	172	25	212	506
08:00 AM	7	2	1	10	1	65	4	70	1	0	1	2	2	56	8	66	148
08:15 AM	5	3	1	9	1	32	5	38	1	2	0	3	5	27	4	36	86
08:30 AM	6	6	1	13	4	40	2	46	0	1	1	2	0	39	4	43	104
08:45 AM	5	1	2	8	6	31	1	38	1	0	0	1	2	48	6	56	103
Total	23	12	5	40	12	168	12	192	3	3	2	8	9	170	22	201	441
Grand Total	42	14	10	66	67	369	19	455	5	5	3	13	24	342	47	413	947
Apprch %	63.6	21.2	15.2		14.7	81.1	4.2		38.5	38.5	23.1		5.8	82.8	11.4		
Total %	4.4	1.5	1.1	7	7.1	39	2	48	0.5	0.5	0.3	1.4	2.5	36.1	5	43.6	
Passenger +	37	13	6	56	66	353	17	436	3	4	3	10	24	317	45	386	888
% Passenger +	88.1	92.9	60	84.8	98.5	95.7	89.5	95.8	60	80	100	76.9	100	92.7	95.7	93.5	93.8
Heavy	5	1	4	10	1	16	2	19	2	1	0	3	0	25	2	27	59
% Heavy	11.9	7.1	40	15.2	1.5	4.3	10.5	4.2	40	20	0	23.1	0	7.3	4.3	6.5	6.2

Heath & Associates

PO Box 397 Puyallup, WA 98371

File Name : 5161e
Site Code : 00005161
Start Date : 9/14/2023
Page No : 2

	D St NW Southbound				W Main St Westbound				D St SW Northbound				W Main St Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	3	0	0	3	13	62	1	76	0	0	0	0	3	38	5	46	125
07:30 AM	4	1	3	8	19	43	1	63	1	1	1	3	2	46	6	54	128
07:45 AM	6	1	2	9	11	59	4	74	0	0	0	0	5	61	8	74	157
08:00 AM	7	2	1	10	1	65	4	70	1	0	1	2	2	56	8	66	148
Total Volume	20	4	6	30	44	229	10	283	2	1	2	5	12	201	27	240	558
% App. Total	66.7	13.3	20		15.5	80.9	3.5		40	20	40		5	83.8	11.2		
PHF	.714	.500	.500	.750	.579	.881	.625	.931	.500	.250	.500	.417	.600	.824	.844	.811	.889
Passenger +	18	3	3	24	43	222	10	275	2	1	2	5	12	191	26	229	533
% Passenger +	90.0	75.0	50.0	80.0	97.7	96.9	100	97.2	100	100	100	100	100	95.0	96.3	95.4	95.5
Heavy	2	1	3	6	1	7	0	8	0	0	0	0	0	10	1	11	25
% Heavy	10.0	25.0	50.0	20.0	2.3	3.1	0	2.8	0	0	0	0	0	5.0	3.7	4.6	4.5



Heath & Associates

PO Box 397 Puyallup, WA 98371

File Name : 5161c
Site Code : 00005161
Start Date : 9/14/2023
Page No : 1

Groups Printed- Passenger + - Heavy

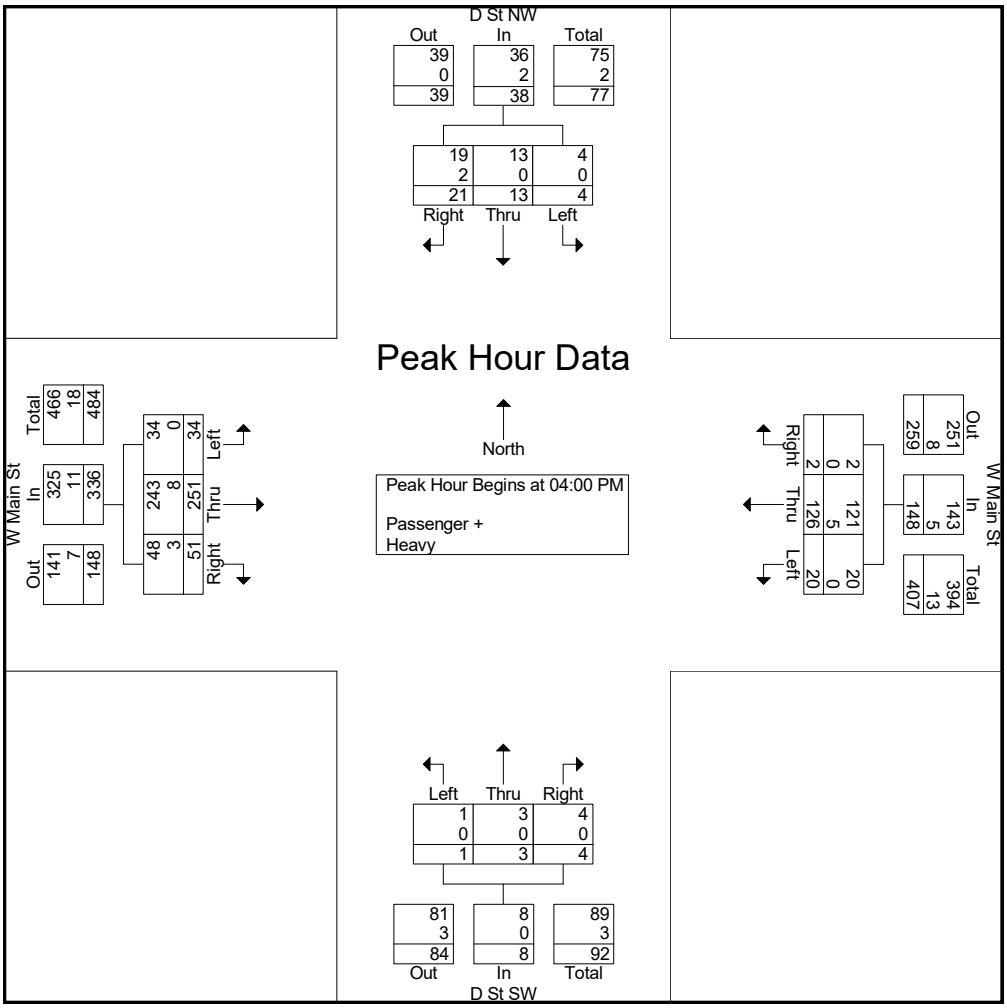
	D St NW Southbound				W Main St Westbound				D St SW Northbound				W Main St Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
04:00 PM	8	3	2	13	1	29	5	35	2	1	0	3	24	72	9	105	156
04:15 PM	3	5	1	9	0	36	7	43	1	0	0	1	8	65	2	75	128
04:30 PM	2	5	0	7	0	26	4	30	0	1	1	2	14	54	13	81	120
04:45 PM	8	0	1	9	1	35	4	40	1	1	0	2	5	60	10	75	126
Total	21	13	4	38	2	126	20	148	4	3	1	8	51	251	34	336	530
05:00 PM	5	2	0	7	0	30	7	37	2	0	0	2	4	89	6	99	145
05:15 PM	1	2	2	5	0	36	6	42	1	0	1	2	8	63	5	76	125
05:30 PM	6	0	1	7	2	25	7	34	3	0	0	3	11	52	9	72	116
05:45 PM	4	3	1	8	0	41	2	43	0	0	1	1	11	65	6	82	134
Total	16	7	4	27	2	132	22	156	6	0	2	8	34	269	26	329	520
Grand Total	37	20	8	65	4	258	42	304	10	3	3	16	85	520	60	665	1050
Apprch %	56.9	30.8	12.3		1.3	84.9	13.8		62.5	18.8	18.8		12.8	78.2	9		
Total %	3.5	1.9	0.8	6.2	0.4	24.6	4	29	1	0.3	0.3	1.5	8.1	49.5	5.7	63.3	
Passenger +	35	20	8	63	4	250	42	296	10	3	3	16	82	508	60	650	1025
% Passenger +	94.6	100	100	96.9	100	96.9	100	97.4	100	100	100	100	96.5	97.7	100	97.7	97.6
Heavy	2	0	0	2	0	8	0	8	0	0	0	0	3	12	0	15	25
% Heavy	5.4	0	0	3.1	0	3.1	0	2.6	0	0	0	0	3.5	2.3	0	2.3	2.4

Heath & Associates

PO Box 397 Puyallup, WA 98371

File Name : 5161c
Site Code : 00005161
Start Date : 9/14/2023
Page No : 2

	D St NW Southbound				W Main St Westbound				D St SW Northbound				W Main St Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:00 PM																	
04:00 PM	8	3	2	13	1	29	5	35	2	1	0	3	24	72	9	105	156
04:15 PM	3	5	1	9	0	36	7	43	1	0	0	1	8	65	2	75	128
04:30 PM	2	5	0	7	0	26	4	30	0	1	1	2	14	54	13	81	120
04:45 PM	8	0	1	9	1	35	4	40	1	1	0	2	5	60	10	75	126
Total Volume	21	13	4	38	2	126	20	148	4	3	1	8	51	251	34	336	530
% App. Total	55.3	34.2	10.5		1.4	85.1	13.5		50	37.5	12.5		15.2	74.7	10.1		
PHF	.656	.650	.500	.731	.500	.875	.714	.860	.500	.750	.250	.667	.531	.872	.654	.800	.849
Passenger +	19	13	4	36	2	121	20	143	4	3	1	8	48	243	34	325	512
% Passenger +	90.5	100	100	94.7	100	96.0	100	96.6	100	100	100	100	94.1	96.8	100	96.7	96.6
Heavy	2	0	0	2	0	5	0	5	0	0	0	0	3	8	0	11	18
% Heavy	9.5	0	0	5.3	0	4.0	0	3.4	0	0	0	0	5.9	3.2	0	3.3	3.4



Prepared for: **Fehr & Peers**

Traffic Count Consultants, Inc.

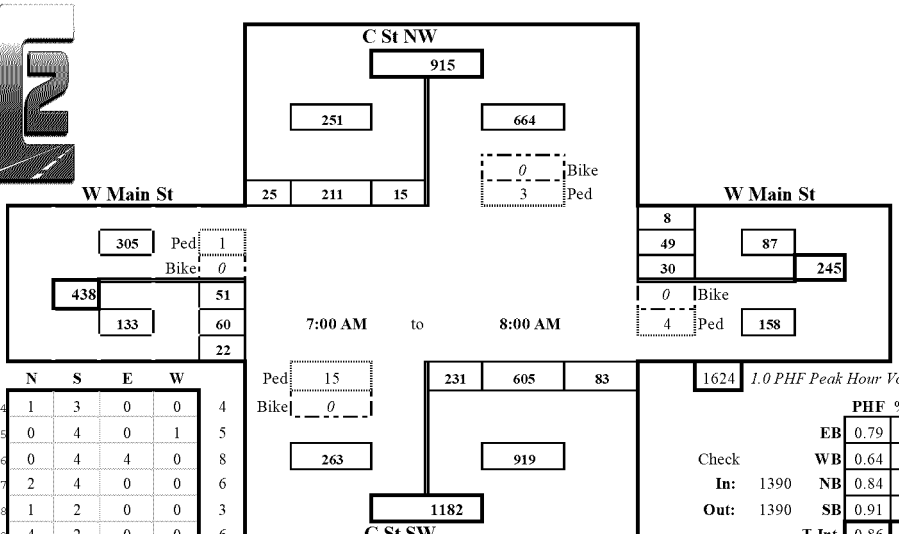
Phone: (253) 770-1407 FAX: (253) 770-1411 E-Mail: Team@TC2inc.com

WBE/DBE

Intersection: C St NW/SW & W Main St **Date of Count:** Tue 05/03/2022

Location: Auburn, Washington **Checked By:** Cameron

Time Interval Ending at	From North on (SB) C St NW				From South on (NB) C St SW				From East on (WB) W Main St				From West on (EB) W Main St				Interval Total
	T	L	S	R	T	L	S	R	T	L	S	R	T	L	S	R	
7:15 A	7	2	54	7	10	55	145	16	1	3	10	3	4	9	11	3	318
7:30 A	9	3	55	3	13	57	139	14	0	5	8	2	4	15	19	4	324
7:45 A	9	6	46	6	11	40	153	27	0	13	8	1	3	13	18	11	342
8:00 A	10	4	56	9	13	79	168	26	0	9	23	2	3	14	12	4	406
8:15 A	5	7	42	7	14	43	124	19	0	4	18	1	2	10	24	10	309
8:30 A	7	6	49	4	11	24	107	14	0	4	12	2	1	15	22	9	268
8:45 A	10	5	55	4	11	26	77	19	0	4	9	0	4	11	24	5	239
9:00 A	6	5	65	11	9	31	81	16	1	3	16	2	3	19	24	8	281
9:15 A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Survey	63	38	422	51	92	355	994	151	2	45	104	13	24	106	154	54	2487
Peak Hour: 7:00 AM to 8:00 AM																	
Total	35	15	211	25	47	231	605	83	1	30	49	8	14	51	60	22	1390
Approach	251				919				87				133				1390
%HV	13.9%				5.1%				1.1%				10.5%				7.0%
PHF	0.91				0.84				0.64				0.79				0.86



1624 *1.0 PHF Peak Hour Volume*

		PHF	%HV
	EB	0.79	10.5%
Check	WB	0.64	1.1%
In: 1390	NB	0.84	5.1%
Out: 1390	SB	0.91	13.9%
	T Int.	0.86	7.0%

Conditions:

PEDs Across:	N	S	E	W	
IQWB4	1	3	0	0	4
IQWB5	0	4	0	1	5
IQWB6	0	4	4	0	8
IQWB7	2	4	0	0	6
IQWB8	1	2	0	0	3
IQWB9	4	2	0	0	6
IQWB:	0	1	0	0	1
IQWB;	0	3	0	0	3
IQWB<					0
IQWB3					0
IQWB4					0
IQWB5					0
	8	23	4	1	36

Special Notes

Bicycles From:	N	S	E	W	
IQWB4	0	0	0	0	0
IQWB5	0	0	0	0	0
IQWB6	0	0	0	0	0
IQWB7	0	0	0	0	0
IQWB8	0	0	0	0	0
IQWB9	0	0	0	1	1
IQWB:	0	0	0	0	0
IQWB;	0	0	0	0	0
IQWB<					0
IQWB3					0
IQWB4					0
IQWB5					0
	0	0	0	1	1

FnP22016TM_128A

Prepared for: **Fehr & Peers**

Traffic Count Consultants, Inc.

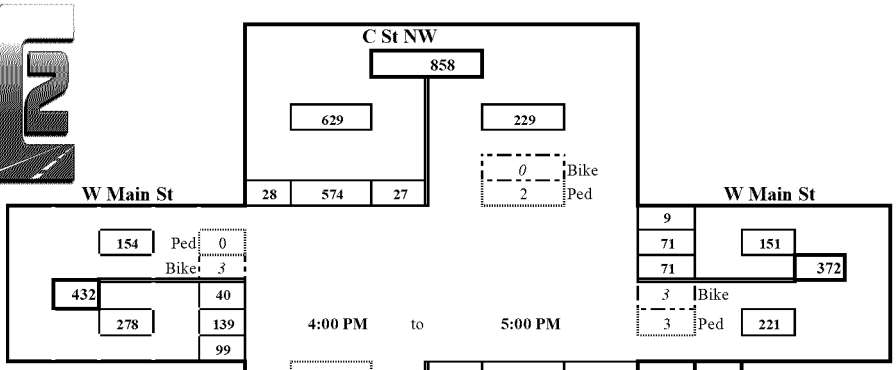
Phone: (253) 770-1407 FAX: (253) 770-1411 E-Mail: Team@TC2inc.com

WBE/DBE

Intersection: C St NW/SW & W Main St **Date of Count:** Tue 05/03/2022

Location: Auburn, Washington **Checked By:** Cameorn

Time Interval Ending at	From North on (SB) C St NW				From South on (NB) C St SW				From East on (WB) W Main St				From West on (EB) W Main St				Interval Total
	T	L	S	R	T	L	S	R	T	L	S	R	T	L	S	R	
4:15 P	7	8	170	6	5	17	46	15	1	14	16	2	2	12	46	36	388
4:30 P	9	7	158	6	2	12	42	19	1	18	26	5	1	10	35	25	363
4:45 P	9	7	157	12	5	14	44	9	1	19	19	0	3	10	31	27	349
5:00 P	2	5	89	4	6	12	48	12	0	20	10	2	1	8	27	11	248
5:15 P	8	6	151	13	2	23	46	13	0	23	16	1	1	11	53	20	376
5:30 P	6	11	104	7	4	16	47	16	0	19	27	2	0	10	30	13	302
5:45 P	2	11	107	4	3	13	48	17	0	17	11	1	0	3	35	20	287
6:00 P	3	5	103	7	7	15	44	12	0	16	10	2	0	8	32	14	268
6:15 P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Survey	46	60	1039	59	34	122	365	113	3	146	135	15	8	72	289	166	2581
Peak Hour: 4:00 PM to 5:00 PM																	
Total	27	27	574	28	18	55	180	55	3	71	71	9	7	40	139	99	1348
Approach	629				290				151				278				1348
%HV	4.3%				6.2%				2.0%				2.5%				4.1%
PHF	0.85				0.93				0.77				0.74				0.87



1552 *1.0 PHF Peak Hour Volume*

		PHF	%HV
		EB	0.74	2.5%
Check		WB	0.77	2.0%
In:	1348	NB	0.93	6.2%
Out:	1348	SB	0.85	4.3%
		T Int.	0.87	4.1%

Conditions:

PEDs Across:

	N	S	E	W	
IQWB4	0	2	0	0	2
IQWB5	2	0	1	0	3
IQWB6	0	6	0	0	6
IQWB7	0	1	2	0	3
IQWB8	0	6	1	0	7
IQWB9	0	3	1	0	4
IQWB:	0	1	0	0	1
IQWB;	0	4	0	0	4
IQWB<					0
IQWB3					0
IQWB4					0
IQWB5					0
	2	23	5	0	30

Bicycles From:

	N	S	E	W	
IQWB4	0	0	1	1	2
IQWB5	0	0	2	1	3
IQWB6	0	0	0	0	0
IQWB7	0	1	0	1	2
IQWB8	0	0	2	0	2
IQWB9	1	0	2	1	4
IQWB:	0	0	0	1	1
IQWB;	0	0	2	0	2
IQWB<					0
IQWB3					0
IQWB4					0
IQWB5					0
	1	1	9	5	16

Special Notes

FnP22016TM_128P

Prepared for: **Fehr & Peers**

Traffic Count Consultants, Inc.

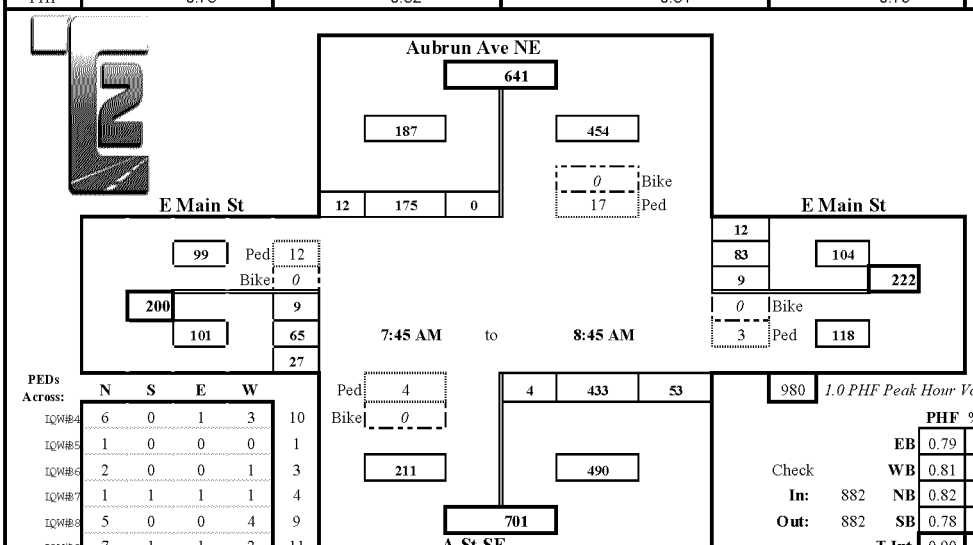
Phone: (253) 770-1407 FAX: (253) 770-1411 E-Mail: Team@TC2inc.com

WBE/DBE

Intersection: Auburn Ave NE/A St SE & E Main St **Date of Count:** Wed 05/04/2022

Location: Auburn, Washington **Checked By:** Jen

Time Interval Ending at	From North on (SB) Aubrun Ave NE				From South on (NB) A St SE				From East on (WB) E Main St				From West on (EB) E Main St				Interval Total
	T	L	S	R	T	L	S	R	T	L	S	R	T	L	S	R	
7:15 A	0	0	39	3	1	2	122	6	0	2	17	1	1	0	9	4	205
7:30 A	0	0	31	0	2	0	120	7	0	3	15	3	1	2	9	6	196
7:45 A	1	0	31	0	1	0	118	16	2	6	26	3	0	0	12	2	214
8:00 A	1	0	38	2	1	1	129	19	0	1	28	3	0	3	19	2	245
8:15 A	1	0	35	2	3	1	106	15	1	5	10	1	1	2	15	7	199
8:30 A	2	0	46	4	1	1	104	9	0	2	21	4	2	4	10	7	212
8:45 A	1	0	56	4	0	1	94	10	0	1	24	4	1	0	21	11	226
9:00 A	1	1	49	2	1	0	87	7	0	0	18	7	0	0	21	10	202
9:15 A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Survey	7	1	325	17	10	6	880	89	3	20	159	26	6	11	116	49	1699
Peak Hour: 7:45 AM to 8:45 AM																	
Total	5	0	175	12	5	4	433	53	1	9	83	12	4	9	65	27	882
Approach	187				490				104				101				882
%HV	2.7%				1.0%				1.0%				4.0%				1.7%
PHF	0.78				0.82				0.81				0.79				0.90



PEDs Across:	N	S	E	W	
IQWB4	6	0	1	3	10
IQWB5	1	0	0	0	1
IQWB6	2	0	0	1	3
IQWB7	1	1	1	1	4
IQWB8	5	0	0	4	9
IQWB9	7	1	1	2	11
IQWB:	4	2	1	5	12
IQWB;	0	0	1	3	4
IQWB<					0
IQWB3					0
IQWB4					0
IQWB5					0
	26	4	5	19	54

Special Notes

Bicycles From:	N	S	E	W	
IQWB4	0	0	0	1	1
IQWB5	0	0	0	0	0
IQWB6	1	0	0	1	2
IQWB7	0	0	0	0	0
IQWB8	0	0	0	0	0
IQWB9	0	0	0	0	0
IQWB:	0	0	0	0	0
IQWB;	0	0	0	0	0
IQWB<					0
IQWB3					0
IQWB4					0
IQWB5					0
	1	0	0	2	3

		PHF	%HV
		EB	0.79	4.0%
Check		WB	0.81	1.0%
In:	882	NB	0.82	1.0%
Out:	882	SB	0.78	2.7%
		T Int.	0.90	1.7%

Conditions:

FnP22016TM_125A

Prepared for: **Fehr & Peers**

Traffic Count Consultants, Inc.

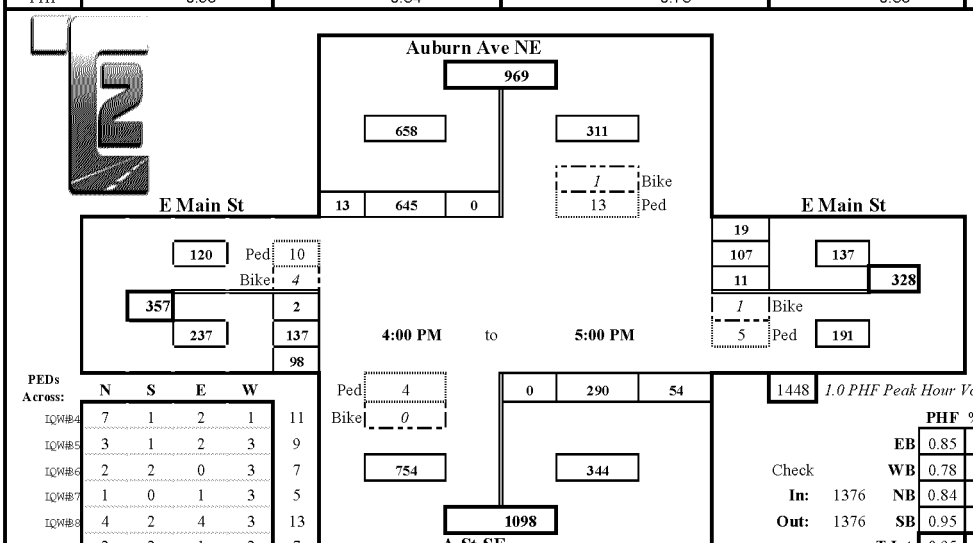
Phone: (253) 770-1407 FAX: (253) 770-1411 E-Mail: Team@TC2inc.com

WBE/DBE

Intersection: Auburn Ave NE/A St SE & E Main St **Date of Count:** Wed 05/04/2022

Location: Auburn, Washington **Checked By:** Jen

Time Interval Ending at	From North on (SB) Auburn Ave NE				From South on (NB) A St SE				From East on (WB) E Main St				From West on (EB) E Main St				Interval Total
	T	L	S	R	T	L	S	R	T	L	S	R	T	L	S	R	
4:15 P	0	0	168	6	1	0	75	10	0	1	28	4	0	1	43	26	362
4:30 P	0	0	151	3	1	0	53	16	0	1	28	2	0	0	31	26	311
4:45 P	2	0	167	1	0	0	85	17	0	7	31	6	0	0	21	24	359
5:00 P	2	0	159	3	0	0	77	11	0	2	20	7	0	1	42	22	344
5:15 P	1	0	161	4	2	0	74	14	0	4	22	2	0	0	33	19	333
5:30 P	1	0	151	3	0	0	55	15	0	2	18	4	0	0	41	29	318
5:45 P	1	0	149	1	0	0	67	12	0	1	25	4	0	1	26	15	301
6:00 P	0	1	140	1	0	0	57	6	0	4	26	1	0	0	28	13	277
6:15 P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Survey	7	1	1246	22	4	0	543	101	0	22	198	30	0	3	265	174	2605
	Peak Hour: 4:00 PM to 5:00 PM																
Total	4	0	645	13	2	0	290	54	0	11	107	19	0	2	137	98	1376
Approach	658				344				137				237				1376
%HV	0.6%				0.6%				n/a				n/a				0.4%
PHF	0.95				0.84				0.78				0.85				0.95



1448 *1.0 PHF Peak Hour Volume*

		PHF	%HV
		EB	0.85	n/a
Check		WB	0.78	n/a
In:	1376	NB	0.84	0.6%
Out:	1376	SB	0.95	0.6%
		T Int.	0.95	0.4%

Conditions:

PEDs Across:	N	S	E	W	
IQWB4	7	1	2	1	11
IQWB5	3	1	2	3	9
IQWB6	2	2	0	3	7
IQWB7	1	0	1	3	5
IQWB8	4	2	4	3	13
IQWB9	2	2	1	2	7
IQWB:	3	0	0	2	5
IQWB;	5	0	1	0	6
IQWB<					0
IQWB3					0
IQWB4					0
IQWB5					0
	27	8	11	17	63

Special Notes

Bicycles From:	N	S	E	W	
IQWB4	0	0	0	0	0
IQWB5	1	0	0	1	2
IQWB6	0	0	1	1	2
IQWB7	0	0	0	2	2
IQWB8	0	1	0	1	2
IQWB9	0	0	0	0	0
IQWB:	0	0	0	0	0
IQWB;	0	0	0	0	0
IQWB<					0
IQWB3					0
IQWB4					0
IQWB5					0
	1	1	1	5	8

FnP22016TM_125P

Prepared for: **Fehr & Peers**

Traffic Count Consultants, Inc.

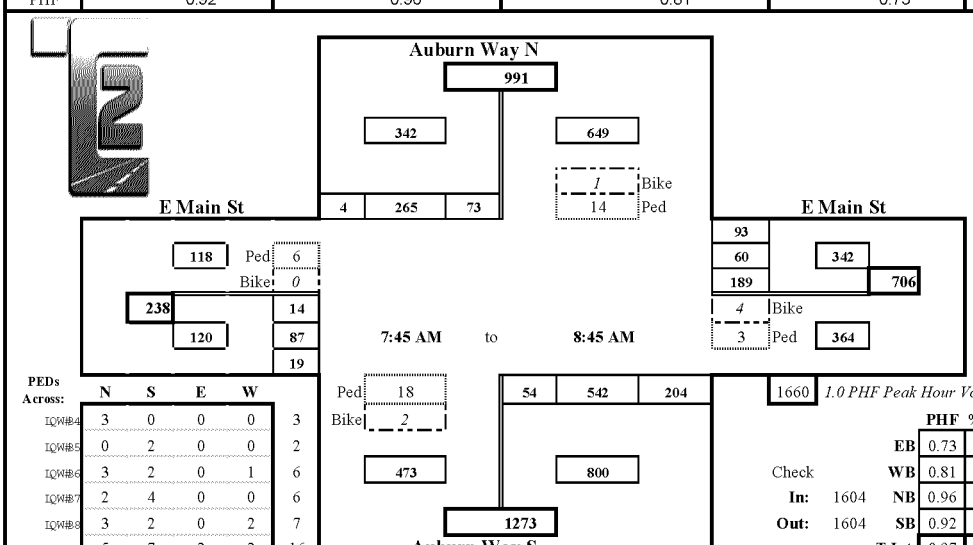
Phone: (253) 770-1407 FAX: (253) 770-1411 E-Mail: Team@TC2inc.com

WBE/DBE

Intersection: Auburn Way N/S & E Main St **Date of Count:** Wed 05/04/2022

Location: Auburn, Washington **Checked By:** Jen

Time Interval Ending at	From North on (SB) Auburn Way N				From South on (NB) Auburn Way S				From East on (WB) E Main St				From West on (EB) E Main St				Interval Total
	T	L	S	R	T	L	S	R	T	L	S	R	T	L	S	R	
7:15 A	2	3	37	0	4	6	123	32	0	25	17	7	1	1	15	1	267
7:30 A	1	12	39	1	7	13	128	43	1	39	10	12	1	0	7	6	310
7:45 A	4	13	51	2	5	22	151	44	7	50	17	24	0	4	18	5	401
8:00 A	7	15	66	0	2	19	144	46	2	46	16	21	2	3	30	8	414
8:15 A	2	20	72	1	4	12	129	65	4	46	7	30	2	5	23	5	415
8:30 A	2	17	66	2	3	12	133	50	2	38	17	16	2	1	14	3	369
8:45 A	5	21	61	1	9	11	136	43	3	59	20	26	0	5	20	3	406
9:00 A	2	12	72	1	4	15	132	47	3	57	12	18	0	2	17	10	395
9:15 A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Survey	25	113	464	8	38	110	1076	370	22	360	116	154	8	21	144	41	2977
	Peak Hour: 7:45 AM to 8:45 AM																
Total	16	73	265	4	18	54	542	204	11	189	60	93	6	14	87	19	1604
Approach	342				800				342				120				1604
%HV	4.7%				2.3%				3.2%				5.0%				3.2%
PHF	0.92				0.96				0.81				0.73				0.97



1660 *1.0 PHF Peak Hour Volume*

		PHF	%HV
		EB	0.73	5.0%
Check		WB	0.81	3.2%
In:	1604	NB	0.96	2.3%
Out:	1604	SB	0.92	4.7%
		T Int.	0.97	3.2%

Conditions:

PEDs Across:	N	S	E	W	
IQWB4	3	0	0	0	3
IQWB5	0	2	0	0	2
IQWB6	3	2	0	1	6
IQWB7	2	4	0	0	6
IQWB8	3	2	0	2	7
IQWB9	5	7	2	2	16
IQWB:	4	5	1	2	12
IQWB;	1	5	2	1	9
IQWB<					0
IQWB3					0
IQWB4					0
IQWB5					0
	21	27	5	8	61

Bicycles From:	N	S	E	W	
IQWB4	0	0	0	0	0
IQWB5	0	0	0	0	0
IQWB6	0	0	1	1	2
IQWB7	0	0	2	0	2
IQWB8	0	0	0	0	0
IQWB9	0	1	2	0	3
IQWB:	1	1	0	0	2
IQWB;	0	0	0	0	0
IQWB<					0
IQWB3					0
IQWB4					0
IQWB5					0
	1	2	5	1	9

Special Notes

FnP22016TM_034A

Prepared for: **Fehr & Peers**

Traffic Count Consultants, Inc.

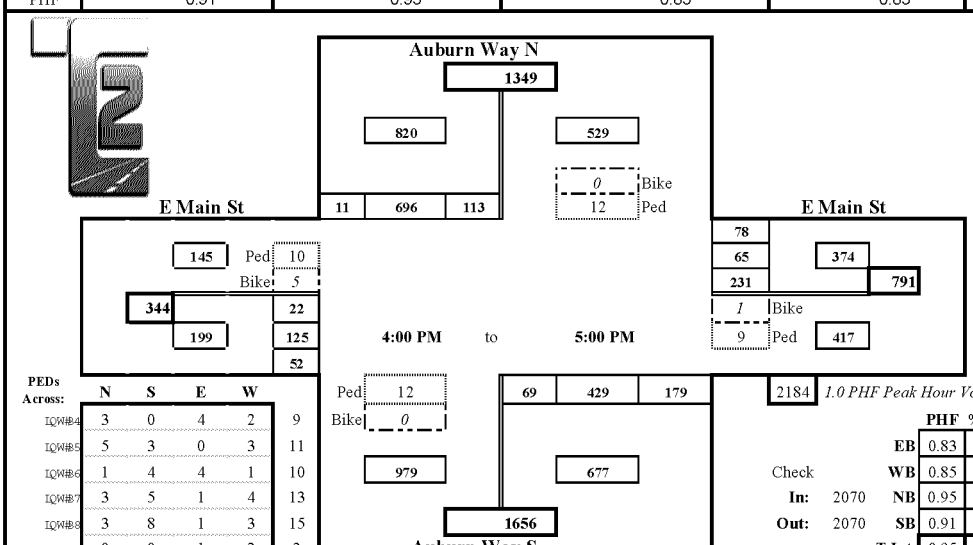
Phone: (253) 770-1407 FAX: (253) 770-1411 E-Mail: Team@TC2inc.com

WBE/DBE

Intersection: Auburn Way N/S & E Main St **Date of Count:** Wed 05/04/2022

Location: Auburn, Washington **Checked By:** Jen

Time Interval Ending at	From North on (SB) Auburn Way N				From South on (NB) Auburn Way S				From East on (WB) E Main St				From West on (EB) E Main St				Interval Total
	T	L	S	R	T	L	S	R	T	L	S	R	T	L	S	R	
4:15 P	1	31	162	4	2	16	111	52	1	70	15	25	0	3	45	12	546
4:30 P	4	33	190	3	3	16	109	36	2	61	12	16	0	9	26	7	518
4:45 P	1	27	173	2	3	17	111	40	1	52	27	22	0	6	23	21	521
5:00 P	1	22	171	2	3	20	98	51	4	48	11	15	0	4	31	12	485
5:15 P	1	27	193	1	1	12	106	42	1	49	12	14	0	9	19	12	496
5:30 P	0	36	178	3	1	19	107	31	1	36	11	16	0	6	34	19	496
5:45 P	2	23	136	3	1	11	112	43	1	45	15	11	0	4	19	15	437
6:00 P	0	18	143	3	2	12	105	47	0	39	21	9	0	4	19	10	430
6:15 P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Survey	10	217	1346	21	16	123	859	342	11	400	124	128	0	45	216	108	3929
Peak Hour: 4:00 PM to 5:00 PM																	
Total	7	113	696	11	11	69	429	179	8	231	65	78	0	22	125	52	2070
Approach	820				677				374				199				2070
%HV	0.9%				1.6%				2.1%				n/a				1.3%
PHF	0.91				0.95				0.85				0.83				0.95



PEDs Across:	N	S	E	W	
IQWB4	3	0	4	2	9
IQWB5	5	3	0	3	11
IQWB6	1	4	4	1	10
IQWB7	3	5	1	4	13
IQWB8	3	8	1	3	15
IQWB9	0	0	1	2	3
IQWB:	2	5	7	1	15
IQWB;	0	1	1	3	5
IQWB<					0
IQWB3					0
IQWB4					0
IQWB5					0
	17	26	19	19	81

Special Notes

Bicycles From:	N	S	E	W	
IQWB4	0	0	0	1	1
IQWB5	0	0	1	1	2
IQWB6	0	0	0	2	2
IQWB7	0	0	0	1	1
IQWB8	0	1	0	2	3
IQWB9	0	0	0	0	0
IQWB:	0	1	0	0	1
IQWB;	0	0	0	0	0
IQWB<					0
IQWB3					0
IQWB4					0
IQWB5					0
	0	2	1	7	10

2184 *1.0 PHF Peak Hour Volume*

		PHF	%HV
	EB	0.83	n/a
Check	WB	0.85	2.1%
In: 2070	NB	0.95	1.6%
Out: 2070	SB	0.91	0.9%
	T Int.	0.95	1.3%

Conditions:

FnP22016TM_034P

Prepared for: **Fehr & Peers**

Traffic Count Consultants, Inc.

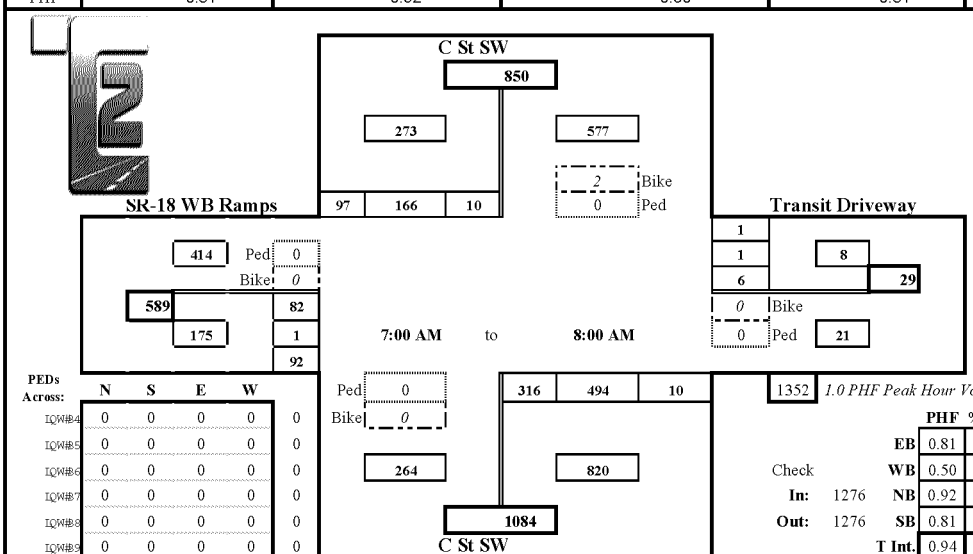
Phone: (253) 770-1407 FAX: (253) 770-1411 E-Mail: Team@TC2inc.com

WBE/DBE

Intersection: C St SW & Transit Driveway/SR-18 WB Ramps **Date of Count:** Wed 04/27/2022

Location: Auburn, Washingont **Checked By:** Cameron

Time Interval Ending at	From North on (SB) C St SW				From South on (NB) C St SW				From East on (WB) Transit Driveway				From West on (EB) SR-18 WB Ramps				Interval Total
	T	L	S	R	T	L	S	R	T	L	S	R	T	L	S	R	
7:15 A	4	3	25	22	28	69	124	1	0	1	0	0	3	17	0	14	276
7:30 A	8	3	34	24	16	94	125	4	1	3	1	0	3	25	0	25	338
7:45 A	11	3	47	28	19	81	129	4	0	2	0	0	3	17	1	22	334
8:00 A	12	1	60	23	13	72	116	1	0	0	0	1	8	23	0	31	328
8:15 A	12	1	57	18	17	70	96	3	0	0	0	0	3	9	1	21	276
8:30 A	8	0	47	16	23	78	87	1	0	0	0	0	5	7	0	27	263
8:45 A	13	1	49	32	18	69	78	1	0	1	0	1	4	10	0	31	273
9:00 A	11	1	46	25	20	52	81	0	0	0	0	0	7	18	0	35	258
9:15 A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Survey	79	13	365	188	154	585	836	15	1	7	1	2	36	126	2	206	2346
Peak Hour: 7:00 AM to 8:00 AM																	
Total	35	10	166	97	76	316	494	10	1	6	1	1	17	82	1	92	1276
Approach	273				820				8				175				1276
%HV	12.8%				9.3%				12.5%				9.7%				10.1%
PHF	0.81				0.92				0.50				0.81				0.94



1352 *1.0 PHF Peak Hour Volume*

		PHF	%HV
		EB	0.81	9.7%
Check		WB	0.50	12.5%
In:	1276	NB	0.92	9.3%
Out:	1276	SB	0.81	12.8%
		T Int.	0.94	10.1%

PEDs Across:	N	S	E	W	
IQWB4	0	0	0	0	0
IQWB5	0	0	0	0	0
IQWB6	0	0	0	0	0
IQWB7	0	0	0	0	0
IQWB8	0	0	0	0	0
IQWB9	0	0	0	0	0
IQWB:	0	0	0	0	0
IQWB;	0	0	0	0	0
IQWB<					0
IQWB3					0
IQWB4					0
IQWB5					0
	0	0	0	0	0

Special Notes

Bicycles From:	N	S	E	W		N U's	S U's	E U's	W U's
IQWB4	0	0	0	0	0				
IQWB5	0	0	0	0	0				
IQWB6	0	0	0	0	0		1		
IQWB7	2	0	0	0	2				
IQWB8	0	0	0	0	0				
IQWB9	0	0	0	0	0				
IQWB:	0	0	0	0	0				
IQWB;	0	0	0	0	0				
IQWB<					0				
IQWB3					0				
IQWB4					0				
IQWB5					0				
	2	0	0	0	2	0	1	0	0

FnP22016TM_132A

Prepared for: **Fehr & Peers**

Traffic Count Consultants, Inc.

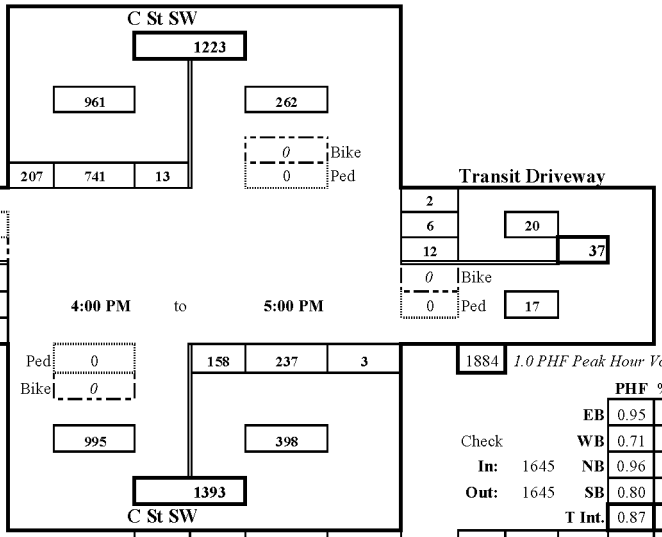
Phone: (253) 770-1407 FAX: (253) 770-1411 E-Mail: Team@TC2inc.com

WBE/DBE

Intersection: C St SW & Transit Driveway/SR-18 WB Ramps **Date of Count:** Wed 04/27/2022

Location: Auburn, Washington **Checked By:** Cameron

Time Interval Ending at	From North on (SB) C St SW				From South on (NB) C St SW				From East on (WB) Transit Driveway				From West on (EB) SR-18 WB Ramps				Interval Total
	T	L	S	R	T	L	S	R	T	L	S	R	T	L	S	R	
4:15 P	8	5	228	68	9	32	63	1	0	4	3	0	5	7	0	60	471
4:30 P	12	1	176	38	6	53	51	0	0	4	1	0	14	6	1	60	391
4:45 P	15	5	175	54	6	39	60	0	0	1	0	1	9	5	0	65	405
5:00 P	6	2	162	47	7	34	63	2	0	3	2	1	7	5	0	57	378
5:15 P	7	0	181	58	6	44	49	0	0	1	2	0	9	10	1	56	402
5:30 P	9	5	158	36	5	29	46	1	0	0	0	1	6	10	0	61	347
5:45 P	5	4	126	42	6	30	55	0	0	1	1	1	4	9	0	55	324
6:00 P	5	2	105	31	4	28	45	2	0	3	2	0	4	3	0	58	279
6:15 P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Survey	67	24	1311	374	49	289	432	6	0	17	11	4	58	55	2	472	2997
Peak Hour: 4:00 PM to 5:00 PM																	
Total	41	13	741	207	28	158	237	3	0	12	6	2	35	23	1	242	1645
Approach	961				398				20				266				1645
%HV	4.3%				7.0%				n/a				13.2%				6.3%
PHF	0.80				0.96				0.71				0.95				0.87



1884 *1.0 PHF Peak Hour Volume*

		PHF	%HV
		EB	0.95	13.2%
Check		WB	0.71	n/a
In:	1645	NB	0.96	7.0%
Out:	1645	SB	0.80	4.3%
		T Int.	0.87	6.3%

PEDs Across:	N	S	E	W	
IQWB4	0	0	0	0	0
IQWB5	0	0	0	0	0
IQWB6	0	0	0	0	0
IQWB7	0	0	0	0	0
IQWB8	0	0	0	0	0
IQWB9	0	0	0	0	0
IQWB:	0	0	0	0	0
IQWB;	0	0	0	0	0
IQWB<					0
IQWB3					0
IQWB4					0
IQWB5					0
	0	0	0	0	0

Special Notes

Bicycles From:	N	S	E	W		N U's	S U's	E U's	W U's
IQWB4	0	0	0	0	0		1		
IQWB5	0	0	0	0	0				
IQWB6	0	0	0	1	1				3
IQWB7	0	0	0	0	0				
IQWB8	0	0	0	0	0				
IQWB9	0	0	0	0	0				
IQWB:	0	0	0	0	0	1			1
IQWB;	0	1	0	0	1		1		
IQWB<					0				
IQWB3					0				
IQWB4					0				
IQWB5					0				
	0	1	0	1	2	1	2	0	4

FnP22016TM_132P

Prepared for: **Fehr & Peers**

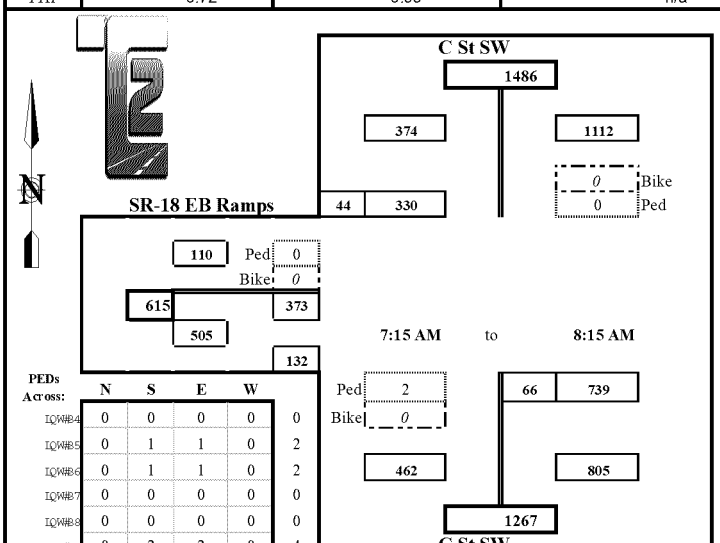
Traffic Count Consultants, Inc.

Phone: (253) 770-1407 FAX: (253) 770-1411 E-Mail: Team@TC2inc.com

WBE/DBE

Intersection: C St SW & SR-18 EB Ramps **Date of Count:** Wed 04/27/2022
Location: Auburn, Washington **Checked By:** Jen

Time Interval Ending at	From North on (SB) C St SW				From South on (NB) C St SW				From East on (WB) 0				From West on (EB) SR-18 EB Ramps				Interval Total
	T	L	S	R	T	L	S	R	T	L	S	R	T	L	S	R	
7:15 A	5	0	53	5	34	19	199	0	0	0	0	0	9	76	0	28	380
7:30 A	7	0	57	6	13	14	194	0	0	0	0	0	13	104	0	32	407
7:45 A	6	0	78	10	16	17	199	0	0	0	0	0	8	78	0	37	419
8:00 A	16	0	117	12	11	17	185	0	0	0	0	0	14	98	0	37	466
8:15 A	8	0	78	16	13	18	161	0	0	0	0	0	16	93	0	26	392
8:30 A	12	0	83	9	24	14	165	0	0	0	0	0	17	70	0	44	385
8:45 A	10	0	96	8	18	22	147	0	0	0	0	0	11	69	0	34	376
9:00 A	11	0	108	5	20	21	125	0	0	0	0	0	11	61	0	42	362
9:15 A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Survey	75	0	670	71	149	142	1375	0	0	0	0	0	99	649	0	280	3187
	Peak Hour: 7:15 AM to 8:15 AM																
Total	37	0	330	44	53	66	739	0	0	0	0	0	51	373	0	132	1684
Approach	374				805				0				505				1684
%HV	9.9%				6.6%				n/a				10.1%				8.4%
PHF	0.72				0.93				n/a				0.93				0.90



1864 *1.0 PHF Peak Hour Volume*

			PHF	%HV
		EB	0.93	10.1%
Check		WB	n/a	n/a
In:	1684	NB	0.93	6.6%
Out:	1684	SB	0.72	9.9%
		T Int.	0.90	8.4%

PEDs Across:	N	S	E	W	
IQWB4	0	0	0	0	0
IQWB5	0	1	1	0	2
IQWB6	0	1	1	0	2
IQWB7	0	0	0	0	0
IQWB8	0	0	0	0	0
IQWB9	0	2	2	0	4
IQWB:	0	0	0	0	0
IQWB;	0	0	0	0	0
IQWB<					0
IQWB3					0
IQWB4					0
IQWB5					0
	0	4	4	0	8

Special Notes

Bicycles From:	N	S	E	W		N U's	S U's	E U's	W U's
IQWB4					0				
IQWB5					0				
IQWB6					0				
IQWB7					0		1		
IQWB8					0				
IQWB9					0		1		
IQWB:					0	1			
IQWB;					0				
IQWB<					0				
IQWB3					0				
IQWB4					0				
IQWB5					0				
	0	0	0	0	0	1	2	0	0

FnP22016TM_133A

Prepared for: **Fehr & Peers**

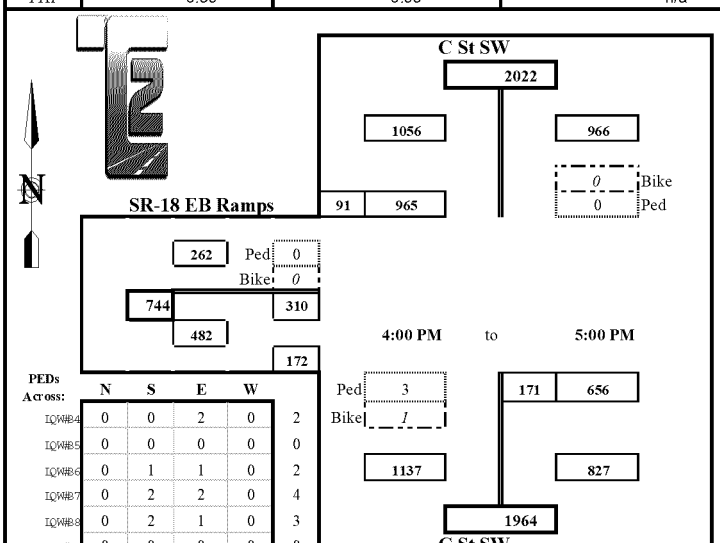
Traffic Count Consultants, Inc.

Phone: (253) 770-1407 FAX: (253) 770-1411 E-Mail: Team@TC2inc.com

WBE/DBE

Intersection: C St SW & SR-18 EB Ramps **Date of Count:** Wed 04/27/2022
Location: Auburn, Washington **Checked By:** Jen

Time Interval Ending at	From North on (SB) C St SW				From South on (NB) C St SW				From East on (WB) 0				From West on (EB) SR-18 EB Ramps				Interval Total
	T	L	S	R	T	L	S	R	T	L	S	R	T	L	S	R	
4:15 P	9	0	263	34	7	40	178	0	0	0	0	0	11	72	0	49	636
4:30 P	28	0	219	24	5	42	162	0	0	0	0	0	9	89	0	39	575
4:45 P	25	0	246	19	7	42	174	0	0	0	0	0	5	63	0	37	581
5:00 P	12	0	237	14	7	47	142	0	0	0	0	0	9	86	0	47	573
5:15 P	7	0	193	26	5	41	150	0	0	0	0	0	5	70	0	69	549
5:30 P	11	0	215	12	3	36	128	0	0	0	0	0	4	68	0	59	518
5:45 P	5	0	202	15	3	32	138	0	0	0	0	0	11	70	0	57	514
6:00 P	6	0	215	8	6	30	121	0	0	0	0	0	9	84	0	50	508
6:15 P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Survey	103	0	1790	152	43	310	1193	0	0	0	0	0	63	602	0	407	4454
Peak Hour: 4:00 PM to 5:00 PM																	
Total	74	0	965	91	26	171	656	0	0	0	0	0	34	310	0	172	2365
Approach	1056				827				0				482				2365
%HV	7.0%				3.1%				n/a				7.1%				5.7%
PHF	0.89				0.95				n/a				0.91				0.93



2544 *1.0 PHF Peak Hour Volume*

		PHF	%HV
	EB	0.91	7.1%
Check	WB	n/a	n/a
In: 2365	NB	0.95	3.1%
Out: 2365	SB	0.89	7.0%
	T Int.	0.93	5.7%

PEDs Across:	N	S	E	W	
IQWB4	0	0	2	0	2
IQWB5	0	0	0	0	0
IQWB6	0	1	1	0	2
IQWB7	0	2	2	0	4
IQWB8	0	2	1	0	3
IQWB9	0	0	0	0	0
IQWB:	0	0	0	0	0
IQWB;	0	1	1	0	2
IQWB<					0
IQWB3					0
IQWB4					0
IQWB5					0
	0	6	7	0	13

Special Notes

Bicycles From:	N	S	E	W	
IQWB4	0	0	0	0	0
IQWB5	0	0	0	0	0
IQWB6	0	0	0	0	0
IQWB7	0	1	0	0	1
IQWB8	0	0	0	0	0
IQWB9	0	0	0	0	0
IQWB:	0	0	0	0	0
IQWB;	0	0	0	0	0
IQWB<					0
IQWB3					0
IQWB4					0
IQWB5					0
	0	1	0	0	1

N U's	S U's	E U's	W U's
	1		
1			
1	2		
2	3	0	0

FnP22016TM_133P

AUBURN DAIRY
TRAFFIC IMPACT ANALYSIS

APPENDIX
ITE Trip Generation

Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

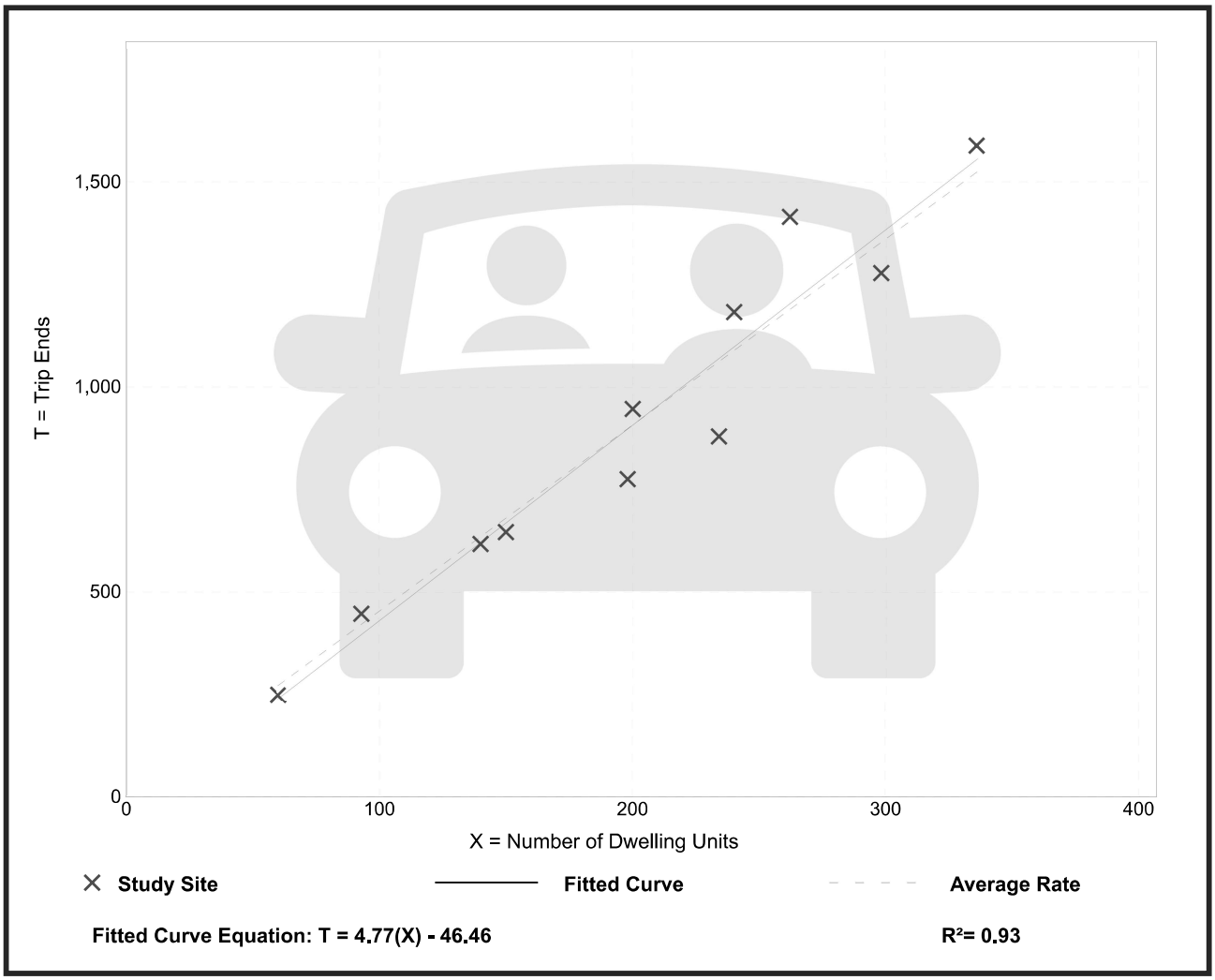
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 11
Avg. Num. of Dwelling Units: 201
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.54	3.76 - 5.40	0.51

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

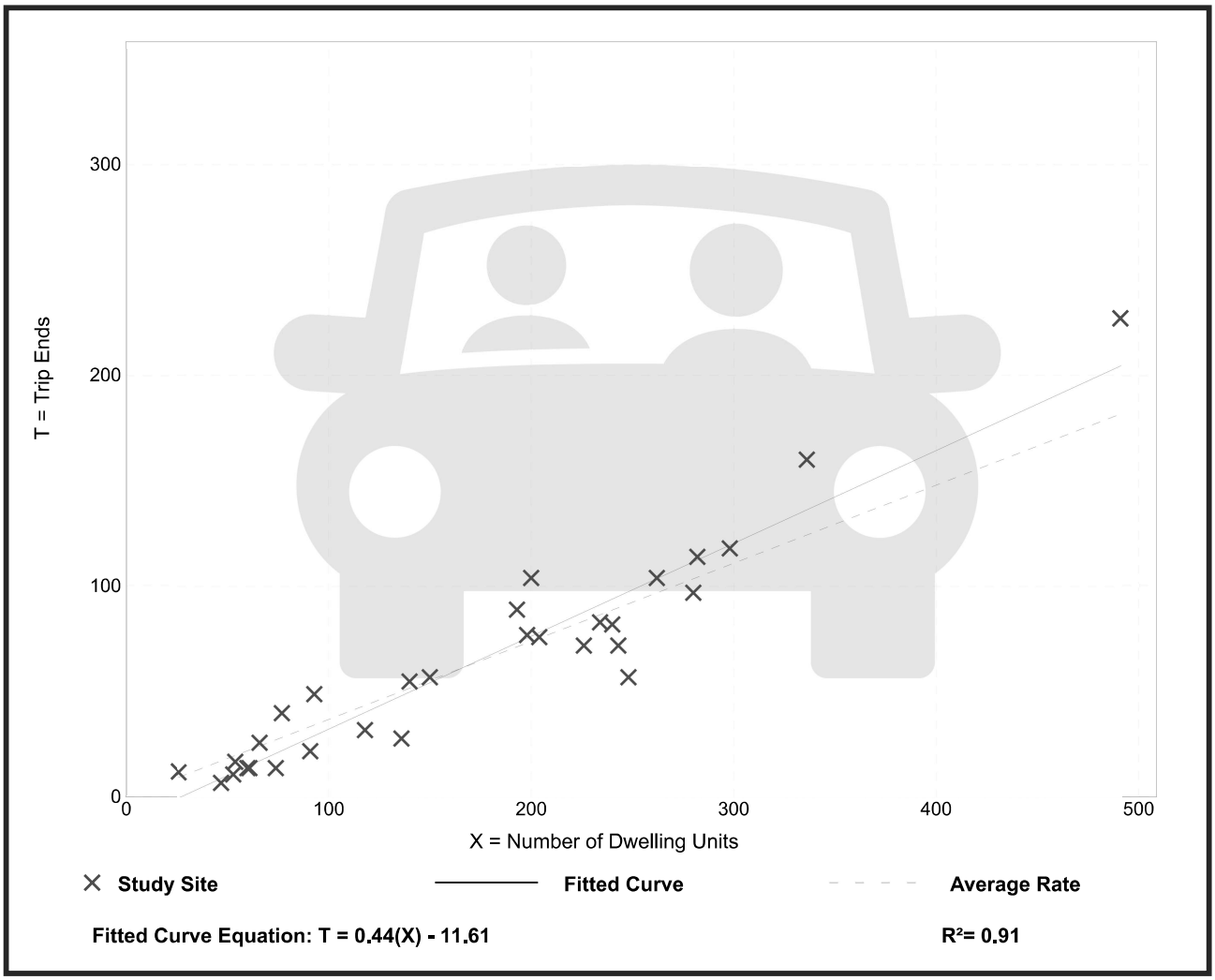
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	30
Avg. Num. of Dwelling Units:	173
Directional Distribution:	23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.37	0.15 - 0.53	0.09

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

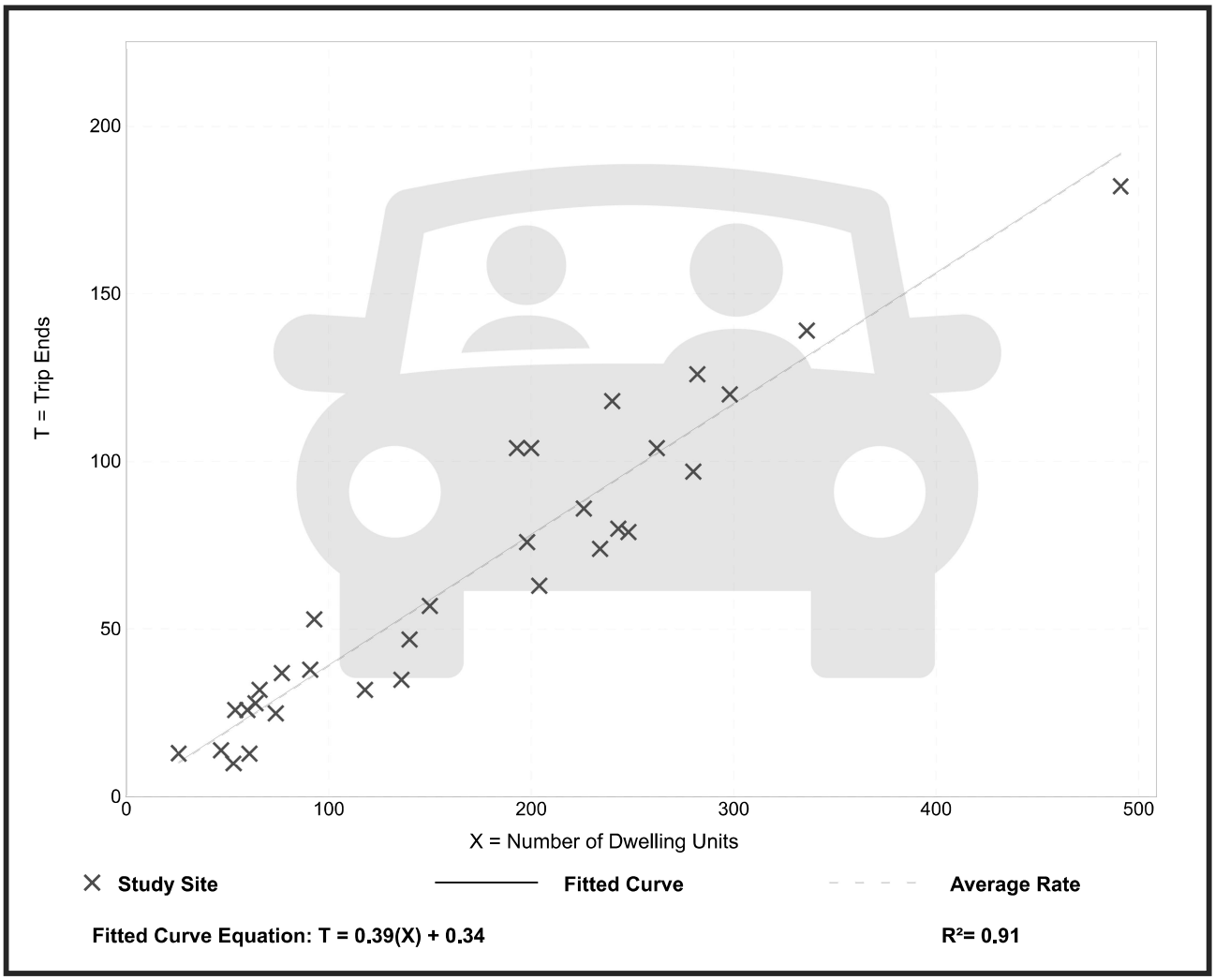
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	31
Avg. Num. of Dwelling Units:	169
Directional Distribution:	61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.57	0.08

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday**

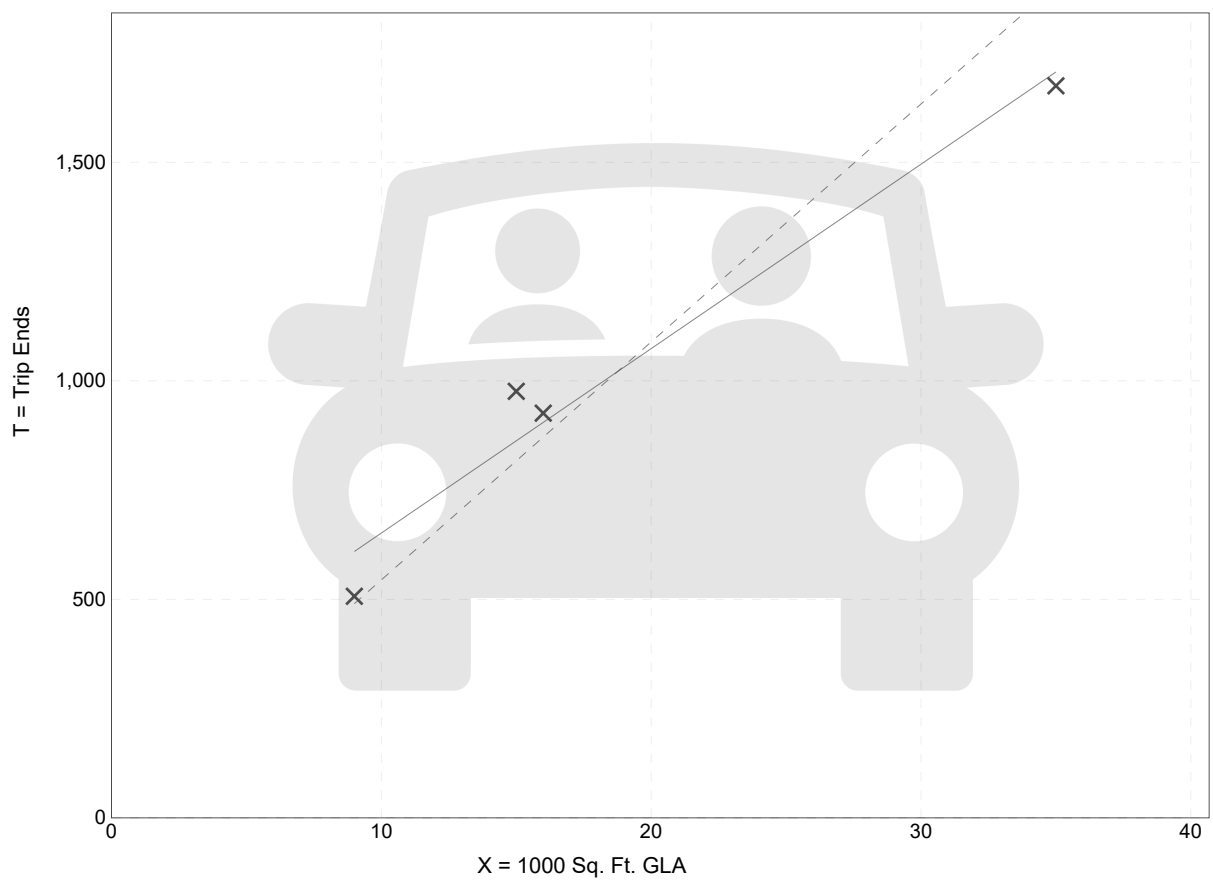
Setting/Location: **General Urban/Suburban**
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: T = 42.20(X) + 229.68 **R^2= 0.96**

Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

Strip Retail Plaza (<40k)
(822)

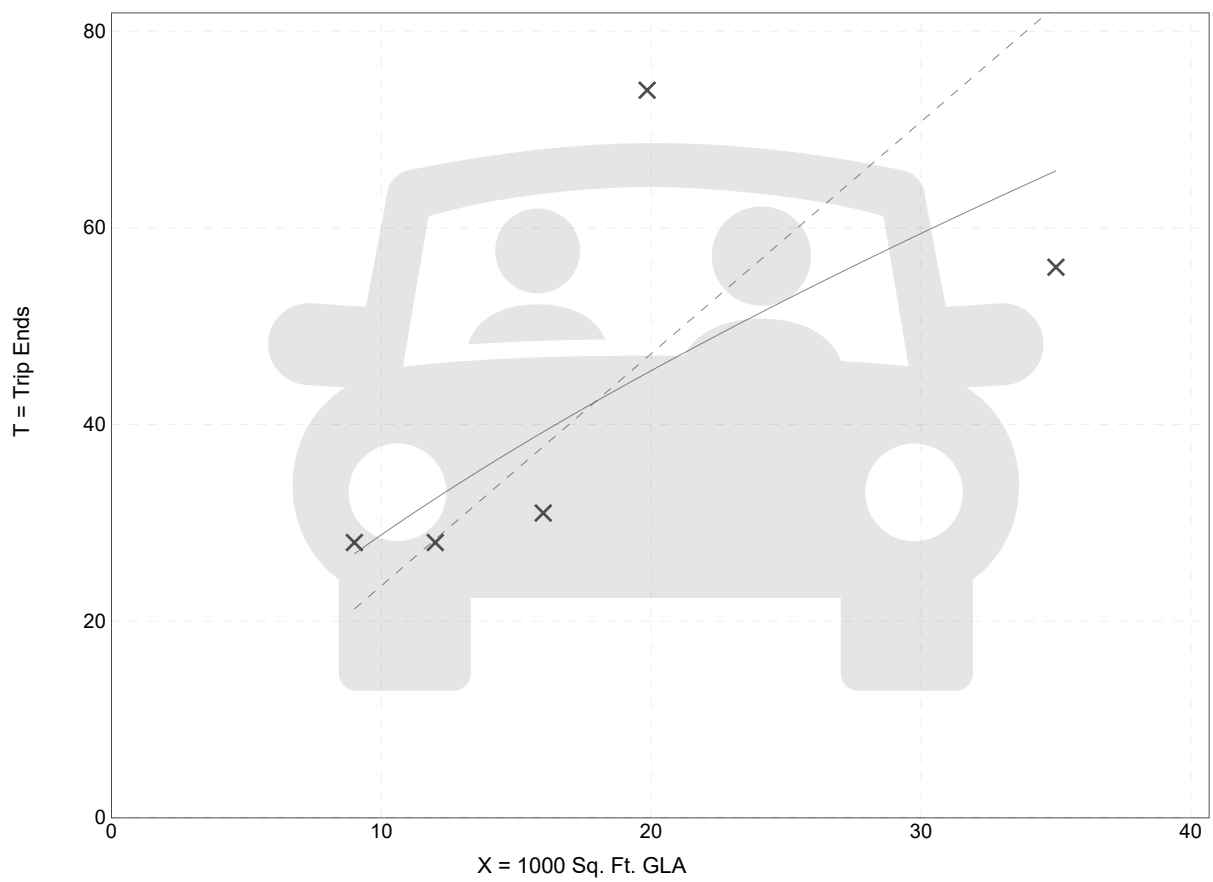
Vehicle Trip Ends vs:	**1000 Sq. Ft. GLA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	5
Avg. 1000 Sq. Ft. GLA:	18
Directional Distribution:	60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Ln(T) = 0.66 Ln(X) + 1.84 **R^2= 0.57**

Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

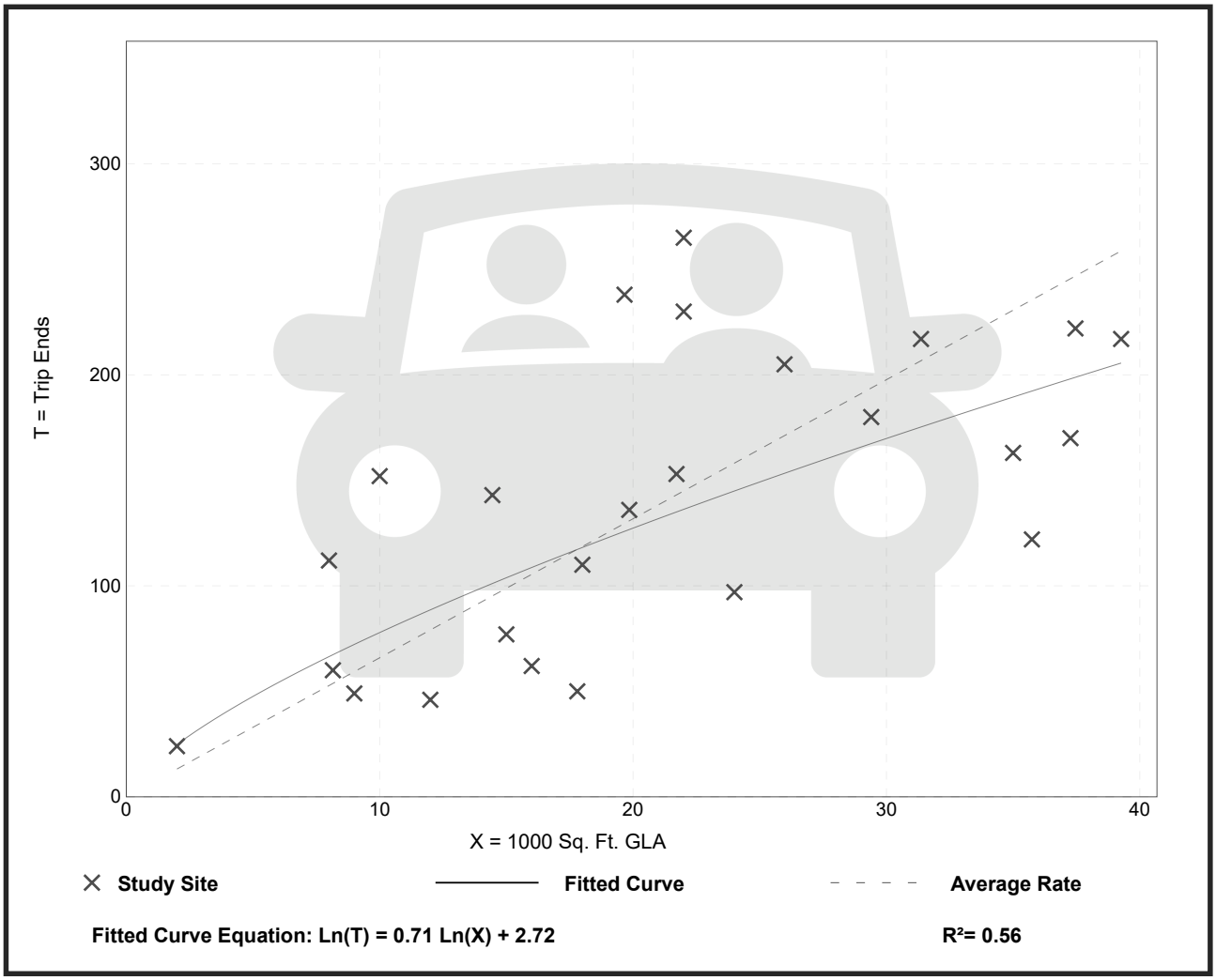
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GLA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	25
Avg. 1000 Sq. Ft. GLA:	21
Directional Distribution:	50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

Single-Family Attached Housing
(215)

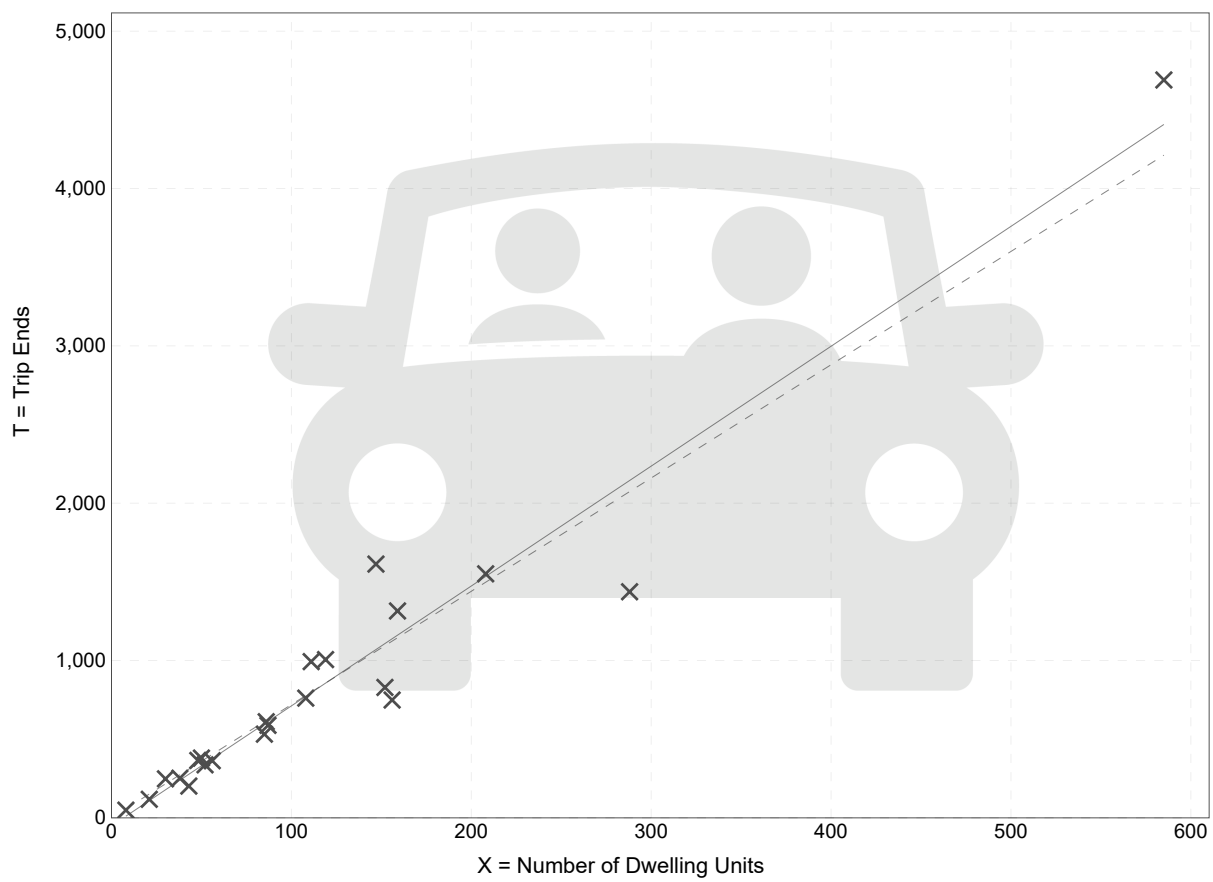
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 22
Avg. Num. of Dwelling Units: 120
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.20	4.70 - 10.97	1.61

Data Plot and Equation



Fitted Curve Equation: T = 7.62(X) - 50.48 **R^2= 0.94**

Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

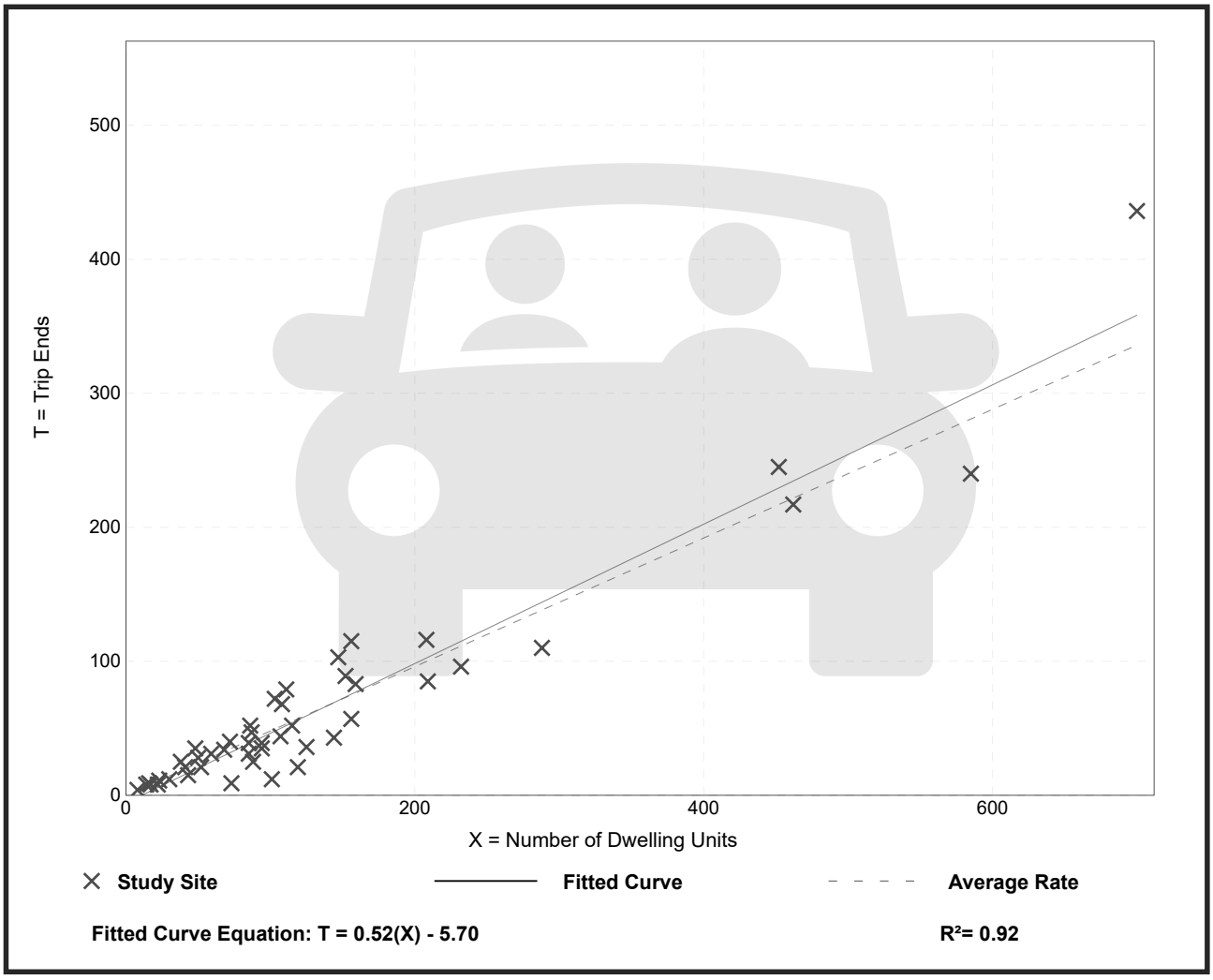
Single-Family Attached Housing
(215)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	46
Avg. Num. of Dwelling Units:	135
Directional Distribution:	31% entering, 69% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.48	0.12 - 0.74	0.14

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

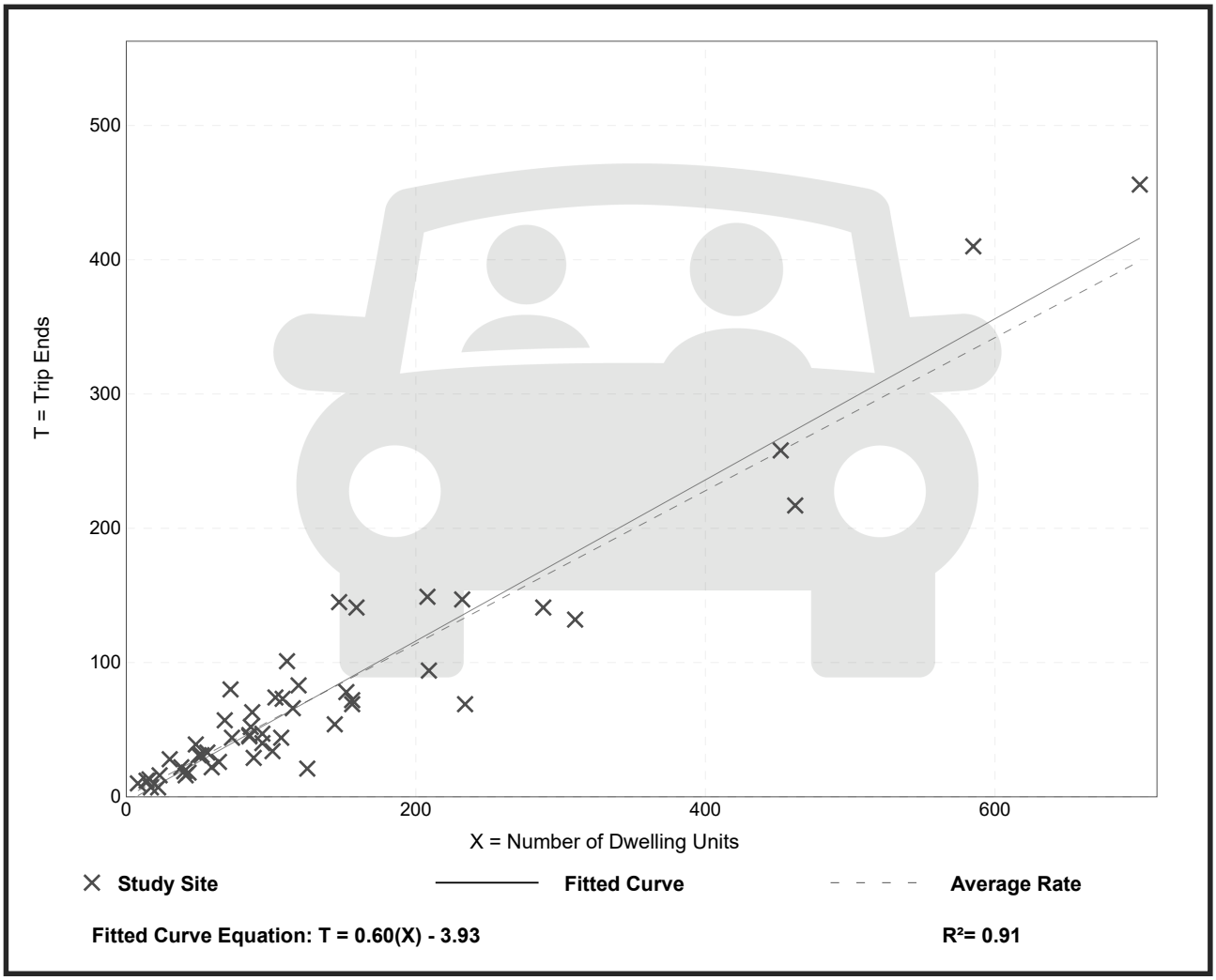
Single-Family Attached Housing
(215)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	51
Avg. Num. of Dwelling Units:	136
Directional Distribution:	57% entering, 43% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.57	0.17 - 1.25	0.18

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

AUBURN DAIRY
TRAFFIC IMPACT ANALYSIS

APPENDIX
Trip Generation Breakdown

Heath & Associates Transportation Engineering
Project: Auburn Dairy
Jurisdiction: Auburn

Auburn Dairy - Trip Generation Summary - North Parcel

Average Weekday Trips

Development	Land Use	LUC	Variable	Value	Rate	Distribution		Total Trips			Internal Capture		Pass-by Trips		Primary Trips		
						In	Out	In	Out	Total	%	Total	%	Total	In	Out	Total
Current - DUC Zoning	Strip Retail	822	KSF	10.72	54.45	50%	50%	291.9	291.9	583.7	0%	0	0%	0.0	291.9	291.9	583.7
	Multifamily Mid-Rise	221	Dwelling Units	53	4.54	50%	50%	120.3	120.3	240.6	0%	0	0%	0.0	120.3	120.3	240.6
Proposed - M-1 Zoning	Strip Retail	822	KSF	10.72	54.45	50%	50%	291.9	291.9	583.7	0%	0.0	0%	0.0	291.9	291.9	583.7
	Multifamily Mid-Rise	221	Dwelling Units	40	4.54	50%	50%	90.8	90.8	181.6	0%	0.0	0%	0.0	90.8	90.8	181.6
													Totals	**0.0**	**-29.5**	**-29.5**	**-59.0**

AM Peak Hour Trips

Development	Land Use	LUC	Variable	Value	Rate	Distribution		Total Trips			Internal Capture		Pass-by Trips		Primary Trips		
						In	Out	In	Out	Total	%	Total	%	Total	In	Out	Total
Current - DUC Zoning	Strip Retail	822	KSF	10.72	2.36	60%	40%	15.2	10.1	25.3	0%	0	0%	0.0	15.2	10.1	25.3
	Multifamily Mid-Rise	221	Dwelling Units	53	0.37	23%	77%	4.5	15.1	19.6	0%	0	0%	0.0	4.5	15.1	19.6
Proposed - M-1 Zoning	Strip Retail	822	KSF	10.72	2.36	60%	40%	15.2	10.1	25.3	0%	0.0	0%	0.0	15.2	10.1	25.3
	Multifamily Mid-Rise	221	Dwelling Units	40	0.37	23%	77%	3.4	11.4	14.8	0%	0.0	0%	0.0	3.4	11.4	14.8
													Totals	**0.0**	**-1.1**	**-3.7**	**-4.8**

PM Peak Hour Trips

Development	Land Use	LUC	Variable	Value	Rate	Distribution		Total Trips			Internal Capture		Pass-by Trips		Primary Trips		
						In	Out	In	Out	Total	%	Total	%	Total	In	Out	Total
Current - DUC Zoning	Strip Retail	822	KSF	10.72	6.59	50%	50%	35.3	35.3	70.6	0%	0	0%	0.0	35.3	35.3	70.6
	Multifamily Mid-Rise	221	Dwelling Units	53	0.39	61%	39%	12.6	8.1	20.7	0%	0	0%	0.0	12.6	8.1	20.7
Proposed - M-1 Zoning	Strip Retail	822	KSF	10.72	6.59	50%	50%	35.3	35.3	70.6	0%	0.0	0%	0.0	35.3	35.3	70.6
	Multifamily Mid-Rise	221	Dwelling Units	40	0.39	61%	39%	9.5	6.1	15.6	0%	0.0	0%	0.0	9.5	6.1	15.6
													Totals	**0.0**	**-3.1**	**-2.0**	**-5.1**

Auburn Dairy - Trip Generation Summary - South Parcels

Average Weekday Trips

Development	Land Use	LUC	Variable	Value	Rate	Distribution		Total Trips			Internal Capture		Pass-by Trips		Primary Trips		
						In	Out	In	Out	Total	%	Total	%	Total	In	Out	Total
Current - R-20 Zoning	Single Family Attached	215	Dwelling Units	8	7.2	50%	50%	28.8	28.8	57.6	0%	0	0%	0.0	28.8	28.8	57.6
Proposed - M-1 Zoning	Strip Retail	822	KSF	18	54.45	50%	50%	490.1	490.1	980.1	0%	0.0	0%	0.0	490.1	490.1	980.1
	Multifamily Mid-Rise	221	Dwelling Units	67	4.54	50%	50%	152.1	152.1	304.2	0%	0.0	0%	0.0	152.1	152.1	304.2
													Totals	**0.0**	**613.3**	**613.3**	**1226.7**

AM Peak Hour Trips

Development	Land Use	LUC	Variable	Value	Rate	Distribution		Total Trips			Internal Capture		Pass-by Trips		Primary Trips		
						In	Out	In	Out	Total	%	Total	%	Total	In	Out	Total
Current - R-20 Zoning	Single Family Attached	215	Dwelling Units	8	0.48	25%	75%	1.0	2.9	3.8	0%	0	0%	0.0	1.0	2.9	3.8
Proposed - M-1 Zoning	Strip Retail	822	KSF	18	2.36	60%	40%	25.5	17.0	42.5	0%	0.0	0%	0.0	25.5	17.0	42.5
	Multifamily Mid-Rise	221	Dwelling Units	67	0.37	23%	77%	5.7	19.1	24.8	0%	0.0	0%	0.0	5.7	19.1	24.8
													Totals	**0.0**	**30.2**	**33.2**	**63.4**

PM Peak Hour Trips

Development	Land Use	LUC	Variable	Value	Rate	Distribution		Total Trips			Internal Capture		Pass-by Trips		Primary Trips		
						In	Out	In	Out	Total	%	Total	%	Total	In	Out	Total
Current - R-20 Zoning	Single Family Attached	215	Dwelling Units	8	0.57	59%	41%	2.7	1.9	4.6	0%	0	0%	0.0	2.7	1.9	4.6
Proposed - M-1 Zoning	Strip Retail	822	KSF	18	6.59	50%	50%	59.3	59.3	118.6	0%	0.0	0%	0.0	59.3	59.3	118.6
	Multifamily Mid-Rise	221	Dwelling Units	67	0.39	61%	39%	15.9	10.2	26.1	0%	0.0	0%	0.0	15.9	10.2	26.1
													Totals	**0.0**	**72.6**	**67.6**	**140.2**

AUBURN DAIRY
TRAFFIC IMPACT ANALYSIS

APPENDIX
Forecast 2028 Excel

PM Peak Hour Forecast Intersection Volumes

Annual Growth Rate: 2 %

# of Years to Horizon: 5 OR 6

2028

1. Main St & G St

	SBR	SBT	SBL	WBR	WBT	WBL	NBR	NBT	NBL	EBR	EBT	EBL
Baseline 2023	0	1	1	0	134	7	7	0	2	45	370	0
Project Trips	0	0	0	0	0	49	21	0	20	20	0	0
Pipeline	0	0	0	0	0	0	0	0	0	0	0	0
Without	0	1	1	0	148	8	8	0	2	50	409	0
With	0	1	1	0	148	57	29	0	22	70	409	0

2. 1st St & G St

	SBR	SBT	SBL	WBR	WBT	WBL	NBR	NBT	NBL	EBR	EBT	EBL
Baseline 2023	0	7	49	1	0	0	4	10	0	0	0	0
Project Trips	0	0	69	41	0	0	0	0	0	0	0	0
Pipeline	0	0	0	0	0	0	0	0	0	0	0	0
Without	0	8	54	1	0	0	4	11	0	0	0	0
With	0	8	123	42	0	0	4	11	0	0	0	0

3. Main St & D St

	SBR	SBT	SBL	WBR	WBT	WBL	NBR	NBT	NBL	EBR	EBT	EBL
Baseline 2023	21	13	4	2	126	20	4	3	1	51	251	34
Project Trips	2	0	0	0	47	0	0	0	0	0	21	0
Pipeline	0	0	0	0	0	0	0	0	0	0	0	0
Without	23	14	4	2	139	22	4	3	1	56	277	38
With	25	14	4	2	186	22	4	3	1	56	298	38

4. Main St & C St

	SBR	SBT	SBL	WBR	WBT	WBL	NBR	NBT	NBL	EBR	EBT	EBL
Baseline 2022	28	574	27	9	71	71	55	180	55	99	139	40
Project Trips	2	0	0	0	16	0	0	0	29	3	15	3
Pipeline	0	0	0	0	0	0	0	0	0	0	0	0
Without	32	646	30	10	80	80	62	203	62	111	157	45
With	34	646	30	10	96	80	62	203	91	114	172	48

5. Main St & Auburn Ave

	SBR	SBT	SBL	WBR	WBT	WBL	NBR	NBT	NBL	EBR	EBT	EBL
Baseline 2022	13	645	0	19	107	11	54	290	0	98	137	2
Project Trips	7	0	0	0	9	0	0	0	0	3	12	0
Pipeline	0	0	0	0	0	0	0	0	0	0	0	0
Without	15	726	0	21	120	12	61	327	0	110	154	2
With	22	726	0	21	129	12	61	327	0	113	166	2

6. Main St & Auburn Way

	SBR	SBT	SBL	WBR	WBT	WBL	NBR	NBT	NBL	EBR	EBT	EBL
Baseline 2022	11	696	113	78	65	231	179	429	69	52	125	22
Project Trips	0	0	0	0	2	0	0	0	7	3	2	7
Pipeline	0	0	0	0	0	0	0	0	0	0	0	0
Without	12	784	127	88	73	260	202	483	78	59	141	25
With	12	784	127	88	75	260	202	483	85	62	143	32

7. SR 18 WB Ramps & C St

	SBR	SBT	SBL	WBR	WBT	WBL	NBR	NBT	NBL	EBR	EBT	EBL
Baseline 2022	207	741	13	2	6	12	3	237	158	242	1	23
Project Trips	20	8	0	0	0	0	0	21	0	0	0	8
Pipeline	0	0	0	0	0	0	0	0	0	0	0	0
Without	233	834	15	2	7	14	3	267	178	273	1	26
With	253	842	15	2	7	14	3	288	178	273	1	34

8. SR 18 EB Ramps & C St

	SBR	SBT	SBL	WBR	WBT	WBL	NBR	NBT	NBL	EBR	EBT	EBL
Baseline 2022	91	965	0	0	0	0	0	656	171	172	0	310
Project Trips	8	0	0	0	0	0	0	0	0	0	0	21
Pipeline	0	0	0	0	0	0	0	0	0	0	0	0
Without	102	1,087	0	0	0	0	0	739	193	194	0	349
With	110	1,087	0	0	0	0	0	739	193	194	0	370

AUBURN DAIRY
TRAFFIC IMPACT ANALYSIS

APPENDIX
Level of Service

HCM 7th TWSC
1: G St SW/Driveway & W Main St

Baseline AM Peak Hour

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	216	10	12	230	0	4	0	7	0	0	0
Future Vol, veh/h	0	216	10	12	230	0	4	0	7	0	0	0
Conflicting Peds, #/hr	0	0	3	3	0	0	3	0	3	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	1	5	20	8	6	1	50	1	1	1	1	1
Mvmt Flow	0	240	11	13	256	0	4	0	8	0	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	256	0	0	254	0	0	534	531	252	525	536	259
Stage 1	-	-	-	-	-	-	249	249	-	282	282	-
Stage 2	-	-	-	-	-	-	285	282	-	243	254	-
Critical Hdwy	4.11	-	-	4.18	-	-	7.6	6.51	6.21	7.11	6.51	6.21
Critical Hdwy Stg 1	-	-	-	-	-	-	6.6	5.51	-	6.11	5.51	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.6	5.51	-	6.11	5.51	-
Follow-up Hdwy	2.209	-	-	2.272	-	-	3.95	4.009	3.309	3.509	4.009	3.309
Pot Cap-1 Maneuver	1315	-	-	1277	-	-	390	455	790	465	452	783
Stage 1	-	-	-	-	-	-	660	703	-	727	679	-
Stage 2	-	-	-	-	-	-	629	679	-	763	699	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1315	-	-	1273	-	-	383	449	785	453	445	780
Mov Cap-2 Maneuver	-	-	-	-	-	-	383	449	-	453	445	-
Stage 1	-	-	-	-	-	-	658	701	-	727	671	-
Stage 2	-	-	-	-	-	-	620	671	-	753	697	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	0.39	11.47	0
HCM LOS			B	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	568	1315	-	-	1273	-	-	-
HCM Lane V/C Ratio	0.022	-	-	-	0.01	-	-	-
HCM Control Delay (s/veh)	11.5	0	-	-	7.9	0	-	0
HCM Lane LOS	B	A	-	-	A	A	-	A
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	-

Intersection	
Int Delay, s/veh	0.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	0	9	2	3	18
Future Vol, veh/h	0	0	9	2	3	18
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	80	80	80	80	80	80
Heavy Vehicles, %	1	1	22	50	33	11
Mvmt Flow	0	0	11	3	4	23

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	43	13	0	0	14	0
Stage 1	13	-	-	-	-	-
Stage 2	30	-	-	-	-	-
Critical Hdwy	6.41	6.21	-	-	4.43	-
Critical Hdwy Stg 1	5.41	-	-	-	-	-
Critical Hdwy Stg 2	5.41	-	-	-	-	-
Follow-up Hdwy	3.509	3.309	-	-	2.497	-
Pot Cap-1 Maneuver	971	1071	-	-	1424	-
Stage 1	1013	-	-	-	-	-
Stage 2	995	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	968	1071	-	-	1424	-
Mov Cap-2 Maneuver	968	-	-	-	-	-
Stage 1	1013	-	-	-	-	-
Stage 2	992	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	0	0	1.08
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	-	1424	-
HCM Lane V/C Ratio	-	-	-	0.003	-
HCM Control Delay (s/veh)	-	-	0	7.5	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	-	0	-

Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	27	201	12	10	229	44	2	1	2	6	4	20
Future Vol, veh/h	27	201	12	10	229	44	2	1	2	6	4	20
Conflicting Peds, #/hr	5	0	5	8	0	8	5	0	8	8	0	5
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	4	5	1	1	3	2	1	1	1	50	25	10
Mvmt Flow	30	226	13	11	257	49	2	1	2	7	4	22

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	315	0	0	247	0	0	588	638	249	608	620	295
Stage 1	-	-	-	-	-	-	301	301	-	312	312	-
Stage 2	-	-	-	-	-	-	287	337	-	295	308	-
Critical Hdwy	4.14	-	-	4.11	-	-	7.11	6.51	6.21	7.6	6.75	6.3
Critical Hdwy Stg 1	-	-	-	-	-	-	6.11	5.51	-	6.6	5.75	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.11	5.51	-	6.6	5.75	-
Follow-up Hdwy	2.236	-	-	2.209	-	-	3.509	4.009	3.309	3.95	4.225	3.39
Pot Cap-1 Maneuver	1234	-	-	1324	-	-	422	395	793	346	375	726
Stage 1	-	-	-	-	-	-	710	667	-	607	618	-
Stage 2	-	-	-	-	-	-	723	643	-	621	621	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1225	-	-	1314	-	-	383	374	781	326	355	717
Mov Cap-2 Maneuver	-	-	-	-	-	-	383	374	-	326	355	-
Stage 1	-	-	-	-	-	-	684	643	-	585	607	-
Stage 2	-	-	-	-	-	-	684	631	-	596	598	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.9	0.27	12.62	12.39
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	478	1225	-	-	1314	-	-	521
HCM Lane V/C Ratio	0.012	0.025	-	-	0.009	-	-	0.065
HCM Control Delay (s/veh)	12.6	8	0	-	7.8	0	-	12.4
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0	0.1	-	-	0	-	-	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	51	60	22	30	49	8	231	605	83	15	211	25
Future Volume (veh/h)	51	60	22	30	49	8	231	605	83	15	211	25
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	0.95		0.97	0.97		0.93	1.00		0.98	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1737	1737	1737	1885	1885	1885	1826	1826	1826	1693	1693	1693
Adj Flow Rate, veh/h	59	70	26	35	57	9	269	703	97	17	245	29
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86
Percent Heavy Veh, %	11	11	11	1	1	1	5	5	5	14	14	14
Cap, veh/h	339	186	69	324	220	35	675	866	719	247	1074	126
Arrive On Green	0.05	0.16	0.16	0.04	0.14	0.14	0.12	0.47	0.47	0.02	0.37	0.37
Sat Flow, veh/h	1654	1196	444	1795	1571	248	1739	1826	1516	1612	2896	339
Grp Volume(v), veh/h	59	0	96	35	0	66	269	703	97	17	135	139
Grp Sat Flow(s),veh/h/ln	1654	0	1640	1795	0	1819	1739	1826	1516	1612	1608	1628
Q Serve(g_s), s	1.7	0.0	3.0	0.9	0.0	1.9	5.0	19.0	2.1	0.4	3.3	3.4
Cycle Q Clear(g_c), s	1.7	0.0	3.0	0.9	0.0	1.9	5.0	19.0	2.1	0.4	3.3	3.4
Prop In Lane	1.00		0.27	1.00		0.14	1.00		1.00	1.00		0.21
Lane Grp Cap(c), veh/h	339	0	256	324	0	255	675	866	719	247	596	604
V/C Ratio(X)	0.17	0.00	0.38	0.11	0.00	0.26	0.40	0.81	0.13	0.07	0.23	0.23
Avail Cap(c_a), veh/h	466	0	1408	615	0	1688	777	2011	1670	423	1687	1708
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	19.5	0.0	21.8	19.9	0.0	22.1	7.9	13.0	8.5	12.3	12.5	12.5
Incr Delay (d2), s/veh	0.2	0.0	0.9	0.1	0.0	0.5	0.4	1.9	0.1	0.1	0.2	0.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	0.0	1.1	0.4	0.0	0.8	1.5	6.8	0.6	0.1	1.1	1.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	19.7	0.0	22.7	20.1	0.0	22.7	8.3	14.9	8.6	12.4	12.6	12.7
LnGrp LOS	B		C	C		C	A	B	A	B	B	B
Approach Vol, veh/h		155			101			1069			291	
Approach Delay, s/veh		21.6			21.8			12.6			12.6	
Approach LOS		C			C			B			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	5.7	31.8	6.6	13.5	11.6	25.9	7.6	12.6
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	7.5	63.5	11.5	49.5	10.5	60.5	7.5	53.5
Max Q Clear Time (g_c+I1), s	2.4	21.0	2.9	5.0	7.0	5.4	3.7	3.9
Green Ext Time (p_c), s	0.0	6.3	0.0	0.6	0.3	1.8	0.0	0.4

Intersection Summary	
HCM 7th Control Delay, s/veh	14.1
HCM 7th LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	9	65	27	9	83	12	4	433	53	0	175	12
Future Volume (veh/h)	9	65	27	9	83	12	4	433	53	0	175	12
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	0.97		0.94	0.95		0.96	0.98		0.98	1.00		0.97
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1841	1841	1841	1885	1885	1885	1885	1885	1885	1856	1856	1856
Adj Flow Rate, veh/h	10	72	30	10	92	13	4	481	59	0	194	13
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	4	4	4	1	1	1	1	1	1	3	3	3
Cap, veh/h	147	267	103	148	349	47	123	769	94	0	804	54
Arrive On Green	0.23	0.23	0.23	0.23	0.23	0.23	0.47	0.47	0.47	0.00	0.47	0.47
Sat Flow, veh/h	68	1169	452	70	1527	204	3	1640	200	0	1716	115
Grp Volume(v), veh/h	112	0	0	115	0	0	544	0	0	0	0	207
Grp Sat Flow(s),veh/h/ln	1689	0	0	1801	0	0	1843	0	0	0	0	1831
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.0
Cycle Q Clear(g_c), s	1.6	0.0	0.0	1.5	0.0	0.0	6.6	0.0	0.0	0.0	0.0	2.0
Prop In Lane	0.09		0.27	0.09		0.11	0.01		0.11	0.00		0.06
Lane Grp Cap(c), veh/h	518	0	0	543	0	0	986	0	0	0	0	858
V/C Ratio(X)	0.22	0.00	0.00	0.21	0.00	0.00	0.55	0.00	0.00	0.00	0.00	0.24
Avail Cap(c_a), veh/h	1835	0	0	1945	0	0	4479	0	0	0	0	4340
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	1.00
Uniform Delay (d), s/veh	9.5	0.0	0.0	9.4	0.0	0.0	6.0	0.0	0.0	0.0	0.0	4.7
Incr Delay (d2), s/veh	0.2	0.0	0.0	0.2	0.0	0.0	0.5	0.0	0.0	0.0	0.0	0.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	0.0	0.0	0.5	0.0	0.0	1.5	0.0	0.0	0.0	0.0	0.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	9.7	0.0	0.0	9.6	0.0	0.0	6.4	0.0	0.0	0.0	0.0	4.9
LnGrp LOS	A			A			A					A
Approach Vol, veh/h		112			115			544			207	
Approach Delay, s/veh		9.7			9.6			6.4			4.9	
Approach LOS		A			A			A			A	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	18.4	11.3	18.4	11.3
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	70.5	30.5	70.5	30.5
Max Q Clear Time (g_c+I1), s	8.6	3.6	4.0	3.5
Green Ext Time (p_c), s	4.5	0.6	1.4	0.6

Intersection Summary	
HCM 7th Control Delay, s/veh	6.9
HCM 7th LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	14	87	19	189	60	93	54	542	204	73	265	4
Future Volume (veh/h)	14	87	19	189	60	93	54	542	204	73	265	4
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		0.93	1.00		0.95	0.98		0.94	0.99		0.95
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1826	1826	1826	1856	1856	1856	1870	1870	1870	1826	1826	1826
Adj Flow Rate, veh/h	14	90	20	195	62	96	56	559	210	75	273	4
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	5	5	5	3	3	3	2	2	2	5	5	5
Cap, veh/h	27	172	38	323	116	180	503	787	294	305	1141	17
Arrive On Green	0.14	0.14	0.14	0.18	0.18	0.18	0.05	0.32	0.32	0.06	0.33	0.33
Sat Flow, veh/h	197	1264	281	1767	634	982	1781	2478	927	1739	3497	51
Grp Volume(v), veh/h	124	0	0	195	0	158	56	400	369	75	135	142
Grp Sat Flow(s),veh/h/ln	1742	0	0	1767	0	1616	1781	1777	1629	1739	1735	1813
Q Serve(g_s), s	3.9	0.0	0.0	6.0	0.0	5.3	1.2	11.8	11.9	1.7	3.4	3.4
Cycle Q Clear(g_c), s	3.9	0.0	0.0	6.0	0.0	5.3	1.2	11.8	11.9	1.7	3.4	3.4
Prop In Lane	0.11		0.16	1.00		0.61	1.00		0.57	1.00		0.03
Lane Grp Cap(c), veh/h	238	0	0	323	0	296	503	564	517	305	566	592
V/C Ratio(X)	0.52	0.00	0.00	0.60	0.00	0.53	0.11	0.71	0.71	0.25	0.24	0.24
Avail Cap(c_a), veh/h	1747	0	0	792	0	725	608	1072	983	497	1152	1204
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	23.8	0.0	0.0	22.3	0.0	21.9	12.3	17.8	17.9	13.4	14.6	14.6
Incr Delay (d2), s/veh	1.8	0.0	0.0	1.8	0.0	1.5	0.1	1.7	1.8	0.4	0.2	0.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.7	0.0	0.0	2.5	0.0	2.0	0.4	4.5	4.1	0.6	1.2	1.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	25.6	0.0	0.0	24.1	0.0	23.4	12.4	19.5	19.7	13.8	14.8	14.8
LnGrp LOS	C			C		C	B	B	B	B	B	B
Approach Vol, veh/h		124			353			825			352	
Approach Delay, s/veh		25.6			23.8			19.1			14.6	
Approach LOS		C			C			B			B	

Timer - Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	8.0	23.3		12.6	7.5	23.9		15.4
Change Period (Y+Rc), s	4.5	4.5		4.5	4.5	4.5		4.5
Max Green Setting (Gmax), s	10.1	35.8		59.5	6.5	39.4		26.6
Max Q Clear Time (g_c+I1), s	3.7	13.9		5.9	3.2	5.4		8.0
Green Ext Time (p_c), s	0.1	5.0		0.8	0.0	1.6		1.5

Intersection Summary		
HCM 7th Control Delay, s/veh		19.6
HCM 7th LOS		B

7: C St SW & SR 18 WB Off Ramp/EB On Ramp/Auburn Transit Parking Lot

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	82	1	92	6	1	1	316	494	10	10	166	97
Future Volume (veh/h)	82	1	92	6	1	1	316	494	10	10	166	97
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		0.96	1.00		1.00	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1660	1660	1660	1617	1617	1617	1674	1674	1674	1617	1617	1617
Adj Flow Rate, veh/h	87	1	98	6	1	1	336	526	11	11	177	103
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	10	10	10	13	13	13	9	9	9	13	13	13
Cap, veh/h	147	2	132	15	7	7	402	2260	47	20	1821	802
Arrive On Green	0.09	0.09	0.09	0.01	0.01	0.01	0.13	0.71	0.71	0.01	0.59	0.59
Sat Flow, veh/h	1563	18	1406	1540	728	728	3092	3185	67	1540	3073	1353
Grp Volume(v), veh/h	88	0	98	6	0	2	336	262	275	11	177	103
Grp Sat Flow(s),veh/h/ln	1581	0	1406	1540	0	1455	1546	1590	1662	1540	1537	1353
Q Serve(g_s), s	5.5	0.0	7.0	0.4	0.0	0.1	11.0	6.0	6.0	0.7	2.6	3.5
Cycle Q Clear(g_c), s	5.5	0.0	7.0	0.4	0.0	0.1	11.0	6.0	6.0	0.7	2.6	3.5
Prop In Lane	0.99		1.00	1.00		0.50	1.00		0.04	1.00		1.00
Lane Grp Cap(c), veh/h	149	0	132	15	0	14	402	1128	1179	20	1821	802
V/C Ratio(X)	0.59	0.00	0.74	0.39	0.00	0.14	0.83	0.23	0.23	0.55	0.10	0.13
Avail Cap(c_a), veh/h	526	0	467	275	0	259	521	1128	1179	111	1821	802
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	45.1	0.0	45.8	51.1	0.0	50.9	44.1	5.2	5.2	50.9	9.1	9.3
Incr Delay (d2), s/veh	3.7	0.0	7.9	15.6	0.0	4.3	8.9	0.5	0.5	21.0	0.1	0.3
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.3	0.0	2.7	0.2	0.0	0.1	4.6	1.8	1.9	0.4	0.8	1.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	48.8	0.0	53.7	66.6	0.0	55.2	53.0	5.7	5.7	71.9	9.3	9.7
LnGrp LOS	D		D	E		E	D	A	A	E	A	A
Approach Vol, veh/h		186			8			873			291	
Approach Delay, s/veh		51.4			63.8			23.9			11.8	
Approach LOS		D			E			C			B	

Timer - Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	5.9	78.2		14.3	18.0	66.0		5.5
Change Period (Y+Rc), s	4.5	4.5		4.5	4.5	4.5		4.5
Max Green Setting (Gmax), s	7.5	71.5		34.5	17.5	61.5		18.5
Max Q Clear Time (g_c+I1), s	2.7	8.0		9.0	13.0	5.5		2.4
Green Ext Time (p_c), s	0.0	3.5		0.8	0.5	1.5		0.0

Intersection Summary		
HCM 7th Control Delay, s/veh		25.3
HCM 7th LOS		C

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	373	132	66	739	330	44
Future Volume (veh/h)	373	132	66	739	330	44
Initial Q (Qb), veh	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1660	1660	1702	1702	1660	1660
Adj Flow Rate, veh/h	414	147	73	821	367	49
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	10	10	7	7	10	10
Cap, veh/h	438	389	91	2139	1608	213
Arrive On Green	0.28	0.28	0.06	0.66	0.57	0.57
Sat Flow, veh/h	1581	1406	1621	3318	2882	371
Grp Volume(v), veh/h	414	147	73	821	206	210
Grp Sat Flow(s),veh/h/ln	1581	1406	1621	1617	1577	1593
Q Serve(g_s), s	37.4	12.3	6.5	16.8	9.3	9.4
Cycle Q Clear(g_c), s	37.4	12.3	6.5	16.8	9.3	9.4
Prop In Lane	1.00	1.00	1.00			0.23
Lane Grp Cap(c), veh/h	438	389	91	2139	906	915
V/C Ratio(X)	0.95	0.38	0.80	0.38	0.23	0.23
Avail Cap(c_a), veh/h	482	429	294	2139	906	915
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	51.7	42.6	68.1	11.2	15.2	15.2
Incr Delay (d2), s/veh	26.8	0.6	14.9	0.5	0.6	0.6
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	18.0	10.3	3.1	6.0	3.5	3.6
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	78.4	43.2	83.0	11.7	15.8	15.8
LnGrp LOS	E	D	F	B	B	B
Approach Vol, veh/h	561			894	416	
Approach Delay, s/veh	69.2			17.5	15.8	
Approach LOS	E			B	B	

Timer - Assigned Phs		2		4	5	6
Phs Duration (G+Y+Rc), s		101.0		44.9	12.7	88.3
Change Period (Y+Rc), s		4.5		4.5	4.5	4.5
Max Green Setting (Gmax), s		96.5		44.5	26.5	65.5
Max Q Clear Time (g_c+I1), s		18.8		39.4	8.5	11.4
Green Ext Time (p_c), s		6.9		0.9	0.1	2.6

Intersection Summary	
HCM 7th Control Delay, s/veh	32.6
HCM 7th LOS	C

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	370	45	7	134	0	2	0	7	1	1	0
Future Vol, veh/h	0	370	45	7	134	0	2	0	7	1	1	0
Conflicting Peds, #/hr	0	0	4	4	0	0	4	0	4	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	1	2	1	1	3	1	1	1	14	1	1	1
Mvmt Flow	0	411	50	8	149	0	2	0	8	1	1	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	149	0	0	465	0	0	609	605	444	580	630	153
Stage 1	-	-	-	-	-	-	440	440	-	164	164	-
Stage 2	-	-	-	-	-	-	169	164	-	415	465	-
Critical Hdwy	4.11	-	-	4.11	-	-	7.11	6.51	6.34	7.11	6.51	6.21
Critical Hdwy Stg 1	-	-	-	-	-	-	6.11	5.51	-	6.11	5.51	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.11	5.51	-	6.11	5.51	-
Follow-up Hdwy	2.209	-	-	2.209	-	-	3.509	4.009	3.426	3.509	4.009	3.309
Pot Cap-1 Maneuver	1439	-	-	1102	-	-	409	414	589	427	400	896
Stage 1	-	-	-	-	-	-	598	579	-	840	764	-
Stage 2	-	-	-	-	-	-	835	764	-	617	565	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1439	-	-	1097	-	-	401	409	585	417	396	892
Mov Cap-2 Maneuver	-	-	-	-	-	-	401	409	-	417	396	-
Stage 1	-	-	-	-	-	-	596	577	-	840	758	-
Stage 2	-	-	-	-	-	-	824	758	-	606	562	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	0.41	11.91	13.92
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	531	1439	-	-	1097	-	-	406
HCM Lane V/C Ratio	0.019	-	-	-	0.007	-	-	0.005
HCM Control Delay (s/veh)	11.9	0	-	-	8.3	0	-	13.9
HCM Lane LOS	B	A	-	-	A	A	-	B
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0

Intersection	
Int Delay, s/veh	5.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	1	10	4	49	7
Future Vol, veh/h	0	1	10	4	49	7
Conflicting Peds, #/hr	1	0	0	1	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	59	59	59	59	59	59
Heavy Vehicles, %	1	1	10	1	1	1
Mvmt Flow	0	2	17	7	83	12

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	200	21	0	0	25	0
Stage 1	21	-	-	-	-	-
Stage 2	179	-	-	-	-	-
Critical Hdwy	6.41	6.21	-	-	4.11	-
Critical Hdwy Stg 1	5.41	-	-	-	-	-
Critical Hdwy Stg 2	5.41	-	-	-	-	-
Follow-up Hdwy	3.509	3.309	-	-	2.209	-
Pot Cap-1 Maneuver	791	1059	-	-	1596	-
Stage 1	1004	-	-	-	-	-
Stage 2	854	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	748	1058	-	-	1595	-
Mov Cap-2 Maneuver	748	-	-	-	-	-
Stage 1	1003	-	-	-	-	-
Stage 2	809	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	8.41	0	6.46
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	1058	1595	-
HCM Lane V/C Ratio	-	-	0.002	0.052	-
HCM Control Delay (s/veh)	-	-	8.4	7.4	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	0.2	-

Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	34	251	51	20	126	2	1	3	4	4	13	21
Future Vol, veh/h	34	251	51	20	126	2	1	3	4	4	13	21
Conflicting Peds, #/hr	3	0	7	8	0	4	7	0	8	4	0	3
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	1	3	6	1	4	1	1	1	1	1	1	10
Mvmt Flow	40	295	60	24	148	2	1	4	5	5	15	25

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	155	0	0	363	0	0	623	615	341	586	644	160
Stage 1	-	-	-	-	-	-	413	413	-	200	200	-
Stage 2	-	-	-	-	-	-	210	202	-	385	443	-
Critical Hdwy	4.11	-	-	4.11	-	-	7.11	6.51	6.21	7.11	6.51	6.3
Critical Hdwy Stg 1	-	-	-	-	-	-	6.11	5.51	-	6.11	5.51	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.11	5.51	-	6.11	5.51	-
Follow-up Hdwy	2.209	-	-	2.209	-	-	3.509	4.009	3.309	3.509	4.009	3.39
Pot Cap-1 Maneuver	1432	-	-	1201	-	-	400	408	703	424	393	864
Stage 1	-	-	-	-	-	-	618	595	-	804	737	-
Stage 2	-	-	-	-	-	-	794	736	-	640	577	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1426	-	-	1192	-	-	347	381	693	389	367	855
Mov Cap-2 Maneuver	-	-	-	-	-	-	347	381	-	389	367	-
Stage 1	-	-	-	-	-	-	592	570	-	772	719	-
Stage 2	-	-	-	-	-	-	734	718	-	605	553	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.77	1.09	12.59	12.26
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	484	1426	-	-	1192	-	-	540
HCM Lane V/C Ratio	0.019	0.028	-	-	0.02	-	-	0.083
HCM Control Delay (s/veh)	12.6	7.6	0	-	8.1	0	-	12.3
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.1	0.1	-	-	0.1	-	-	0.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	40	139	99	71	71	9	55	180	55	27	574	28
Future Volume (veh/h)	40	139	99	71	71	9	55	180	55	27	574	28
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	0.98		0.97	0.99		0.95	1.00		0.96	0.99		0.97
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1870	1870	1870	1811	1811	1811	1841	1841	1841
Adj Flow Rate, veh/h	46	160	114	82	82	10	63	207	63	31	660	32
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87
Percent Heavy Veh, %	3	3	3	2	2	2	6	6	6	4	4	4
Cap, veh/h	490	235	167	351	415	51	331	591	480	454	1031	50
Arrive On Green	0.05	0.24	0.24	0.07	0.26	0.26	0.06	0.33	0.33	0.03	0.30	0.30
Sat Flow, veh/h	1767	995	709	1781	1625	198	1725	1811	1470	1753	3389	164
Grp Volume(v), veh/h	46	0	274	82	0	92	63	207	63	31	340	352
Grp Sat Flow(s),veh/h/ln	1767	0	1705	1781	0	1823	1725	1811	1470	1753	1749	1805
Q Serve(g_s), s	1.0	0.0	7.8	1.8	0.0	2.1	1.3	4.6	1.6	0.6	9.0	9.0
Cycle Q Clear(g_c), s	1.0	0.0	7.8	1.8	0.0	2.1	1.3	4.6	1.6	0.6	9.0	9.0
Prop In Lane	1.00		0.42	1.00		0.11	1.00		1.00	1.00		0.09
Lane Grp Cap(c), veh/h	490	0	402	351	0	466	331	591	480	454	532	549
V/C Ratio(X)	0.09	0.00	0.68	0.23	0.00	0.20	0.19	0.35	0.13	0.07	0.64	0.64
Avail Cap(c_a), veh/h	657	0	1581	617	0	1827	573	2154	1748	639	1982	2045
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	14.1	0.0	18.6	14.3	0.0	15.6	12.1	13.7	12.7	12.0	16.1	16.1
Incr Delay (d2), s/veh	0.1	0.0	2.0	0.3	0.0	0.2	0.3	0.4	0.1	0.1	1.3	1.3
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	0.0	3.0	0.7	0.0	0.8	0.5	1.7	0.5	0.2	3.3	3.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	14.2	0.0	20.6	14.6	0.0	15.8	12.4	14.0	12.8	12.1	17.3	17.3
LnGrp LOS	B		C	B		B	B	B	B	B	B	B
Approach Vol, veh/h		320			174			333			723	
Approach Delay, s/veh		19.7			15.2			13.5			17.1	
Approach LOS		B			B			B			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	6.3	21.9	8.0	17.1	7.5	20.7	7.0	18.1
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	7.5	63.5	11.5	49.5	10.5	60.5	7.5	53.5
Max Q Clear Time (g_c+I1), s	2.6	6.6	3.8	9.8	3.3	11.0	3.0	4.1
Green Ext Time (p_c), s	0.0	1.5	0.1	1.9	0.1	5.0	0.0	0.6

Intersection Summary	
HCM 7th Control Delay, s/veh	16.6
HCM 7th LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	2	137	98	11	107	19	0	290	54	0	645	13
Future Volume (veh/h)	2	137	98	11	107	19	0	290	54	0	645	13
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	0.98		0.93	0.98		0.94	1.00		0.97	1.00		0.95
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1885	1885	1885	1885	1885	1885	1885	1885	1885	1885	1885	1885
Adj Flow Rate, veh/h	2	144	103	12	113	20	0	305	57	0	679	14
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	1	1	1	1	1	1	1	1	1	1	1	1
Cap, veh/h	94	263	186	115	393	65	0	773	144	0	926	19
Arrive On Green	0.27	0.27	0.27	0.27	0.27	0.27	0.00	0.50	0.50	0.00	0.50	0.50
Sat Flow, veh/h	4	991	702	58	1480	246	0	1535	287	0	1838	38
Grp Volume(v), veh/h	249	0	0	145	0	0	0	0	362	0	0	693
Grp Sat Flow(s),veh/h/ln	1697	0	0	1784	0	0	0	0	1822	0	0	1876
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.8	0.0	0.0	11.3
Cycle Q Clear(g_c), s	4.9	0.0	0.0	2.5	0.0	0.0	0.0	0.0	4.8	0.0	0.0	11.3
Prop In Lane	0.01		0.41	0.08		0.14	0.00		0.16	0.00		0.02
Lane Grp Cap(c), veh/h	544	0	0	574	0	0	0	0	918	0	0	945
V/C Ratio(X)	0.46	0.00	0.00	0.25	0.00	0.00	0.00	0.00	0.39	0.00	0.00	0.73
Avail Cap(c_a), veh/h	1417	0	0	1465	0	0	0	0	3291	0	0	3390
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	1.00
Uniform Delay (d), s/veh	12.3	0.0	0.0	11.4	0.0	0.0	0.0	0.0	6.0	0.0	0.0	7.6
Incr Delay (d2), s/veh	0.6	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.3	0.0	0.0	1.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.6	0.0	0.0	0.9	0.0	0.0	0.0	0.0	1.3	0.0	0.0	3.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	12.9	0.0	0.0	11.7	0.0	0.0	0.0	0.0	6.3	0.0	0.0	8.7
LnGrp LOS	B			B					A			A
Approach Vol, veh/h		249			145			362			693	
Approach Delay, s/veh		12.9			11.7			6.3			8.7	
Approach LOS		B			B			A			A	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	24.2	14.9	24.2	14.9
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	70.5	30.5	70.5	30.5
Max Q Clear Time (g_c+I1), s	6.8	6.9	13.3	4.5
Green Ext Time (p_c), s	2.7	1.6	6.3	0.8

Intersection Summary	
HCM 7th Control Delay, s/veh	9.1
HCM 7th LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	22	125	52	231	65	78	69	429	179	113	696	11
Future Volume (veh/h)	22	125	52	231	65	78	69	429	179	113	696	11
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		0.95	1.00		0.96	0.99		0.94	0.99		0.94
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1885	1885	1885	1870	1870	1870	1870	1870	1870	1885	1885	1885
Adj Flow Rate, veh/h	23	132	55	243	68	82	73	452	188	119	733	12
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	1	1	1	2	2	2	2	2	2	1	1	1
Cap, veh/h	35	202	84	352	149	179	285	656	270	317	1031	17
Arrive On Green	0.18	0.18	0.18	0.20	0.20	0.20	0.06	0.27	0.27	0.07	0.29	0.29
Sat Flow, veh/h	193	1107	461	1781	751	906	1781	2405	989	1795	3602	59
Grp Volume(v), veh/h	210	0	0	243	0	150	73	333	307	119	364	381
Grp Sat Flow(s),veh/h/ln	1762	0	0	1781	0	1658	1781	1777	1617	1795	1791	1870
Q Serve(g_s), s	7.2	0.0	0.0	8.2	0.0	5.2	1.9	10.9	11.1	3.0	11.8	11.8
Cycle Q Clear(g_c), s	7.2	0.0	0.0	8.2	0.0	5.2	1.9	10.9	11.1	3.0	11.8	11.8
Prop In Lane	0.11		0.26	1.00		0.55	1.00		0.61	1.00		0.03
Lane Grp Cap(c), veh/h	321	0	0	352	0	328	285	485	441	317	513	535
V/C Ratio(X)	0.65	0.00	0.00	0.69	0.00	0.46	0.26	0.69	0.70	0.38	0.71	0.71
Avail Cap(c_a), veh/h	1616	0	0	730	0	680	363	981	892	471	1088	1136
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	24.6	0.0	0.0	24.2	0.0	22.9	16.3	21.1	21.2	16.1	20.7	20.7
Incr Delay (d2), s/veh	2.3	0.0	0.0	2.4	0.0	1.0	0.5	1.7	2.0	0.7	1.8	1.8
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.1	0.0	0.0	3.6	0.0	2.0	0.7	4.3	4.0	1.2	4.7	4.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	26.9	0.0	0.0	26.6	0.0	23.9	16.7	22.8	23.2	16.9	22.6	22.5
LnGrp LOS	C			C		C	B	C	C	B	C	C
Approach Vol, veh/h		210			393			713			864	
Approach Delay, s/veh		26.9			25.6			22.4			21.8	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	9.0	22.2		16.3	8.2	23.1		17.3
Change Period (Y+Rc), s	4.5	4.5		4.5	4.5	4.5		4.5
Max Green Setting (Gmax), s	10.1	35.8		59.5	6.5	39.4		26.6
Max Q Clear Time (g_c+I1), s	5.0	13.1		9.2	3.9	13.8		10.2
Green Ext Time (p_c), s	0.1	4.0		1.5	0.0	4.7		1.5

Intersection Summary		
HCM 7th Control Delay, s/veh		23.1
HCM 7th LOS		C

7: C St SW & SR 18 WB Off Ramp/EB On Ramp/Auburn Transit Parking Lot

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	23	1	242	12	6	2	158	237	3	13	741	207
Future Volume (veh/h)	23	1	242	12	6	2	158	237	3	13	741	207
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		0.99	1.00		1.00	1.00		1.00	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1617	1617	1617	1786	1786	1786	1702	1702	1702	1744	1744	1744
Adj Flow Rate, veh/h	26	1	278	14	7	2	182	272	3	15	852	238
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87
Percent Heavy Veh, %	13	13	13	1	1	1	7	7	7	4	4	4
Cap, veh/h	332	13	302	38	30	8	239	1932	21	27	1756	774
Arrive On Green	0.22	0.22	0.22	0.02	0.02	0.02	0.08	0.59	0.59	0.02	0.53	0.53
Sat Flow, veh/h	1486	57	1353	1701	1336	382	3144	3276	36	1661	3313	1459
Grp Volume(v), veh/h	27	0	278	14	0	9	182	134	141	15	852	238
Grp Sat Flow(s),veh/h/ln	1543	0	1353	1701	0	1717	1572	1617	1695	1661	1657	1459
Q Serve(g_s), s	1.7	0.0	24.4	1.0	0.0	0.6	6.9	4.5	4.5	1.1	19.7	11.1
Cycle Q Clear(g_c), s	1.7	0.0	24.4	1.0	0.0	0.6	6.9	4.5	4.5	1.1	19.7	11.1
Prop In Lane	0.96		1.00	1.00		0.22	1.00		0.02	1.00		1.00
Lane Grp Cap(c), veh/h	344	0	302	38	0	38	239	953	1000	27	1756	774
V/C Ratio(X)	0.08	0.00	0.92	0.37	0.00	0.24	0.76	0.14	0.14	0.55	0.49	0.31
Avail Cap(c_a), veh/h	439	0	385	260	0	262	454	953	1000	103	1756	774
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	37.2	0.0	46.0	58.4	0.0	58.3	54.9	11.1	11.1	59.2	18.0	16.0
Incr Delay (d2), s/veh	0.1	0.0	23.5	5.9	0.0	3.1	5.0	0.3	0.3	16.3	1.0	1.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	0.0	10.0	0.5	0.0	0.3	2.9	1.6	1.7	0.6	7.5	3.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	37.3	0.0	69.6	64.4	0.0	61.4	59.9	11.4	11.4	75.5	19.0	17.0
LnGrp LOS	D		E	E		E	E	B	B	E	B	B
Approach Vol, veh/h		305			23			457			1105	
Approach Delay, s/veh		66.7			63.2			30.7			19.3	
Approach LOS		E			E			C			B	

Timer - Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	6.5	76.0		31.6	13.7	68.8		7.2
Change Period (Y+Rc), s	4.5	4.5		4.5	4.5	4.5		4.5
Max Green Setting (Gmax), s	7.5	71.5		34.5	17.5	61.5		18.5
Max Q Clear Time (g_c+I1), s	3.1	6.5		26.4	8.9	21.7		3.0
Green Ext Time (p_c), s	0.0	1.6		0.7	0.4	8.1		0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	30.3
HCM 7th LOS	C

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	310	172	171	656	965	91
Future Volume (veh/h)	310	172	171	656	965	91
Initial Q (Qb), veh	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1702	1702	1758	1758	1702	1702
Adj Flow Rate, veh/h	333	185	184	705	1038	98
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	7	7	3	3	7	7
Cap, veh/h	366	326	209	2365	1643	155
Arrive On Green	0.23	0.23	0.13	0.71	0.55	0.55
Sat Flow, veh/h	1621	1442	1674	3428	3071	282
Grp Volume(v), veh/h	333	185	184	705	562	574
Grp Sat Flow(s),veh/h/ln	1621	1442	1674	1670	1617	1651
Q Serve(g_s), s	27.3	15.5	14.7	10.6	32.7	32.7
Cycle Q Clear(g_c), s	27.3	15.5	14.7	10.6	32.7	32.7
Prop In Lane	1.00	1.00	1.00			0.17
Lane Grp Cap(c), veh/h	366	326	209	2365	889	908
V/C Ratio(X)	0.91	0.57	0.88	0.30	0.63	0.63
Avail Cap(c_a), veh/h	529	471	326	2365	889	908
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	51.4	46.8	58.6	7.4	21.1	21.1
Incr Delay (d2), s/veh	15.1	1.6	15.5	0.3	3.4	3.3
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	12.5	12.6	7.1	3.7	12.8	13.1
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	66.5	48.4	74.1	7.7	24.5	24.5
LnGrp LOS	E	D	E	A	C	C
Approach Vol, veh/h	518			889	1136	
Approach Delay, s/veh	60.1			21.4	24.5	
Approach LOS	E			C	C	

Timer - Assigned Phs		2		4	5	6
Phs Duration (G+Y+Rc), s		101.0		35.3	21.5	79.5
Change Period (Y+Rc), s		4.5		4.5	4.5	4.5
Max Green Setting (Gmax), s		96.5		44.5	26.5	65.5
Max Q Clear Time (g_c+I1), s		12.6		29.3	16.7	34.7
Green Ext Time (p_c), s		5.6		1.5	0.3	8.9

Intersection Summary	
HCM 7th Control Delay, s/veh	30.7
HCM 7th LOS	C

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	409	50	8	148	0	2	0	8	1	1	0
Future Vol, veh/h	0	409	50	8	148	0	2	0	8	1	1	0
Conflicting Peds, #/hr	0	0	4	4	0	0	4	0	4	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	1	2	1	1	3	1	1	1	14	1	1	1
Mvmt Flow	0	454	56	9	164	0	2	0	9	1	1	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	164	0	0	514	0	0	673	668	490	641	696	168
Stage 1	-	-	-	-	-	-	486	486	-	182	182	-
Stage 2	-	-	-	-	-	-	187	182	-	458	514	-
Critical Hdwy	4.11	-	-	4.11	-	-	7.11	6.51	6.34	7.11	6.51	6.21
Critical Hdwy Stg 1	-	-	-	-	-	-	6.11	5.51	-	6.11	5.51	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.11	5.51	-	6.11	5.51	-
Follow-up Hdwy	2.209	-	-	2.209	-	-	3.509	4.009	3.426	3.509	4.009	3.309
Pot Cap-1 Maneuver	1420	-	-	1057	-	-	370	380	555	389	366	878
Stage 1	-	-	-	-	-	-	564	553	-	822	751	-
Stage 2	-	-	-	-	-	-	817	751	-	584	537	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1420	-	-	1053	-	-	363	375	550	378	362	875
Mov Cap-2 Maneuver	-	-	-	-	-	-	363	375	-	378	362	-
Stage 1	-	-	-	-	-	-	562	550	-	822	744	-
Stage 2	-	-	-	-	-	-	805	744	-	573	535	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	0.43	12.38	14.8
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	499	1420	-	-	1053	-	-	370
HCM Lane V/C Ratio	0.022	-	-	-	0.008	-	-	0.006
HCM Control Delay (s/veh)	12.4	0	-	-	8.4	0	-	14.8
HCM Lane LOS	B	A	-	-	A	A	-	B
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0

Intersection	
Int Delay, s/veh	5.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	1	11	4	54	8
Future Vol, veh/h	0	1	11	4	54	8
Conflicting Peds, #/hr	1	0	0	1	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	59	59	59	59	59	59
Heavy Vehicles, %	1	1	10	1	1	1
Mvmt Flow	0	2	19	7	92	14

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	221	23	0	0	26	0
Stage 1	23	-	-	-	-	-
Stage 2	198	-	-	-	-	-
Critical Hdwy	6.41	6.21	-	-	4.11	-
Critical Hdwy Stg 1	5.41	-	-	-	-	-
Critical Hdwy Stg 2	5.41	-	-	-	-	-
Follow-up Hdwy	3.509	3.309	-	-	2.209	-
Pot Cap-1 Maneuver	770	1057	-	-	1594	-
Stage 1	1002	-	-	-	-	-
Stage 2	838	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	724	1056	-	-	1593	-
Mov Cap-2 Maneuver	724	-	-	-	-	-
Stage 1	1001	-	-	-	-	-
Stage 2	789	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	8.42	0	6.44
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	1056	1593	-
HCM Lane V/C Ratio	-	-	0.002	0.057	-
HCM Control Delay (s/veh)	-	-	8.4	7.4	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	0.2	-

Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	38	277	56	22	139	2	1	3	4	4	14	23
Future Vol, veh/h	38	277	56	22	139	2	1	3	4	4	14	23
Conflicting Peds, #/hr	3	0	7	8	0	4	7	0	8	4	0	3
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	1	3	6	1	4	1	1	1	1	1	1	10
Mvmt Flow	45	326	66	26	164	2	1	4	5	5	16	27

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	170	0	0	400	0	0	687	678	375	646	710	176
Stage 1	-	-	-	-	-	-	456	456	-	220	220	-
Stage 2	-	-	-	-	-	-	231	222	-	425	489	-
Critical Hdwy	4.11	-	-	4.11	-	-	7.11	6.51	6.21	7.11	6.51	6.3
Critical Hdwy Stg 1	-	-	-	-	-	-	6.11	5.51	-	6.11	5.51	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.11	5.51	-	6.11	5.51	-
Follow-up Hdwy	2.209	-	-	2.209	-	-	3.509	4.009	3.309	3.509	4.009	3.39
Pot Cap-1 Maneuver	1414	-	-	1164	-	-	363	375	674	386	360	847
Stage 1	-	-	-	-	-	-	586	570	-	784	723	-
Stage 2	-	-	-	-	-	-	775	722	-	609	551	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1408	-	-	1155	-	-	308	347	663	351	333	838
Mov Cap-2 Maneuver	-	-	-	-	-	-	308	347	-	351	333	-
Stage 1	-	-	-	-	-	-	558	542	-	749	702	-
Stage 2	-	-	-	-	-	-	709	701	-	572	524	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.78	1.1	13.23	12.85
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	447	1408	-	-	1155	-	-	507
HCM Lane V/C Ratio	0.021	0.032	-	-	0.022	-	-	0.095
HCM Control Delay (s/veh)	13.2	7.6	0	-	8.2	0	-	12.8
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.1	0.1	-	-	0.1	-	-	0.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	45	157	111	80	80	10	62	203	62	30	646	32
Future Volume (veh/h)	45	157	111	80	80	10	62	203	62	30	646	32
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	0.98		0.97	1.00		0.95	1.00		0.96	0.99		0.97
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1870	1870	1870	1811	1811	1811	1841	1841	1841
Adj Flow Rate, veh/h	52	180	128	92	92	11	71	233	71	34	743	37
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87
Percent Heavy Veh, %	3	3	3	2	2	2	6	6	6	4	4	4
Cap, veh/h	485	246	175	326	431	52	312	625	508	446	1094	54
Arrive On Green	0.05	0.25	0.25	0.07	0.26	0.26	0.06	0.35	0.35	0.04	0.32	0.32
Sat Flow, veh/h	1767	997	709	1781	1629	195	1725	1811	1472	1753	3384	168
Grp Volume(v), veh/h	52	0	308	92	0	103	71	233	71	34	384	396
Grp Sat Flow(s),veh/h/ln	1767	0	1705	1781	0	1824	1725	1811	1472	1753	1749	1804
Q Serve(g_s), s	1.3	0.0	9.8	2.2	0.0	2.6	1.6	5.7	2.0	0.7	11.2	11.2
Cycle Q Clear(g_c), s	1.3	0.0	9.8	2.2	0.0	2.6	1.6	5.7	2.0	0.7	11.2	11.2
Prop In Lane	1.00		0.42	1.00		0.11	1.00		1.00	1.00		0.09
Lane Grp Cap(c), veh/h	485	0	422	326	0	483	312	625	508	446	565	583
V/C Ratio(X)	0.11	0.00	0.73	0.28	0.00	0.21	0.23	0.37	0.14	0.08	0.68	0.68
Avail Cap(c_a), veh/h	624	0	1431	556	0	1655	518	1950	1584	605	1794	1851
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	15.1	0.0	20.4	15.6	0.0	16.9	13.0	14.5	13.3	12.5	17.3	17.3
Incr Delay (d2), s/veh	0.1	0.0	2.5	0.5	0.0	0.2	0.4	0.4	0.1	0.1	1.4	1.4
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	0.0	3.8	0.9	0.0	1.1	0.6	2.2	0.6	0.3	4.3	4.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	15.2	0.0	22.8	16.0	0.0	17.1	13.3	14.9	13.4	12.6	18.7	18.7
LnGrp LOS	B		C	B		B	B	B	B	B	B	B
Approach Vol, veh/h		360			195			375			814	
Approach Delay, s/veh		21.7			16.6			14.3			18.5	
Approach LOS		C			B			B			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	6.6	24.9	8.4	19.1	7.9	23.6	7.4	20.1
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	7.5	63.5	11.5	49.5	10.5	60.5	7.5	53.5
Max Q Clear Time (g_c+I1), s	2.7	7.7	4.2	11.8	3.6	13.2	3.3	4.6
Green Ext Time (p_c), s	0.0	1.8	0.1	2.1	0.1	5.8	0.0	0.6

Intersection Summary	
HCM 7th Control Delay, s/veh	18.0
HCM 7th LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	2	154	110	12	120	21	0	327	61	0	726	15
Future Volume (veh/h)	2	154	110	12	120	21	0	327	61	0	726	15
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	0.98		0.93	0.98		0.94	1.00		0.97	1.00		0.96
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1885	1885	1885	1885	1885	1885	1885	1885	1885	1885	1885	1885
Adj Flow Rate, veh/h	2	162	116	13	126	22	0	344	64	0	764	16
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	1	1	1	1	1	1	1	1	1	1	1	1
Cap, veh/h	80	263	187	100	394	65	0	827	154	0	989	21
Arrive On Green	0.27	0.27	0.27	0.27	0.27	0.27	0.00	0.54	0.54	0.00	0.54	0.54
Sat Flow, veh/h	3	991	703	57	1483	244	0	1536	286	0	1838	38
Grp Volume(v), veh/h	280	0	0	161	0	0	0	0	408	0	0	780
Grp Sat Flow(s),veh/h/ln	1697	0	0	1783	0	0	0	0	1822	0	0	1876
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6.1	0.0	0.0	15.1
Cycle Q Clear(g_c), s	6.7	0.0	0.0	3.3	0.0	0.0	0.0	0.0	6.1	0.0	0.0	15.1
Prop In Lane	0.01		0.41	0.08		0.14	0.00		0.16	0.00		0.02
Lane Grp Cap(c), veh/h	530	0	0	558	0	0	0	0	981	0	0	1010
V/C Ratio(X)	0.53	0.00	0.00	0.29	0.00	0.00	0.00	0.00	0.42	0.00	0.00	0.77
Avail Cap(c_a), veh/h	1203	0	0	1245	0	0	0	0	2796	0	0	2879
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	1.00
Uniform Delay (d), s/veh	14.8	0.0	0.0	13.6	0.0	0.0	0.0	0.0	6.3	0.0	0.0	8.4
Incr Delay (d2), s/veh	0.8	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.3	0.0	0.0	1.3
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.4	0.0	0.0	1.2	0.0	0.0	0.0	0.0	1.8	0.0	0.0	4.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	15.7	0.0	0.0	13.9	0.0	0.0	0.0	0.0	6.6	0.0	0.0	9.7
LnGrp LOS	B			B					A			A
Approach Vol, veh/h		280			161			408			780	
Approach Delay, s/veh		15.7			13.9			6.6			9.7	
Approach LOS		B			B			A			A	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	29.2	16.7	29.2	16.7
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	70.5	30.5	70.5	30.5
Max Q Clear Time (g_c+I1), s	8.1	8.7	17.1	5.3
Green Ext Time (p_c), s	3.1	1.8	7.6	0.9

Intersection Summary	
HCM 7th Control Delay, s/veh	10.3
HCM 7th LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	25	141	59	260	73	88	78	483	202	127	784	12
Future Volume (veh/h)	25	141	59	260	73	88	78	483	202	127	784	12
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		0.95	1.00		0.96	0.99		0.94	0.99		0.94
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1885	1885	1885	1870	1870	1870	1870	1870	1870	1885	1885	1885
Adj Flow Rate, veh/h	26	148	62	274	77	93	82	508	213	134	825	13
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	1	1	1	2	2	2	2	2	2	1	1	1
Cap, veh/h	37	209	87	364	154	186	262	685	285	301	1101	17
Arrive On Green	0.19	0.19	0.19	0.20	0.20	0.20	0.06	0.29	0.29	0.08	0.31	0.31
Sat Flow, veh/h	194	1105	463	1781	751	907	1781	2396	998	1795	3605	57
Grp Volume(v), veh/h	236	0	0	274	0	170	82	376	345	134	410	428
Grp Sat Flow(s),veh/h/ln	1762	0	0	1781	0	1659	1781	1777	1617	1795	1791	1871
Q Serve(g_s), s	9.2	0.0	0.0	10.6	0.0	6.7	2.3	14.0	14.2	3.8	15.1	15.1
Cycle Q Clear(g_c), s	9.2	0.0	0.0	10.6	0.0	6.7	2.3	14.0	14.2	3.8	15.1	15.1
Prop In Lane	0.11		0.26	1.00		0.55	1.00		0.62	1.00		0.03
Lane Grp Cap(c), veh/h	333	0	0	364	0	339	262	508	462	301	547	571
V/C Ratio(X)	0.71	0.00	0.00	0.75	0.00	0.50	0.31	0.74	0.75	0.45	0.75	0.75
Avail Cap(c_a), veh/h	1431	0	0	647	0	602	321	868	790	413	963	1006
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	27.8	0.0	0.0	27.4	0.0	25.8	18.1	23.7	23.8	17.9	22.9	22.9
Incr Delay (d2), s/veh	2.8	0.0	0.0	3.1	0.0	1.1	0.7	2.1	2.4	1.0	2.1	2.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.0	0.0	0.0	4.7	0.0	2.7	0.9	5.8	5.3	1.5	6.2	6.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	30.6	0.0	0.0	30.5	0.0	27.0	18.8	25.8	26.2	18.9	25.0	24.9
LnGrp LOS	C			C		C	B	C	C	B	C	C
Approach Vol, veh/h		236			444			803			972	
Approach Delay, s/veh		30.6			29.2			25.3			24.1	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	10.0	25.4		18.3	8.6	26.9		19.5
Change Period (Y+Rc), s	4.5	4.5		4.5	4.5	4.5		4.5
Max Green Setting (Gmax), s	10.1	35.8		59.5	6.5	39.4		26.6
Max Q Clear Time (g_c+I1), s	5.8	16.2		11.2	4.3	17.1		12.6
Green Ext Time (p_c), s	0.1	4.4		1.7	0.0	5.3		1.7

Intersection Summary		
HCM 7th Control Delay, s/veh		26.0
HCM 7th LOS		C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	26	1	273	14	7	2	178	267	3	15	834	233
Future Volume (veh/h)	26	1	273	14	7	2	178	267	3	15	834	233
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		0.99	1.00		1.00	1.00		1.00	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1617	1617	1617	1786	1786	1786	1702	1702	1702	1744	1744	1744
Adj Flow Rate, veh/h	30	1	314	16	8	2	205	307	3	17	959	268
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87
Percent Heavy Veh, %	13	13	13	1	1	1	7	7	7	4	4	4
Cap, veh/h	369	12	335	40	33	8	260	1864	18	30	1667	734
Arrive On Green	0.25	0.25	0.25	0.02	0.02	0.02	0.08	0.57	0.57	0.02	0.50	0.50
Sat Flow, veh/h	1493	50	1353	1701	1379	345	3144	3281	32	1661	3313	1459
Grp Volume(v), veh/h	31	0	314	16	0	10	205	151	159	17	959	268
Grp Sat Flow(s),veh/h/ln	1543	0	1353	1701	0	1724	1572	1617	1696	1661	1657	1459
Q Serve(g_s), s	1.9	0.0	28.6	1.2	0.0	0.7	8.1	5.6	5.6	1.3	25.5	14.1
Cycle Q Clear(g_c), s	1.9	0.0	28.6	1.2	0.0	0.7	8.1	5.6	5.6	1.3	25.5	14.1
Prop In Lane	0.97		1.00	1.00		0.20	1.00		0.02	1.00		1.00
Lane Grp Cap(c), veh/h	381	0	335	40	0	41	260	919	964	30	1667	734
V/C Ratio(X)	0.08	0.00	0.94	0.40	0.00	0.24	0.79	0.16	0.16	0.58	0.58	0.36
Avail Cap(c_a), veh/h	423	0	371	250	0	253	437	919	964	99	1667	734
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	36.4	0.0	46.4	60.5	0.0	60.3	56.6	12.9	12.9	61.3	21.9	19.0
Incr Delay (d2), s/veh	0.1	0.0	30.0	6.2	0.0	3.1	5.3	0.4	0.4	16.4	1.5	1.4
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.7	0.0	12.3	0.6	0.0	0.3	3.4	2.1	2.2	0.7	10.0	5.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	36.5	0.0	76.4	66.7	0.0	63.4	61.9	13.3	13.3	77.7	23.3	20.4
LnGrp LOS	D		E	E		E	E	B	B	E	C	C
Approach Vol, veh/h		345			26			515			1244	
Approach Delay, s/veh		72.8			65.4			32.6			23.4	
Approach LOS		E			E			C			C	

Timer - Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	6.7	76.0		35.6	14.9	67.8		7.5
Change Period (Y+Rc), s	4.5	4.5		4.5	4.5	4.5		4.5
Max Green Setting (Gmax), s	7.5	71.5		34.5	17.5	61.5		18.5
Max Q Clear Time (g_c+I1), s	3.3	7.6		30.6	10.1	27.5		3.2
Green Ext Time (p_c), s	0.0	1.9		0.5	0.4	9.3		0.0

Intersection Summary		
HCM 7th Control Delay, s/veh		34.2
HCM 7th LOS		C

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	349	194	193	739	1087	102
Future Volume (veh/h)	349	194	193	739	1087	102
Initial Q (Qb), veh	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1702	1702	1758	1758	1702	1702
Adj Flow Rate, veh/h	375	209	208	795	1169	110
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	7	7	3	3	7	7
Cap, veh/h	406	361	232	2290	1538	144
Arrive On Green	0.25	0.25	0.14	0.69	0.51	0.51
Sat Flow, veh/h	1621	1442	1674	3428	3072	281
Grp Volume(v), veh/h	375	209	208	795	632	647
Grp Sat Flow(s),veh/h/ln	1621	1442	1674	1670	1617	1651
Q Serve(g_s), s	31.8	17.9	17.2	13.8	43.8	44.0
Cycle Q Clear(g_c), s	31.8	17.9	17.2	13.8	43.8	44.0
Prop In Lane	1.00	1.00	1.00			0.17
Lane Grp Cap(c), veh/h	406	361	232	2290	832	850
V/C Ratio(X)	0.92	0.58	0.90	0.35	0.76	0.76
Avail Cap(c_a), veh/h	512	456	315	2290	832	850
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	51.4	46.2	59.6	9.1	27.2	27.2
Incr Delay (d2), s/veh	19.7	1.5	21.4	0.4	6.4	6.4
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	15.0	14.4	8.6	4.9	17.9	18.4
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	71.2	47.7	81.0	9.6	33.6	33.6
LnGrp LOS	E	D	F	A	C	C
Approach Vol, veh/h	584			1003	1279	
Approach Delay, s/veh	62.8			24.4	33.6	
Approach LOS	E			C	C	

Timer - Assigned Phs		2		4	5	6
Phs Duration (G+Y+Rc), s		101.0		39.8	24.0	77.0
Change Period (Y+Rc), s		4.5		4.5	4.5	4.5
Max Green Setting (Gmax), s		96.5		44.5	26.5	65.5
Max Q Clear Time (g_c+I1), s		15.8		33.8	19.2	46.0
Green Ext Time (p_c), s		6.5		1.5	0.3	8.7

Intersection Summary	
HCM 7th Control Delay, s/veh	36.3
HCM 7th LOS	D

Intersection	
Int Delay, s/veh	1.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	409	70	57	148	0	22	0	29	1	1	0
Future Vol, veh/h	0	409	70	57	148	0	22	0	29	1	1	0
Conflicting Peds, #/hr	0	0	4	4	0	0	4	0	4	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	1	2	1	1	3	1	1	1	14	1	1	1
Mvmt Flow	0	454	78	63	164	0	24	0	32	1	1	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	164	0	0	536	0	0	793	788	501	750	827	168
Stage 1	-	-	-	-	-	-	497	497	-	291	291	-
Stage 2	-	-	-	-	-	-	296	291	-	458	536	-
Critical Hdwy	4.11	-	-	4.11	-	-	7.11	6.51	6.34	7.11	6.51	6.21
Critical Hdwy Stg 1	-	-	-	-	-	-	6.11	5.51	-	6.11	5.51	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.11	5.51	-	6.11	5.51	-
Follow-up Hdwy	2.209	-	-	2.209	-	-	3.509	4.009	3.426	3.509	4.009	3.309
Pot Cap-1 Maneuver	1420	-	-	1037	-	-	308	324	546	329	308	878
Stage 1	-	-	-	-	-	-	557	546	-	719	673	-
Stage 2	-	-	-	-	-	-	715	673	-	584	525	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1420	-	-	1033	-	-	284	301	542	287	286	875
Mov Cap-2 Maneuver	-	-	-	-	-	-	284	301	-	287	286	-
Stage 1	-	-	-	-	-	-	554	544	-	719	628	-
Stage 2	-	-	-	-	-	-	663	628	-	547	523	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	2.42	15.82	17.65
HCM LOS			C	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	389	1420	-	-	1033	-	-	287
HCM Lane V/C Ratio	0.146	-	-	-	0.061	-	-	0.008
HCM Control Delay (s/veh)	15.8	0	-	-	8.7	0	-	17.7
HCM Lane LOS	C	A	-	-	A	A	-	C
HCM 95th %tile Q(veh)	0.5	0	-	-	0.2	-	-	0

Intersection	
Int Delay, s/veh	6.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	42	11	4	123	8
Future Vol, veh/h	0	42	11	4	123	8
Conflicting Peds, #/hr	1	0	0	1	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	59	59	59	59	59	59
Heavy Vehicles, %	1	1	10	1	1	1
Mvmt Flow	0	71	19	7	208	14

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	455	23	0	0	26	0
Stage 1	23	-	-	-	-	-
Stage 2	432	-	-	-	-	-
Critical Hdwy	6.41	6.21	-	-	4.11	-
Critical Hdwy Stg 1	5.41	-	-	-	-	-
Critical Hdwy Stg 2	5.41	-	-	-	-	-
Follow-up Hdwy	3.509	3.309	-	-	2.209	-
Pot Cap-1 Maneuver	565	1057	-	-	1594	-
Stage 1	1002	-	-	-	-	-
Stage 2	657	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	490	1056	-	-	1593	-
Mov Cap-2 Maneuver	490	-	-	-	-	-
Stage 1	1001	-	-	-	-	-
Stage 2	570	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	8.66	0	7.14
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	1056	1593	-
HCM Lane V/C Ratio	-	-	0.067	0.131	-
HCM Control Delay (s/veh)	-	-	8.7	7.6	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0.5	-

Intersection	
Int Delay, s/veh	1.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	38	298	56	22	186	2	1	3	4	4	14	25
Future Vol, veh/h	38	298	56	22	186	2	1	3	4	4	14	25
Conflicting Peds, #/hr	3	0	7	8	0	4	7	0	8	4	0	3
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	1	3	6	1	4	1	1	1	1	1	1	10
Mvmt Flow	45	351	66	26	219	2	1	4	5	5	16	29

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	225	0	0	424	0	0	767	758	400	726	790	231
Stage 1	-	-	-	-	-	-	481	481	-	276	276	-
Stage 2	-	-	-	-	-	-	286	277	-	450	514	-
Critical Hdwy	4.11	-	-	4.11	-	-	7.11	6.51	6.21	7.11	6.51	6.3
Critical Hdwy Stg 1	-	-	-	-	-	-	6.11	5.51	-	6.11	5.51	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.11	5.51	-	6.11	5.51	-
Follow-up Hdwy	2.209	-	-	2.209	-	-	3.509	4.009	3.309	3.509	4.009	3.39
Pot Cap-1 Maneuver	1349	-	-	1140	-	-	320	338	653	341	324	789
Stage 1	-	-	-	-	-	-	568	556	-	733	684	-
Stage 2	-	-	-	-	-	-	724	683	-	591	537	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1344	-	-	1132	-	-	268	311	643	309	298	780
Mov Cap-2 Maneuver	-	-	-	-	-	-	268	311	-	309	298	-
Stage 1	-	-	-	-	-	-	539	527	-	698	663	-
Stage 2	-	-	-	-	-	-	657	663	-	553	510	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.75	0.86	14.03	13.63
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	408	1344	-	-	1132	-	-	468
HCM Lane V/C Ratio	0.023	0.033	-	-	0.023	-	-	0.108
HCM Control Delay (s/veh)	14	7.8	0	-	8.3	0	-	13.6
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.1	0.1	-	-	0.1	-	-	0.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	48	172	114	80	96	10	91	203	62	30	646	34
Future Volume (veh/h)	48	172	114	80	96	10	91	203	62	30	646	34
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	0.98		0.97	1.00		0.95	1.00		0.96	0.99		0.97
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1870	1870	1870	1811	1811	1811	1841	1841	1841
Adj Flow Rate, veh/h	55	198	131	92	110	11	105	233	71	34	743	39
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87
Percent Heavy Veh, %	3	3	3	2	2	2	6	6	6	4	4	4
Cap, veh/h	475	263	174	313	449	45	320	637	518	448	1079	57
Arrive On Green	0.05	0.25	0.25	0.06	0.27	0.27	0.07	0.35	0.35	0.04	0.32	0.32
Sat Flow, veh/h	1767	1030	682	1781	1665	166	1725	1811	1472	1753	3374	177
Grp Volume(v), veh/h	55	0	329	92	0	121	105	233	71	34	385	397
Grp Sat Flow(s),veh/h/ln	1767	0	1712	1781	0	1831	1725	1811	1472	1753	1749	1802
Q Serve(g_s), s	1.4	0.0	10.9	2.3	0.0	3.2	2.4	5.9	2.0	0.8	11.8	11.8
Cycle Q Clear(g_c), s	1.4	0.0	10.9	2.3	0.0	3.2	2.4	5.9	2.0	0.8	11.8	11.8
Prop In Lane	1.00		0.40	1.00		0.09	1.00		1.00	1.00		0.10
Lane Grp Cap(c), veh/h	475	0	436	313	0	494	320	637	518	448	559	577
V/C Ratio(X)	0.12	0.00	0.75	0.29	0.00	0.24	0.33	0.37	0.14	0.08	0.69	0.69
Avail Cap(c_a), veh/h	603	0	1379	532	0	1594	497	1871	1521	599	1722	1774
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	15.4	0.0	21.1	16.1	0.0	17.5	13.6	14.8	13.6	13.1	18.2	18.2
Incr Delay (d2), s/veh	0.1	0.0	2.7	0.5	0.0	0.3	0.6	0.4	0.1	0.1	1.5	1.5
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	0.0	4.3	0.9	0.0	1.3	0.9	2.2	0.6	0.3	4.5	4.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	15.5	0.0	23.8	16.6	0.0	17.8	14.2	15.2	13.7	13.2	19.7	19.7
LnGrp LOS	B		C	B		B	B	B	B	B	B	B
Approach Vol, veh/h		384			213			409			816	
Approach Delay, s/veh		22.6			17.3			14.7			19.4	
Approach LOS		C			B			B			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	6.7	26.1	8.5	20.2	8.7	24.2	7.5	21.1
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	7.5	63.5	11.5	49.5	10.5	60.5	7.5	53.5
Max Q Clear Time (g_c+I1), s	2.8	7.9	4.3	12.9	4.4	13.8	3.4	5.2
Green Ext Time (p_c), s	0.0	1.8	0.1	2.3	0.1	5.9	0.0	0.8

Intersection Summary	
HCM 7th Control Delay, s/veh	18.8
HCM 7th LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	2	166	113	12	129	21	0	327	61	0	726	22
Future Volume (veh/h)	2	166	113	12	129	21	0	327	61	0	726	22
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	0.98		0.93	0.98		0.94	1.00		0.97	1.00		0.96
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1885	1885	1885	1885	1885	1885	1885	1885	1885	1885	1885	1885
Adj Flow Rate, veh/h	2	175	119	13	136	22	0	344	64	0	764	23
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	1	1	1	1	1	1	1	1	1	1	1	1
Cap, veh/h	77	274	185	96	407	62	0	829	154	0	981	30
Arrive On Green	0.27	0.27	0.27	0.27	0.27	0.27	0.00	0.54	0.54	0.00	0.54	0.54
Sat Flow, veh/h	3	1015	684	53	1505	230	0	1536	286	0	1818	55
Grp Volume(v), veh/h	296	0	0	171	0	0	0	0	408	0	0	787
Grp Sat Flow(s),veh/h/ln	1702	0	0	1788	0	0	0	0	1822	0	0	1872
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6.3	0.0	0.0	15.8
Cycle Q Clear(g_c), s	7.3	0.0	0.0	3.6	0.0	0.0	0.0	0.0	6.3	0.0	0.0	15.8
Prop In Lane	0.01		0.40	0.08		0.13	0.00		0.16	0.00		0.03
Lane Grp Cap(c), veh/h	537	0	0	565	0	0	0	0	984	0	0	1011
V/C Ratio(X)	0.55	0.00	0.00	0.30	0.00	0.00	0.00	0.00	0.41	0.00	0.00	0.78
Avail Cap(c_a), veh/h	1170	0	0	1211	0	0	0	0	2710	0	0	2785
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	1.00
Uniform Delay (d), s/veh	15.3	0.0	0.0	13.9	0.0	0.0	0.0	0.0	6.5	0.0	0.0	8.7
Incr Delay (d2), s/veh	0.9	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.3	0.0	0.0	1.3
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.6	0.0	0.0	1.4	0.0	0.0	0.0	0.0	1.9	0.0	0.0	5.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	16.2	0.0	0.0	14.2	0.0	0.0	0.0	0.0	6.7	0.0	0.0	10.0
LnGrp LOS	B			B					A			A
Approach Vol, veh/h		296			171			408			787	
Approach Delay, s/veh		16.2			14.2			6.7			10.0	
Approach LOS		B			B			A			A	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	30.1	17.3	30.1	17.3
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	70.5	30.5	70.5	30.5
Max Q Clear Time (g_c+I1), s	8.3	9.3	17.8	5.6
Green Ext Time (p_c), s	3.1	1.9	7.8	1.0

Intersection Summary	
HCM 7th Control Delay, s/veh	10.7
HCM 7th LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	32	143	62	260	75	88	85	483	202	127	784	12
Future Volume (veh/h)	32	143	62	260	75	88	85	483	202	127	784	12
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		0.95	1.00		0.96	1.00		0.94	0.99		0.94
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1885	1885	1885	1870	1870	1870	1870	1870	1870	1885	1885	1885
Adj Flow Rate, veh/h	34	151	65	274	79	93	89	508	213	134	825	13
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	1	1	1	2	2	2	2	2	2	1	1	1
Cap, veh/h	47	208	89	362	155	183	261	684	285	298	1095	17
Arrive On Green	0.20	0.20	0.20	0.20	0.20	0.20	0.06	0.29	0.29	0.07	0.30	0.30
Sat Flow, veh/h	240	1064	458	1781	763	898	1781	2396	998	1795	3605	57
Grp Volume(v), veh/h	250	0	0	274	0	172	89	376	345	134	410	428
Grp Sat Flow(s),veh/h/ln	1762	0	0	1781	0	1661	1781	1777	1617	1795	1791	1871
Q Serve(g_s), s	9.9	0.0	0.0	10.8	0.0	6.9	2.6	14.3	14.5	3.8	15.4	15.4
Cycle Q Clear(g_c), s	9.9	0.0	0.0	10.8	0.0	6.9	2.6	14.3	14.5	3.8	15.4	15.4
Prop In Lane	0.14		0.26	1.00		0.54	1.00		0.62	1.00		0.03
Lane Grp Cap(c), veh/h	344	0	0	362	0	338	261	507	461	298	544	568
V/C Ratio(X)	0.73	0.00	0.00	0.76	0.00	0.51	0.34	0.74	0.75	0.45	0.75	0.75
Avail Cap(c_a), veh/h	1405	0	0	635	0	592	315	853	776	407	946	988
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	28.2	0.0	0.0	28.0	0.0	26.4	18.5	24.2	24.2	18.2	23.4	23.4
Incr Delay (d2), s/veh	2.9	0.0	0.0	3.2	0.0	1.2	0.8	2.2	2.4	1.1	2.1	2.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.4	0.0	0.0	4.8	0.0	2.8	1.0	5.9	5.5	1.6	6.3	6.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	31.1	0.0	0.0	31.2	0.0	27.6	19.3	26.3	26.7	19.3	25.6	25.5
LnGrp LOS	C			C		C	B	C	C	B	C	C
Approach Vol, veh/h		250			446			810			972	
Approach Delay, s/veh		31.1			29.8			25.7			24.7	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	10.1	25.8		19.0	8.7	27.2		19.7
Change Period (Y+Rc), s	4.5	4.5		4.5	4.5	4.5		4.5
Max Green Setting (Gmax), s	10.1	35.8		59.5	6.5	39.4		26.6
Max Q Clear Time (g_c+I1), s	5.8	16.5		11.9	4.6	17.4		12.8
Green Ext Time (p_c), s	0.1	4.4		1.8	0.0	5.3		1.7

Intersection Summary	
HCM 7th Control Delay, s/veh	26.6
HCM 7th LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	34	1	273	14	7	2	178	288	3	15	842	253
Future Volume (veh/h)	34	1	273	14	7	2	178	288	3	15	842	253
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		0.99	1.00		1.00	1.00		1.00	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1617	1617	1617	1786	1786	1786	1702	1702	1702	1744	1744	1744
Adj Flow Rate, veh/h	39	1	314	16	8	2	205	331	3	17	968	291
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87
Percent Heavy Veh, %	13	13	13	1	1	1	7	7	7	4	4	4
Cap, veh/h	372	10	335	40	33	8	260	1865	17	30	1667	734
Arrive On Green	0.25	0.25	0.25	0.02	0.02	0.02	0.08	0.57	0.57	0.02	0.50	0.50
Sat Flow, veh/h	1504	39	1353	1701	1379	345	3144	3283	30	1661	3313	1459
Grp Volume(v), veh/h	40	0	314	16	0	10	205	163	171	17	968	291
Grp Sat Flow(s),veh/h/ln	1542	0	1353	1701	0	1724	1572	1617	1696	1661	1657	1459
Q Serve(g_s), s	2.5	0.0	28.6	1.2	0.0	0.7	8.1	6.1	6.1	1.3	25.8	15.6
Cycle Q Clear(g_c), s	2.5	0.0	28.6	1.2	0.0	0.7	8.1	6.1	6.1	1.3	25.8	15.6
Prop In Lane	0.97		1.00	1.00		0.20	1.00		0.02	1.00		1.00
Lane Grp Cap(c), veh/h	382	0	335	40	0	41	260	918	964	30	1667	734
V/C Ratio(X)	0.10	0.00	0.94	0.40	0.00	0.24	0.79	0.18	0.18	0.58	0.58	0.40
Avail Cap(c_a), veh/h	423	0	371	250	0	253	437	918	964	99	1667	734
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	36.6	0.0	46.4	60.5	0.0	60.3	56.6	13.1	13.1	61.3	22.0	19.4
Incr Delay (d2), s/veh	0.1	0.0	29.9	6.2	0.0	3.1	5.3	0.4	0.4	16.4	1.5	1.6
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.0	0.0	12.3	0.6	0.0	0.3	3.4	2.3	2.4	0.7	10.1	5.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	36.7	0.0	76.3	66.7	0.0	63.4	61.9	13.5	13.5	77.7	23.4	21.0
LnGrp LOS	D		E	E		E	E	B	B	E	C	C
Approach Vol, veh/h		354			26			539			1276	
Approach Delay, s/veh		71.8			65.5			31.9			23.6	
Approach LOS		E			E			C			C	

Timer - Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	6.7	76.0		35.6	14.9	67.8		7.5
Change Period (Y+Rc), s	4.5	4.5		4.5	4.5	4.5		4.5
Max Green Setting (Gmax), s	7.5	71.5		34.5	17.5	61.5		18.5
Max Q Clear Time (g_c+I1), s	3.3	8.1		30.6	10.1	27.8		3.2
Green Ext Time (p_c), s	0.0	2.0		0.5	0.4	9.5		0.0

Intersection Summary		
HCM 7th Control Delay, s/veh		33.9
HCM 7th LOS		C

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	370	194	193	739	1087	110
Future Volume (veh/h)	370	194	193	739	1087	110
Initial Q (Qb), veh	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1702	1702	1758	1758	1702	1702
Adj Flow Rate, veh/h	398	209	208	795	1169	118
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	7	7	3	3	7	7
Cap, veh/h	427	380	232	2250	1495	151
Arrive On Green	0.26	0.26	0.14	0.67	0.50	0.50
Sat Flow, veh/h	1621	1442	1674	3428	3051	299
Grp Volume(v), veh/h	398	209	208	795	636	651
Grp Sat Flow(s),veh/h/ln	1621	1442	1674	1670	1617	1648
Q Serve(g_s), s	34.3	17.9	17.5	14.6	46.1	46.4
Cycle Q Clear(g_c), s	34.3	17.9	17.5	14.6	46.1	46.4
Prop In Lane	1.00	1.00	1.00			0.18
Lane Grp Cap(c), veh/h	427	380	232	2250	815	831
V/C Ratio(X)	0.93	0.55	0.90	0.35	0.78	0.78
Avail Cap(c_a), veh/h	504	448	310	2250	815	831
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	51.5	45.4	60.7	10.0	29.1	29.1
Incr Delay (d2), s/veh	22.4	1.2	22.3	0.4	7.3	7.3
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	16.5	0.1	8.8	5.3	19.1	19.6
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	74.0	46.7	83.0	10.4	36.4	36.4
LnGrp LOS	E	D	F	B	D	D
Approach Vol, veh/h	607			1003	1287	
Approach Delay, s/veh	64.6			25.5	36.4	
Approach LOS	E			C	D	

Timer - Assigned Phs		2		4	5	6
Phs Duration (G+Y+Rc), s		101.0		42.2	24.3	76.7
Change Period (Y+Rc), s		4.5		4.5	4.5	4.5
Max Green Setting (Gmax), s		96.5		44.5	26.5	65.5
Max Q Clear Time (g_c+I1), s		16.6		36.3	19.5	48.4
Green Ext Time (p_c), s		6.5		1.4	0.3	8.2

Intersection Summary	
HCM 7th Control Delay, s/veh	38.5
HCM 7th LOS	D

COMPREHENSIVE PLAN 2023 ANNUAL AMENDMENTS

CITY COUNCIL STUDY SESSION

NOVEMBER 13, 2023

JOSH STEINER, AICP

Department of Community Development

Planning • Building • Development Engineering • Permit Center
Sustainability • Community Services • Code Enforcement

AUBURN VALUES

SERVICE

ENVIRONMENT

ECONOMY

CHARACTER

SUSTAINABILITY

WELLNESS

CELEBRATION

2023 COMPREHENSIVE PLAN ANNUAL AMENDMENTS

- Annually the City amends its Comprehensive Plan. These routine amendments are distinguished from the "periodic update" completed on 8-year cycles.

- There are two sources:
  - **"city – initiated amendments"** in response to items that are "docketed" (text or map).
  - **"private–initiated amendments**" in response to applications that are submitted (text or map).

- Private-initiated Comprehensive Plan amendment applications (text or map) were publicly advertised in advance and accepted until Friday, June 2, 2023, this year.

PROPOSED 2023 COMPREHENSIVE PLAN AMENDMENT DOCKET

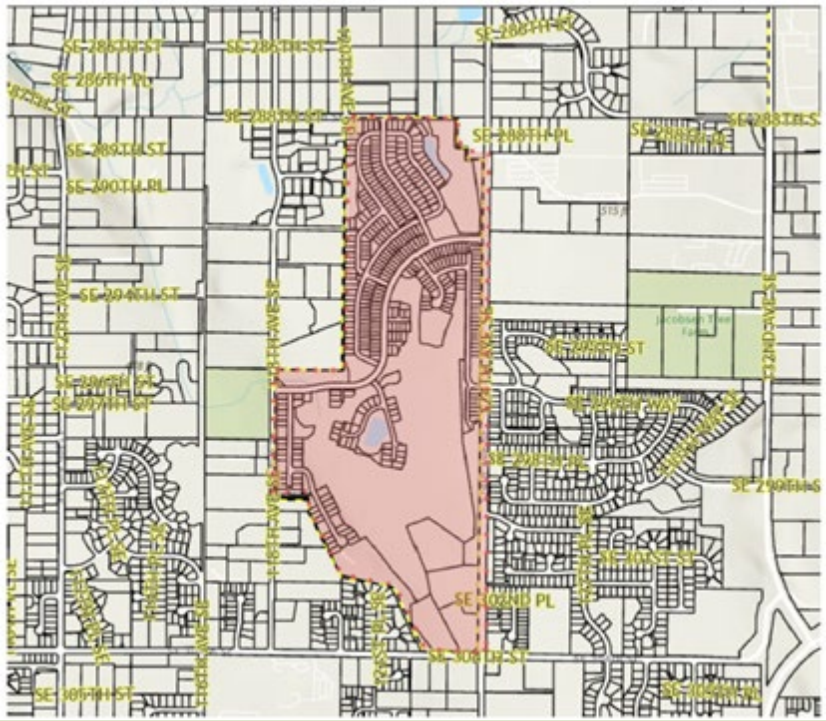
- The 2023 Comprehensive Plan amendment docket currently includes a total of 7 proposed amendments.
- Four updates are annually provided capital facilities plan updates for the school districts located within the City.
- Three updates to Elements (chapters) of the comprehensive plan including issues relating to Land Use.
  - Three land use map amendments
  - Related zoning map and zoning text amendments
- Per city Finance Department request, Auburn Capital Facility Plan will be moving to a bi-annual update schedule with next revision in 2024.

CITY-INITIATED COMPREHENSIVE PLAN TEXT AMENDMENTS

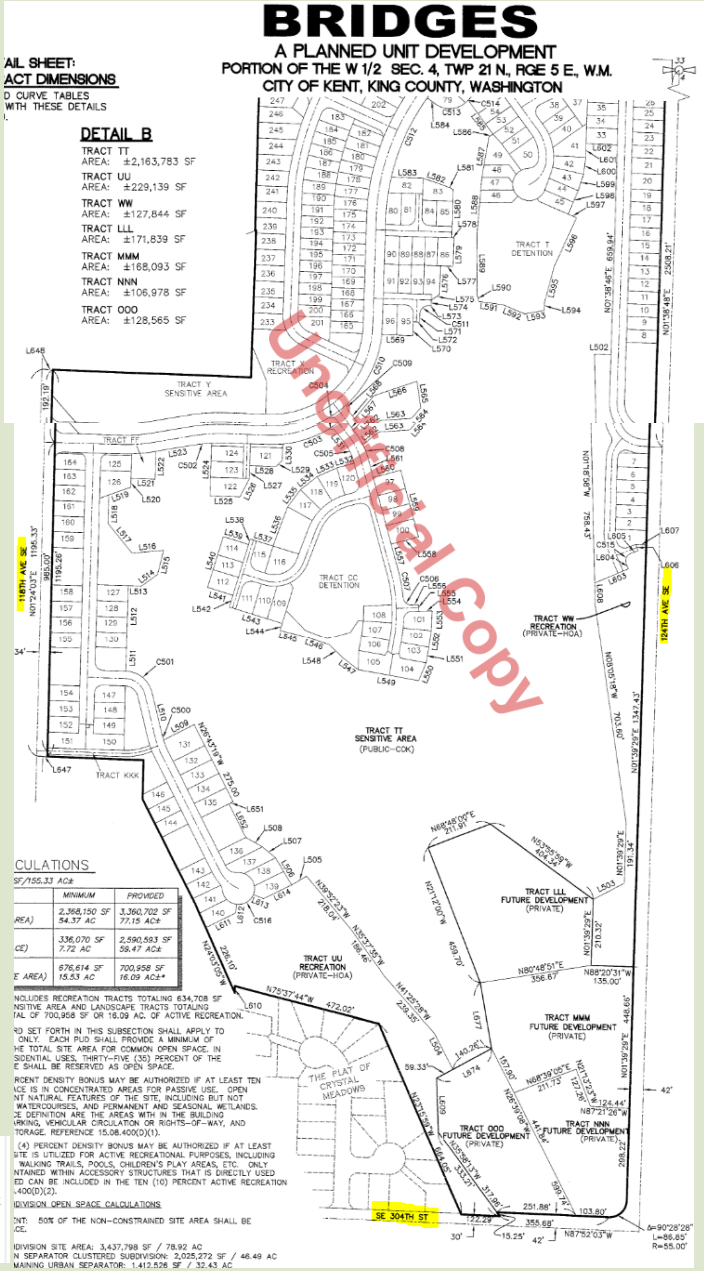
- P/T #1 – Capital Facilities Plan (CFP) Update for Auburn School District
- P/T #2 – Capital Facilities Plan (CFP) Update for Dieringer School District
- P/T #3 – Capital Facilities Plan (CFP) Update for Federal Way School District
- P/T #4 – Capital Facilities Plan (CFP) Update for Kent School District

CITY-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS

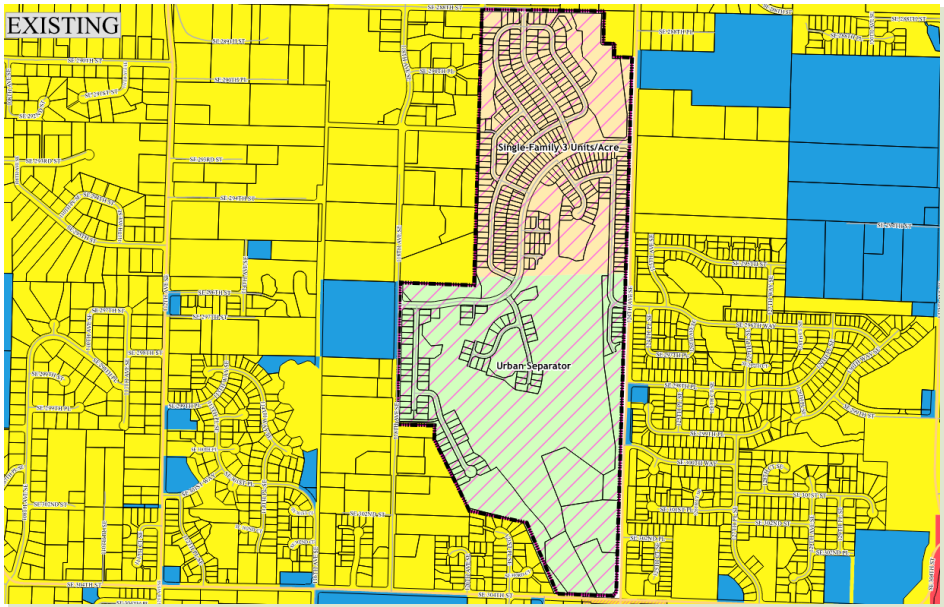
- **CPM #1** – Amendments related to the "Bridges area":
  - Update Comprehensive Plan Land Use Map
  - Update Comprehensive Zoning Map
  - New section for Chapter 18.21 "Overlays" of Auburn City Code

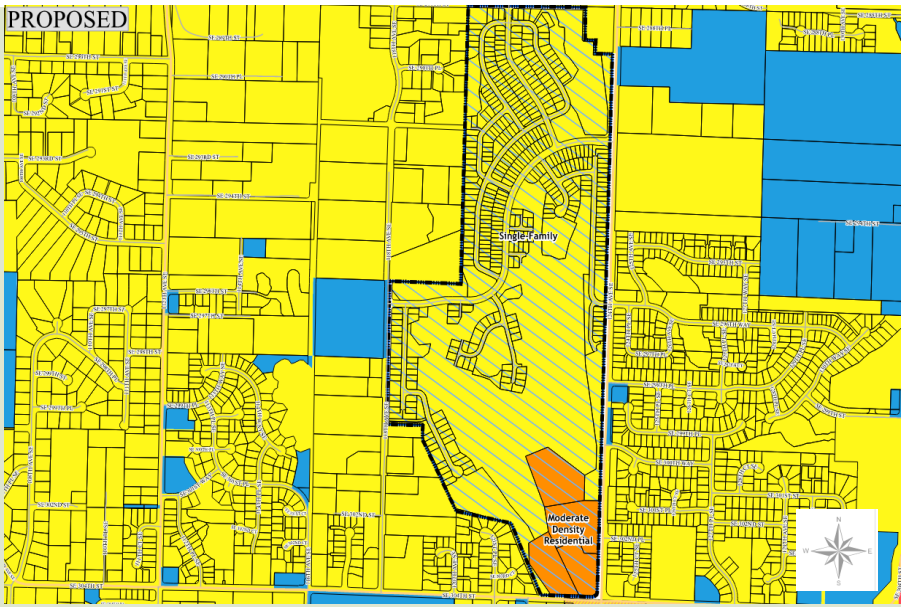


- The Bridges area is an approximately 155-acre area island of incorporated city of Kent
- The area was developed as a planned unit development (PUD)
- Bridges PUD features of mix of conventional SR-1 and SR-3 standards, some adjustments, to those standards, and lot clustering
- Majority of the area is developed with single family homes
- SE area of Bridges is undeveloped and consists of “future development tracts”
- Four environmentally sensitive area tracts exist within the Bridges area, with the largest being located in the southern portion of the Bridges areas.



CITY-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS





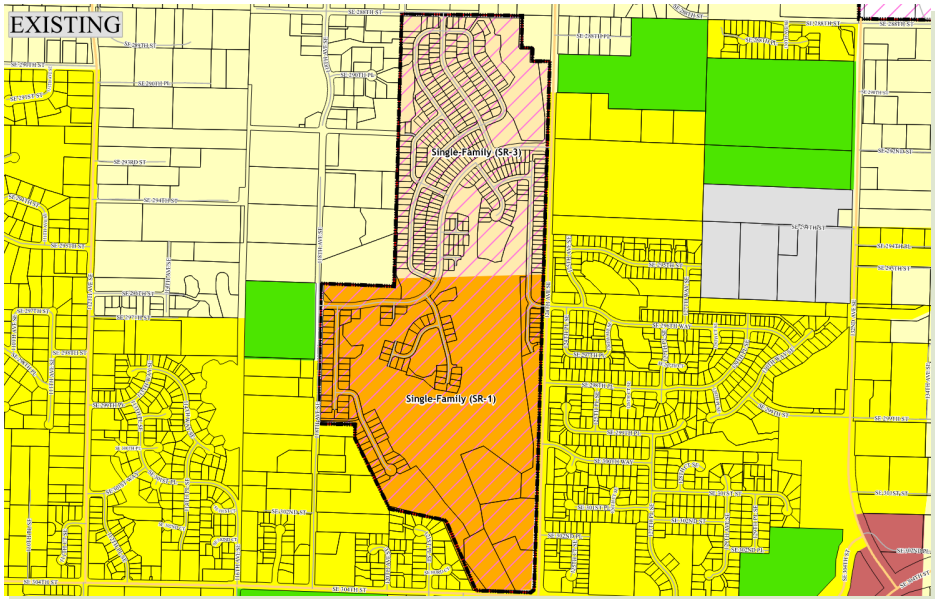
City of Auburn Land Use Designations

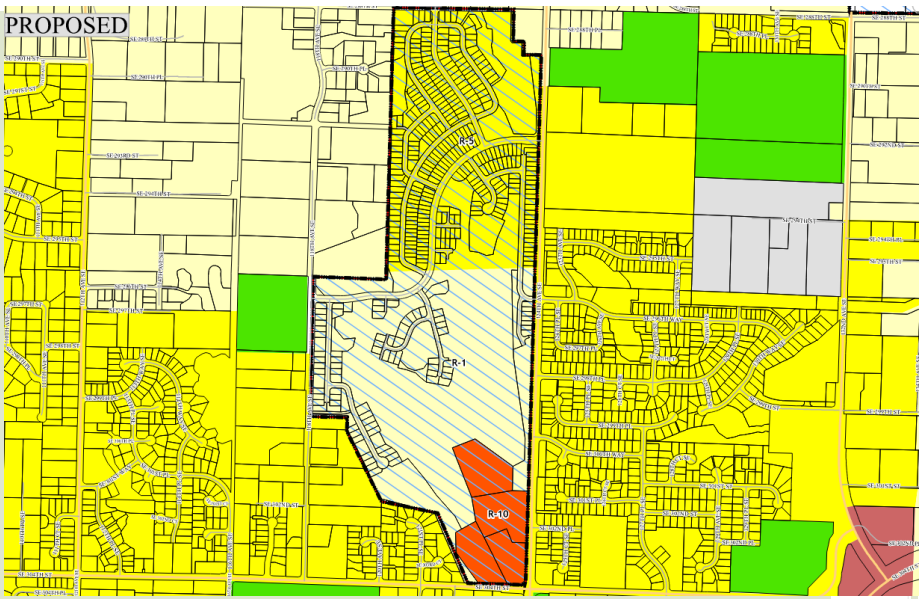
- Downtown Urban Center
- Heavy Commercial
- Heavy Industrial
- Public/Quasi-Public
- Light Commercial
- Light Industrial
- Moderate Density Residential
- Multiple-Family
- Neighborhood Commercial
- Neighborhood Commercial Overlay
- Open Space
- Public/Quasi-Public
- Residential Conservancy
- Residential Transition Overlay
- Single Family
- Parcels
- Existing Kent Land Use
- Proposed Auburn Land Use

City of Kent Land Use Designations

- Single-Family 3 Units/Acre
- Urban Separator

CITY-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS





City of Auburn Zoning

- C1 Light Commercial District
- I Institutional Use District
- P1 Public Use District
- R1 Residential 1 DU/Acre
- R10 Residential 10 DU/Acre
- R5 Residential 5 DU/Acre

- Existing Zoning
- Proposed Auburn Zoning/Bridges Overlay
- Parcels

City of Kent Zoning

- Single-Family (SR-3)
- Single-Family (SR-1)

CITY-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS

- Update to Chapter 18.21 ACC of Zoning Code corresponds to map updates
- New Section 18.21.040 proposed
- Contains the zoning development standards under which the Bridges PUD was developed

C. *Development Standards – Lots Previously Approved.*

1. For all uses of land occurring after the annexation date, the development standards in the following table shall apply to any residential lot in the annexation area that is part of a plat that received final plat approval prior to the annexation date.

2. With the exception of the Bridges PUD Future Development Tracts, as identified on the Bridges PUD Plat Map (Tract Nos. LLL, MMM, NNN, and OOO) any further subdivision of any lot and its subsequent use must conform to the permitted uses and standards

Zone	Min Lot Area (Sq. Ft.) (3)	Min Lot Area (Sq. Ft. per Unit)	Min Lot Width (Ft.)	Max Lot Coverage (%)	Max Impervious Surface (%)	Setbacks				Building Height	
						Front (Ft.) (4)	Rear (Ft.) (5)	Side, Interior (Ft.)	Side, Street (Ft.)	Main (Ft.) (6)	Accessory (Ft.)
R-1(1)	34,000(7)	N/A	30	37.5	50	10	5	5	10	35	23
R-5(2)	9,600	N/A	30	56.25	62.5	10	5	5	10	35	23

(1) Formerly Kent SR-1 zone prior to Auburn annexation.
(2) Formerly Kent SR-3 zone prior to Auburn annexation.
(3) Bridges PUD approved lot sizes ranging from 3,521 to 7,571 square feet. Per Bridges PUD Plat Map Restriction No. 2: "No lot or portion of a lot in this plat shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than the area required for the use district is which located."
(4) Garages and other similar structures with vehicular access require a 20-foot setback from any street.
(5) 15-foot setback from alley.
(6) 2.5-stories or 35 feet.
(7) A minimum lot area of 2,500 square feet per lot allowed under city of Kent Urban Separator (Cluster Development Kent City Code (KCC) 12.04.263) for SR-1 zoned properties.

D. *Bridges PUD Future Development Tracts.* Tract Nos. LLL, MMM, NNN, and OOO are subject to the R-10 zoning development standards contained in Chapter 18.07 ACC.

PRIVATE-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS

- **CPM #2** – Update Comprehensive Plan Land Use Map
- Request on behalf of MultiCare for property at 617 12th Street SE for demolition and future city use
- Change land use designation from "Single Family Residential" and "Light Commercial" to "Public/Quasi-Public"

PRIVATE-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS

- The MultiCare site spans 5 contiguous parcels, totaling 2.27 acres or 98,675 sq ft
- The parcels are flat, sparsely vegetated, and mostly undeveloped
- Located off 12th St SE and Auburn Way S
- Parcel # 1921059111 contains a 12,760 square foot single-story medical office building and associated parking lot, the parcel to the north contains an additional parking lot
- A Demolition Permit was issued for the medical building on site (City file No. DEM22-0027) on 7-20-2023

PRIVATE-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS

City of Auburn Land Use Designations

- Downtown Urban Center
- Heavy Commercial
- Heavy Industrial
- Public/Quasi-Public
- Light Commercial
- Light Industrial
- Moderate Density Residential
- Multiple-Family
- Neighborhood Commercial
- Neighborhood Commercial Overlay
- Open Space
- Public/Quasi-Public
- Residential Conservancy
- Residential Transition Overlay
- Single Family
- Parcels
- Existing Kent Land Use
- Proposed Auburn Land Use

City of Kent Land Use Designations

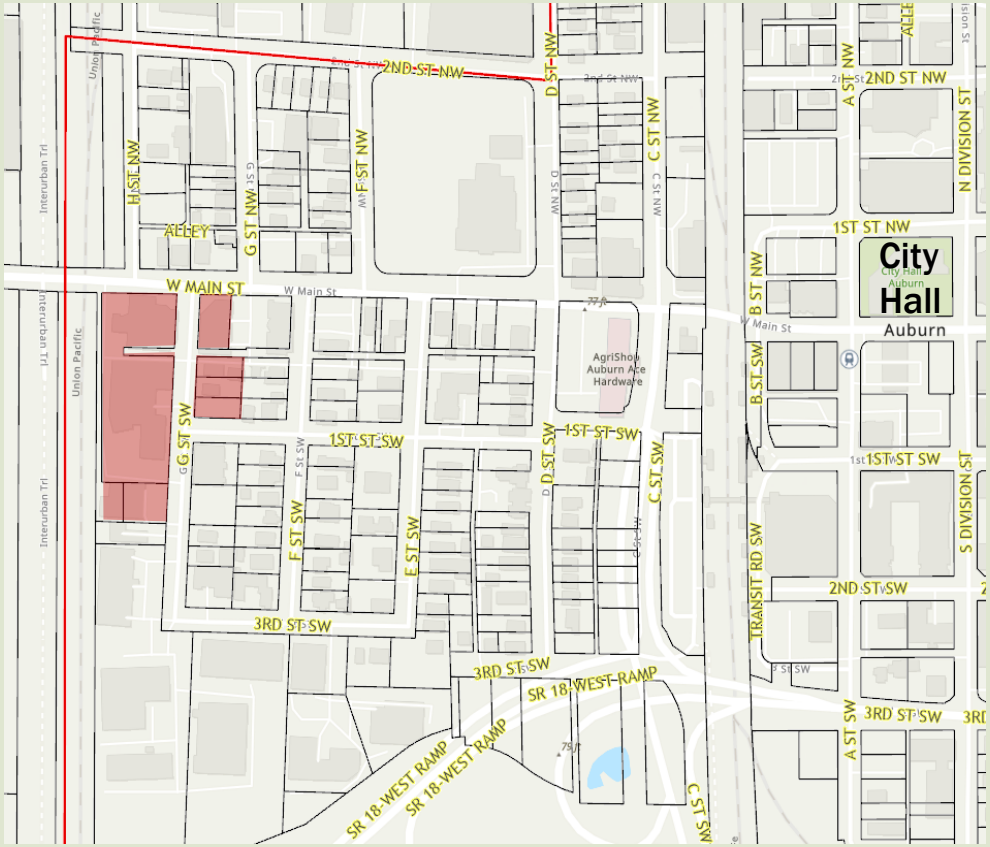
- Single-Family 3 Units/Acre
- Urban Separator

PRIVATE-INITIATED COMPREHENSIVE PLAN ZONING MAP AMENDMENTS

C1 Light Commercial District	Lakeland Hills South PUD	R1 Residential 1 DU/Acre	RMHC Residential Manufactured/Mobile Home Units
C2 Central Business District	LF Airport Landing Field District	R5 Residential 5 DU/Acre	RO Residential Office District
C3 Heavy Commercial District	M1 Light Industrial District	R7 Residential 7 DU/Acre	RO-H Residential Office District (Hospital)
C4 Mixed Use Commercial	M2 Heavy Industrial District	R10 Residential 10 DU/Acre	TV Terrace View
CN Neighborhood Shopping District	Open Space	R16 Residential 16 DU/Acre	UNC Unclassified Use District
DUC Downtown Urban Center	P1 Public Use District	R20 Residential 20 DU/Acre	Existing Zoning
I Institutional Use District	PUD Planned Unit Development	Residential Conservency	Proposed Zoning

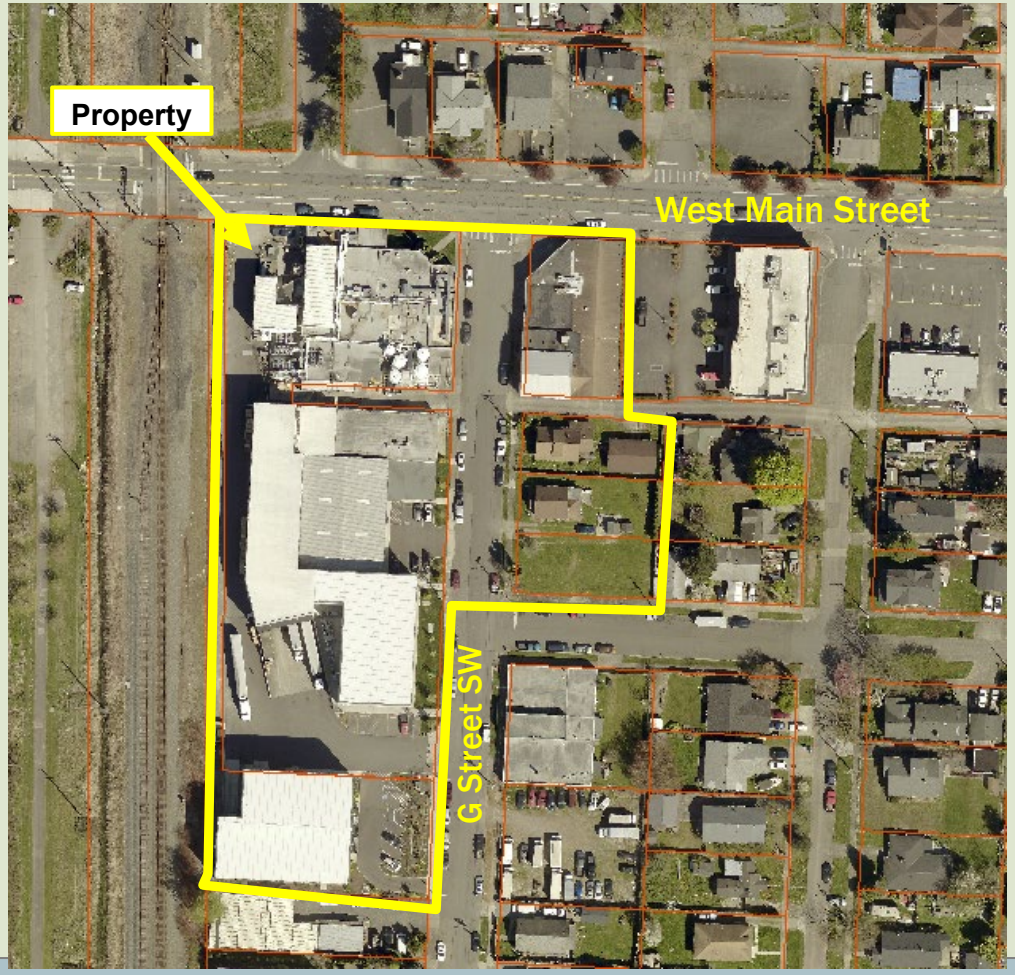
PRIVATE-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS

- **CPM #3** – Update Comprehensive Plan Land Use Map
  - Request on behalf of Auburn Dairy for property at 707 W Main Street, and 117,16, 22, and 28 G Street SW and southeast corner of W Main Street and G Street SW
  - Change land use designation from "Downtown Urban Center" to Light Industrial and revise zoning designations to "M-1, Light Industrial"

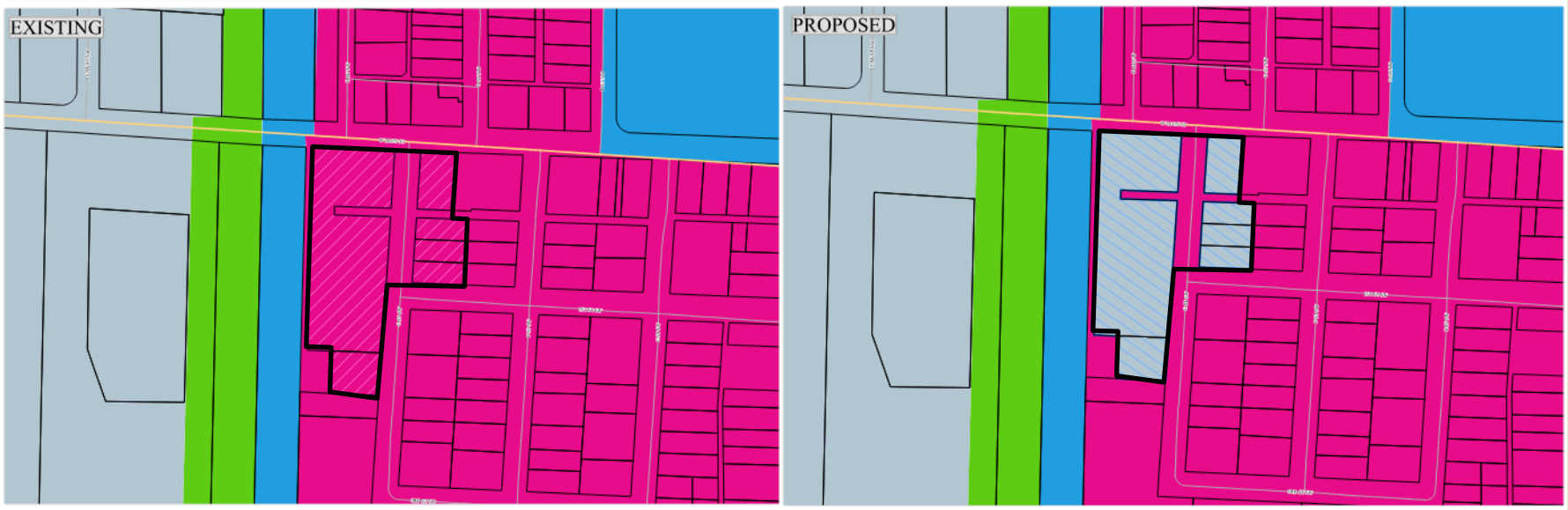


PRIVATE-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS

- The Auburn Dairy property consists of six parcels totaling approximately 3.11 acres in the Downtown Urban Center Land Use designation.
- The operation has existed for 100 years.
- The existing operation is zoned "M-1, Light Industrial", across G Street SW parcels are zoned "DUC, Downtown Urban Center" and "R-20, 20 Dwelling Units per Acre".
- To the west and south land is developed predominantly with warehousing and industrial uses.
- To the east land is developed as residential.



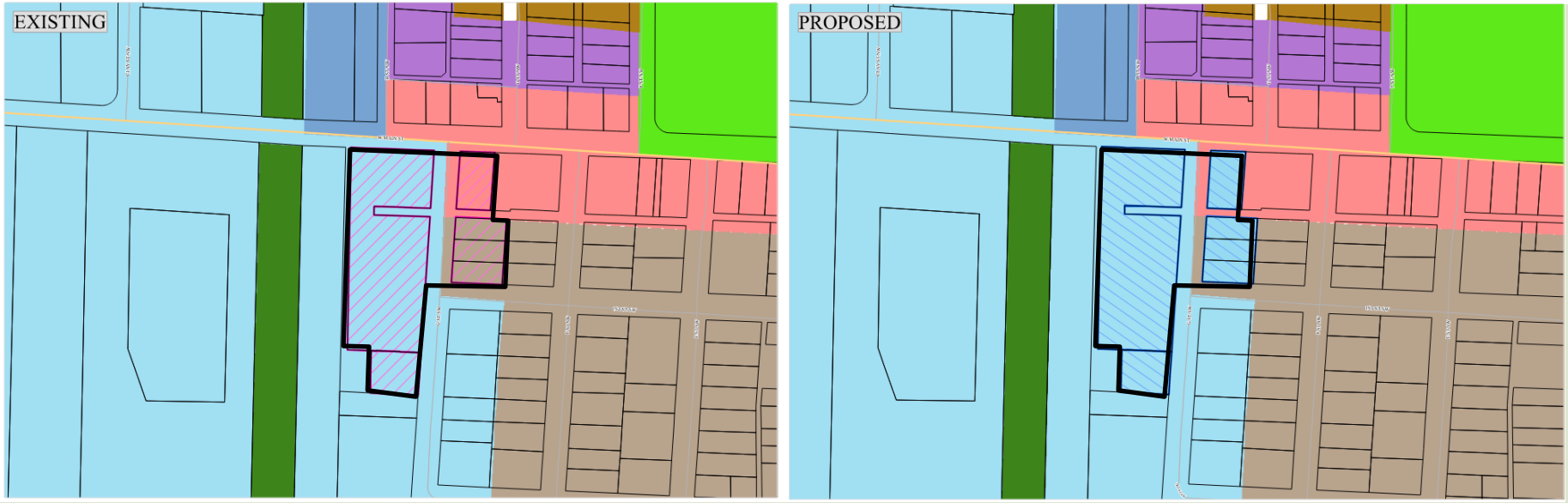
PRIVATE-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS

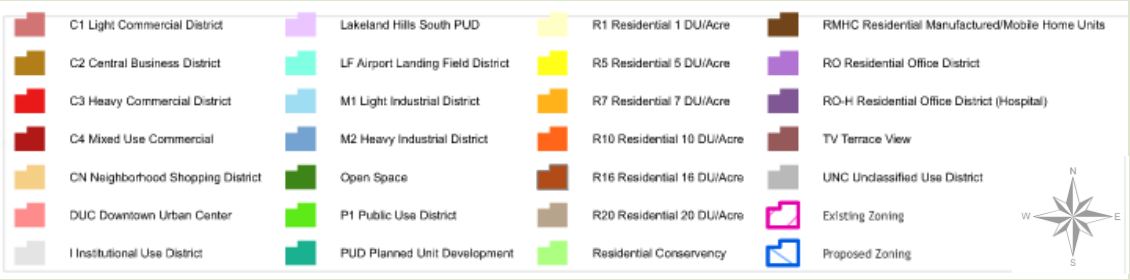


CPA23-0002 Land Use Designations

- **Existing – Downtown Urban Center**
- **Proposed – Light Industrial**

PRIVATE-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS





REZ23-0004 Zoning Districts

- **Existing – M-1, DUC, R-20**
- **Proposed – M-1**

CONCEPTUAL PLAN FOR NEW DEVELOPMENT – AUBURN DAIRY

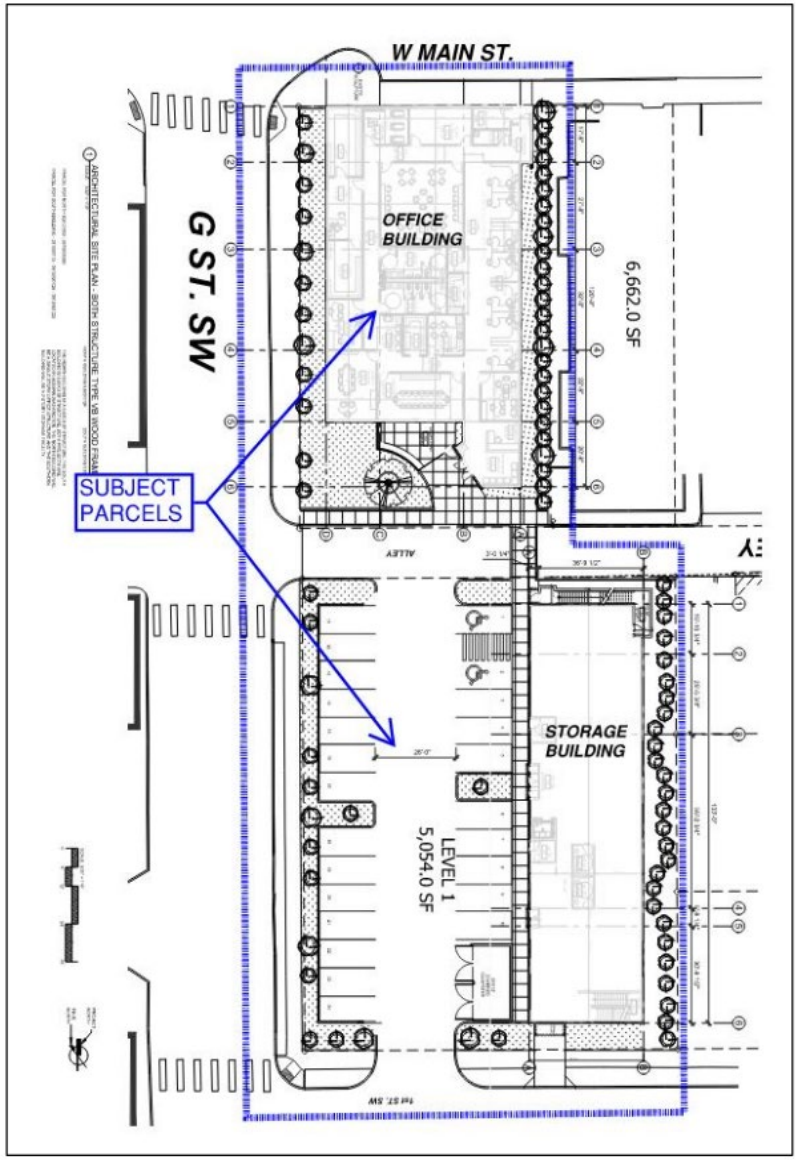


FIGURE 4 – CONCEPTUAL DEVELOPMENT PLAN

2023 COMPREHENSIVE PLAN ANNUAL AMENDMENTS

Recommendation *(in summary)*

Planning Commission recommends to City Council approval of the Comprehensive Plan Amendments P/T #1-4, and CPM #1-3

PLANNING SERVICES

2024 SCHOOL IMPACT FEES

JOSH STEINER, AICP, SENIOR PLANNER

CITY COUNCIL STUDY SESSION

NOVEMBER 13, 2023

Department of Community Development

Planning • Building • Development Engineering • Permit Center
Economic Development • Community Services • Code Enforcement

AUBURN VALUES

SERVICE

ENVIRONMENT

ECONOMY

CHARACTER

SUSTAINABILITY

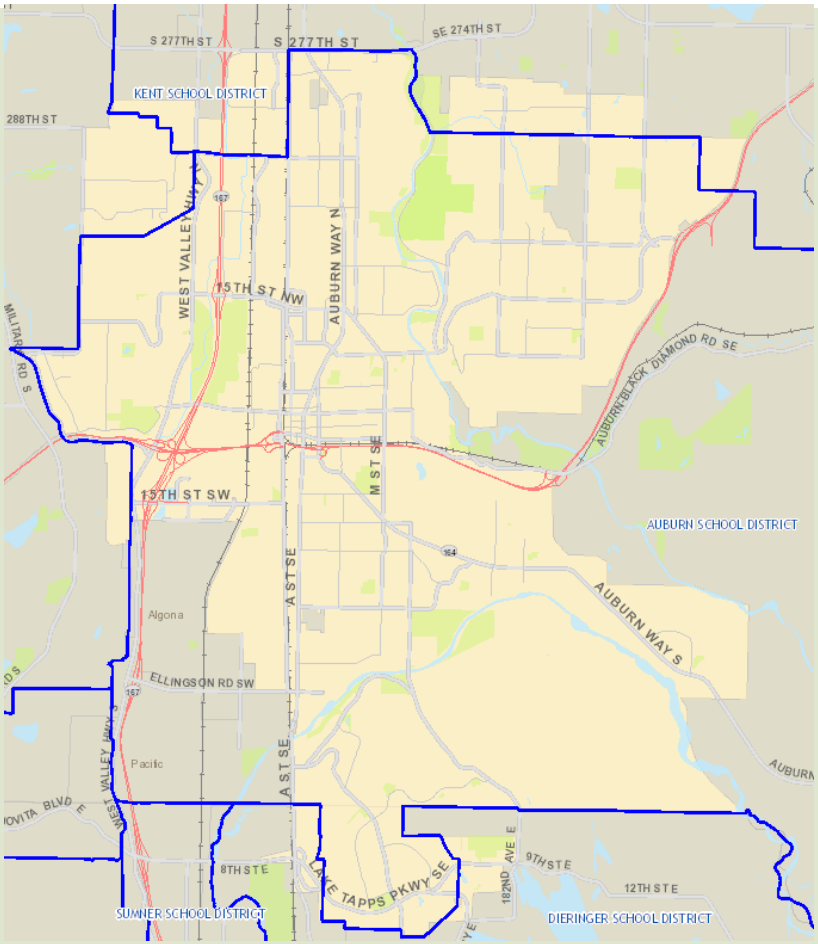
WELLNESS

CELEBRATION

2024 SCHOOL IMPACT FEES

Within city limits are four school districts:

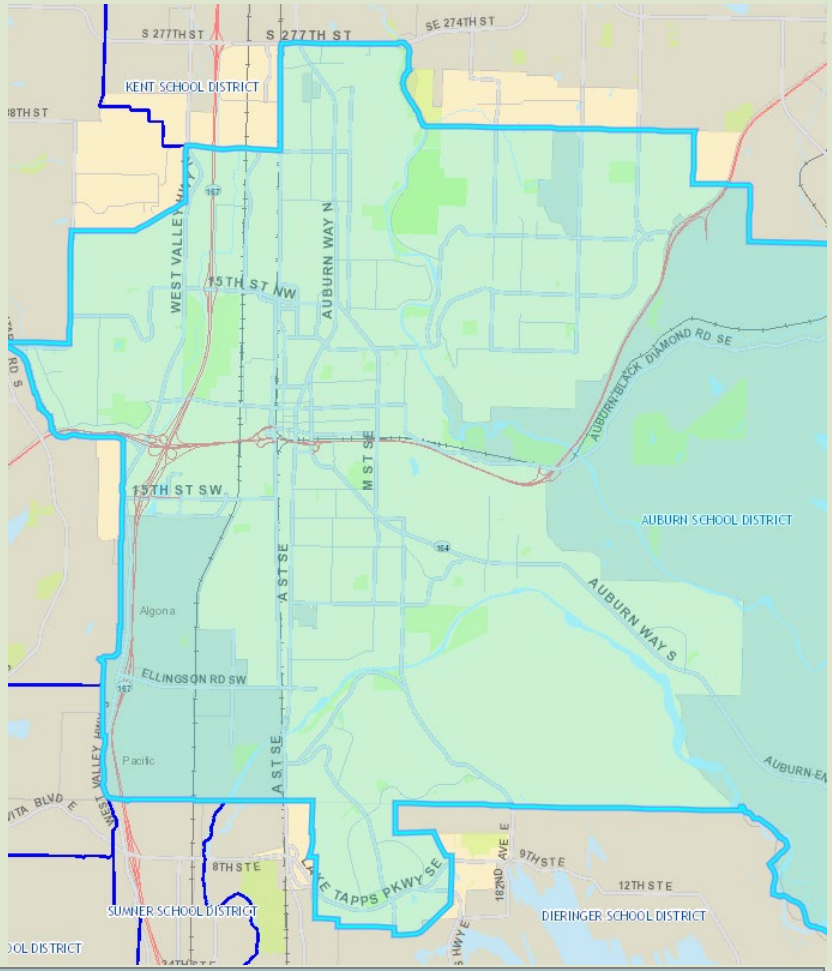
- Auburn School District
- Dieringer School District
- Federal Way Public Schools
- Kent School District



2024 SCHOOL IMPACT FEES

Auburn School District

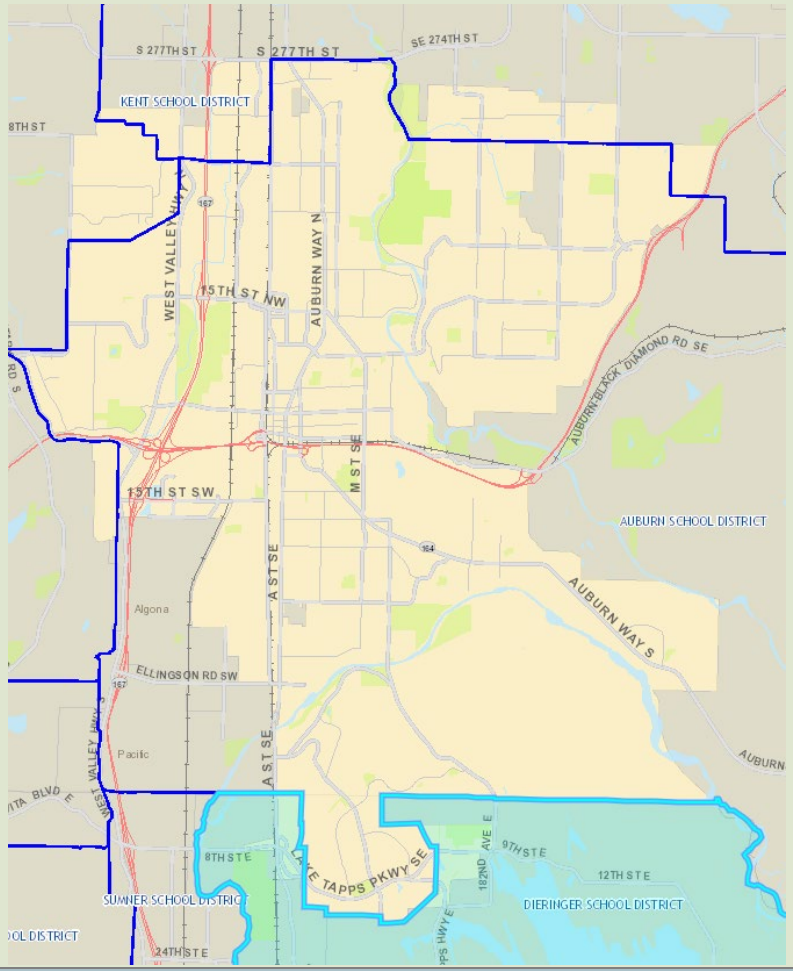
- CFP Identified Fees and Staff Recommendation
  - Single Family: $5,957.02
    - Last Year $7,962.61
  - Multifamily: $9913.64
    - Last Year: $9,912.82



2024 SCHOOL IMPACT FEES

Dieringer School District

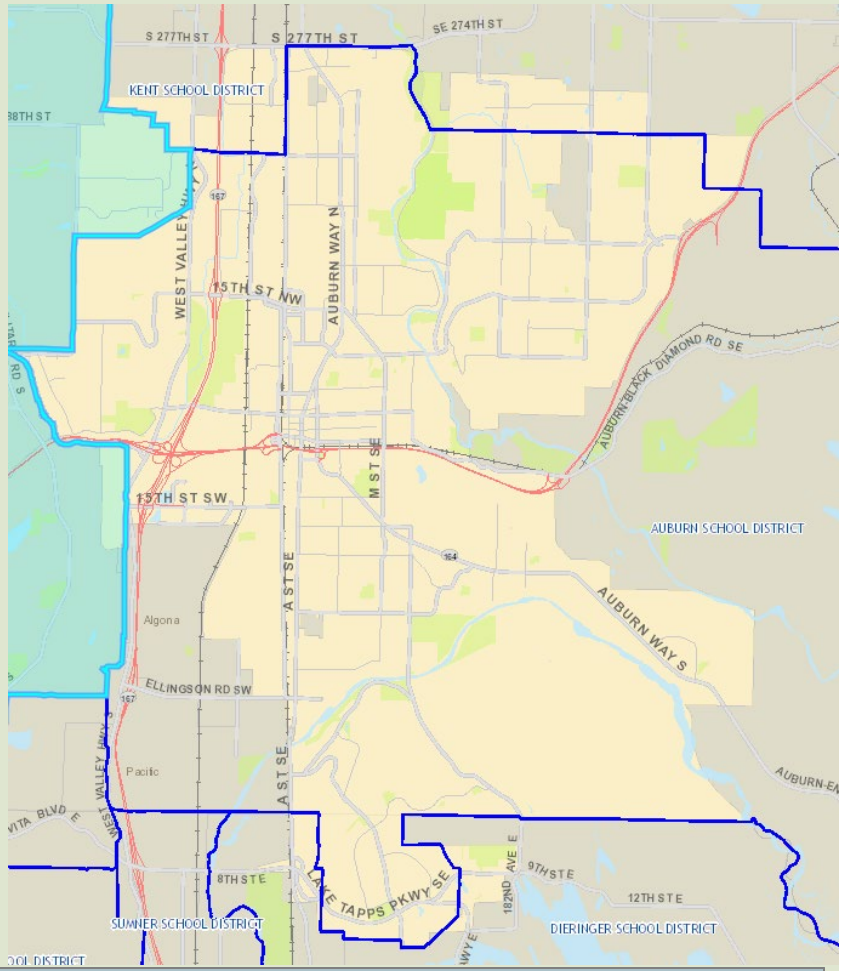
- CFP Identified Fees
  - Single Family: $8,054.00
  - Multifamily: $3,400.00
- Pierce County Maximum Fee Obligation
  - Single Family: $4,545.00
  - Multifamily: $2,410.00



2024 SCHOOL IMPACT FEES

Federal Way School District

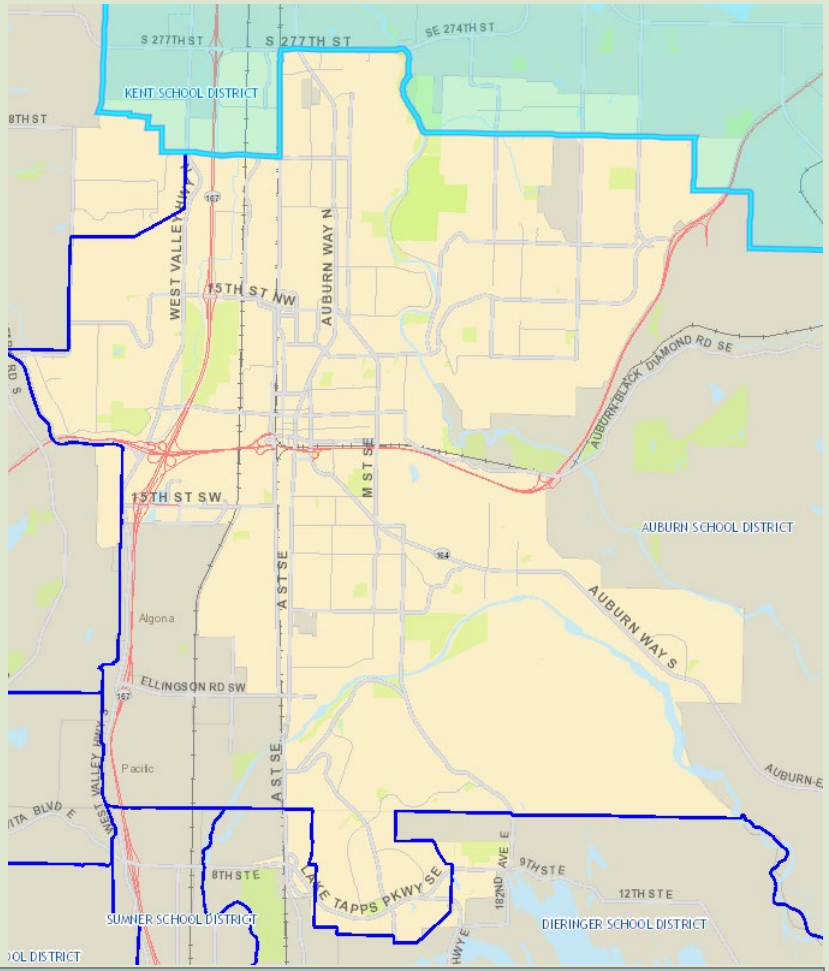
- CFP Identified Fees and Staff Recommendation
  - Single Family: $0
    - Last Year $0
  - Multifamily: $6,998.00
    - Last Year: $0



2024 SCHOOL IMPACT FEES

Kent School District

- CFP Identified Fees and Staff Recommendation
  - Single Family: $0
    - Last Year $0
  - Multifamily: $0
    - Last Year: $0



2024 SCHOOL IMPACT FEES

School District	Single Family				Multi-Family			
	2023 fee, per ACC 19.02	CFP says:	Requested Amount	Change?	2023 fee, per ACC 19.02	CFP says:	Requested Amount	Change?
Auburn	$ 7,962.61	Page 38	$ 5,957.02	Decrease of $2,005.59	$ 9,912.82	Pg. 38	$ 9,913.64	Increase of $0.82
Dieringer	$ 4,440.00	Pg. 16	$ 4,545.00	Increase of $105.00	$ 2,060.00	Pg. 16	$ 2,410.00	Increase of $350.00
Federal Way	$ -	Pg. 31	$ -	No Change	$ -	Pg. 31	$ 6,998.00	Increase of $6,998.00
Kent	$ -	Pg. 39	$ -	No Change	$ -	Pg. 39	$ -	No Change

Highlights:

- Pierce County rate used for Dieringer School District
- No School Impact Fee requested by KSD

2024 SCHOOL IMPACT FEES

Any questions?

(end)

AGENDA BILL APPROVAL FORM

Agenda Subject:
Ordinance No. 6925 (Tate) (5 Minutes)

Date:
November 7, 2023

Department:
Community Development

Attachments:
Ordinance No. 6925 (2024 School Impact Fees)
Exhibit A - Auburn School District Multifamily Impact Fee Letter
Exhibit B - Dieringer School District Impact Fee Letter
Exhibit C - Federal Way Public Schools Impact Fee Letter
Exhibit D - Pierce County Ordinance 2023-64 (draft)
Exhibit E - Comparison of 2023 School Impact Fees (table)

Budget Impact:
Current Budget: $0
Proposed Revision: $0
Revised Budget: $0

Administrative Recommendation:

For discussion only.

Background for Motion:

Background Summary:

Title 19 (Impact Fees) of the Auburn City Code contains standards and regulations pertaining to the collection of impact fees in the City of Auburn. Impact fees are authorized by state law. Specifically, Chapter 19.02 (School Impact Fees) addresses the establishment, calculation, collection and amendment of school impact fees within the municipal boundaries of the City of Auburn. The City originally established school impact fees in 1998 by Ordinance No. 5078.Portions of four school districts occur within the City limits.

Pursuant to Code Section 19.02.060 (Annual Council Review) of the Auburn City Code, on at least an annual basis, the Auburn City Council shall review the information submitted by the Districts pursuant to ACC 19.02.050. The review shall be in conjunction with any update of the capital facilities plan element of the City's comprehensive plan. The City Council may also at this time determine if an adjustment to the amount of the impact fees is necessary.

The City of Auburn Annual Comprehensive Plan Amendment process for 2023 included requests for City approval of the Capital Facilities Plans of the four districts as follows:

- 2023 - 2029 Auburn School District Capital Facilities Plan;
- 2023-2024 to 2028-2029 Dieringer School District Capital Facilities Plan;
- 2024 Federal Way Public Schools Capital Facilities Plan; and

· 2022 - 2023 through 2028 - 2029 Kent School District Capital Facilities Plan.

These requests were submitted in accordance with the provisions of Section 19.02.050 (Submission of District Capital Facilities Plan and Data) of the Auburn City Code.

The School Districts' Capital Facilities Plans are contained in the "Working Binder" for the 2023 Annual Comprehensive Plan Amendments, distributed to the City Council prior to the November 13, 2023 study session.

Definition

The City's Code Section 19.02 contains the City's regulations governing school impact fees. It provides the following definition:

"Impact fee" means a payment of money imposed upon development as a condition of development approval to pay for school facilities needed to serve new growth and development that is reasonably related to the new development that creates additional demand and need for public facilities, that is a proportionate share of the cost of the school facilities, and that is used for such facilities that reasonably benefit the new development."

Related Authority

Other key points of the City's regulations include:

·RCW 82.02.050 - .110 and WAC 365-196-850 authorize cities (towns & counties) planning under the Growth Management Act (GMA) to impose impact fees.

·The impact fee shall be based on a capital facilities plan adopted by the school district and incorporated by reference by the City as part of the capital facilities element of the City's comprehensive plan, adopted pursuant to Chapter 36.70A RCW, for the purpose of establishing the fee program.

·Separate fees shall be calculated for single-family and multifamily types of dwelling units, and separate student generation rates must be determined by the district for each type of dwelling unit.

·The fee shall be calculated on a district-wide basis using the appropriate factors and data supplied by the district. The fee calculations shall also be made on a district-wide basis to assure maximum utilization of all available school facilities in the district which meet district standards.

·As a condition of the City's authorization and adoption of a school impact fee ordinance, the City and the applicable district shall enter into an interlocal agreement governing the operation of the school impact fee program and describing the relationship and liabilities of the parties. The agreement must provide that the district shall hold the City harmless for all damages.

·On an annual basis (by July 1st or on a date agreed to by district and the City and stipulated in the interlocal agreement), any district for which the City is collecting impact

fees shall submit the Capital facilities plan and supporting information to the City.

·Applicants for single-family and multifamily residential building permits shall pay the total amount of the impact fees assessed before the building permit is issued, using the impact fee schedules in effect, unless the fee has been deferred pursuant to City Ordinance No. 6341.

·The impact fee calculation shall be based upon the formula set forth in ACC 19.02.110, “Impact fee formula”. The formula is the City's determination of the appropriate proportionate share of the costs of public school capital facilities needed to serve new growth and development to be funded by school impact fees based on the factors defined in ACC 19.02.020. Based on this formula, the “Fee Obligation” is the “Total Unfunded Need” x 50% = Fee Calculation.

The Capital Facilities Plans that were approved by each of the school boards contain proposed school impact fees for each of the Districts. The requests for adjustment of the school impact fees are required to be submitted concurrent with the submittal of the Capital Facilities Plans. Under City regulations a separate letter request is only required to be submitted to the City when the fee adjustment is requesting an increase.

Council Review and Decision

The establishment of the actual fee amount occurs through separate Council action amending Chapter 19.02 of the Auburn City Code. Section 19.02.060, (Annual Council Review) specifies the following:

“On at least an annual basis, the City council shall review the information submitted by the district pursuant to ACC 19.02.050. The review shall be in conjunction with any update of the capital facilities plan element of the City's comprehensive plan. The City council may also at this time determine if an adjustment to the amount of the impact fees is necessary; provided, that any school impact fee adjustment that would increase the school impact fee shall require the submittal of a written request for the adjustment by the applicable school district concurrent with the submittal of the annual capital facilities plan pursuant to ACC 19.02.050. In making its decision to adjust impact fees, the City council will take into consideration the quality and completeness of the information provided in the applicable school district capital facilities plan and may decide to enact a fee less than the amount supported by the capital facilities plan.”

This Section provides the Auburn City Council is not obligated to accept the fees proposed by the School Districts within their submitted Capital Facilities Plans and may establish fees that the Council determines are more appropriate and consistent with the public’s interest in reasonably mitigating school impacts within the affected portion of the City.

Recommendation (Contained in draft Ordinance No. 6925)

Auburn School District:

The Auburn School District indicated by letter submitted with their Capital Facilities Plan, that

they are requesting an increase in school impact fees for the year 2024. The year 2024 fees for single-family dwellings is proposed to be $5,957.02, a decrease of $2,005.59, and the requested fee for multiple-family dwellings is $9,913.64, an increase of $0.82.

Dieringer School District:

The Dieringer School District is requesting to increase impact fee rates, as indicated by the letter submitted with their Capital Facilities Plan. The year 2024 fees for single-family dwellings is proposed to be $8,054.00, an increase of $1,887.00 for single family units and the fee for multiple family dwellings is proposed to be $3,400.00 for multifamily unit, an increase of $1,340. Historically, the City has established fee rates for the Dieringer School district that is the same as the fee implemented in Pierce County's fee since it is more appropriate and consistent with the public's interest in reasonably mitigating school impacts within the affected portion of the City. The single-family and multiple family dwelling school district fee calculation exceeds the maximum fee obligation proposed by a draft Pierce County Ordinance by No. 2023-64, which was discussed during the October 17, 2023 regular council hearing; anticipated to be effective February 1, 2023. An adjustment by the City of Auburn is necessary for the fee to be consistent with Pierce County. The proposed ordinance identifies a maximum impact fee obligation for single family dwelling units of $4,545.00, and for multi-family dwelling units of $2,410.00. The Dieringer School District is the only school district common to both the jurisdictions of the City of Auburn and Pierce County.

Federal Way Public Schools:

The Federal Way Public Schools indicated by letter submitted with their Capital Facilities Plan that they are requesting to retain the $0 impact fee for single-single family development and increase the multiple family dwellings impact fee to $6,998, an increase of $6,998. Federal Way Public Schools requested to not adopt school impact fees for 2023.

Kent School District

The Kent School District indicated by letter submitted with their Capital Facilities Plan they are not requesting a school impact fee for 2024 and did not request school impact fees for 2023. The District notes in the Capital Facilities Plan impact fees are not proposed in 2024 based on revised student generation rates, and capacity and enrollment projections.

Scheduling of Actions

A discussion of the School District Capital Facilities Plans school impact fee changes and Ordinance No. 6925 was conducted at the Study Session on November 13, 2023. City Council action on Ordinance No. 6925 is scheduled for December 4, 2023.

Reviewed by Council Committees:

Councilmember: Brown **Staff:** Tate

Meeting Date: November 13, 2023 Item Number:

ORDINANCE NO. 6925

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON AMENDING SECTIONS 19.02.115, 19.02.120, 19.02.130 AND 19.02.140 OF THE AUBURN CITY CODE RELATING TO SCHOOL IMPACT FEES

WHEREAS, the City of Auburn has adopted a school impact fee ordinance and collects school impact fees on behalf of certain school districts located in part within the City of Auburn; and

WHEREAS, the Auburn School District, Dieringer School District, Federal Way Public Schools, and the Kent School District, each being located in part within the City of Auburn, have provided the City of Auburn with updated capital facilities plans to be considered during the City's 2023 annual comprehensive plan amendment process that addresses among other things, the appropriate school impact fee for single family residential dwellings and multi-family residential dwellings for each district; and

WHEREAS, on May 23, 2023, the Auburn School District issued a Determination of Non-Significance for the 2023 – 2029 for the Auburn School District Capital Facilities Plan; on June 2, 2023, the Dieringer School District issued a Determination of Non-Significance for the Dieringer School District Capital Facilities Plan 2023-2029; on June 7, 2023, Federal Way Public Schools issued a Determination of Non-Significance for the 2024 Federal Way Public Schools Capital Facilities Plan; and on May 12, 2023, the Kent School District issued a Determination of Non-Significance for the 2022-2023 through 2028-2029 Kent School District Capital Facilities Plan; and

WHEREAS the City of Auburn issued a Determination of Non-Significance (DNS)

on September 7, 2023 for the City of Auburn Year 2023 city-initiated comprehensive plan map and text amendments (File No. SEP23-0029), and

WHEREAS, after proper notice published in the City's official newspaper at least ten (10) days prior to the date of hearing, the Auburn Planning Commission on October 17, 2023 conducted public hearings on the proposed Auburn School District 2023-2029 Capital Facilities Plan, the proposed Dieringer School District Capital Facilities Plan 2023-2029; the proposed Federal Way Public Schools 2024 Capital Facilities Plan; and the proposed Kent School District 2022-2023 through 2028-2029 Capital Facilities Plan; and

WHEREAS, following the conclusion of the public hearing on October 17, 2022, and subsequent deliberations, the Auburn Planning Commission, following individual positive motions, made separate recommendations to the Auburn City Council on the approval of the Auburn School District 2023-2029 Capital Facilities Plan, the proposed Dieringer School District Capital Facilities Plan 2023-2029; the proposed Federal Way Public Schools 2024 Capital Facilities Plan; and the proposed Kent School District 2022-2023 through 2028-2029 Capital Facilities Plan; and

WHEREAS, the Auburn City Council reviewed the recommendations of the Auburn Planning Commission for the school districts' capital facilities plans at both a regularly scheduled study session, on November 13, 2023, and a regularly scheduled meeting, on December 4, 2023; and

WHEREAS, on December 4, the Auburn City Council approved the proposed Auburn School District 2023-2029 Capital Facilities Plan, the proposed Dieringer School District Capital Facilities Plan 2023-2029; the proposed Federal Way Public Schools 2024

Capital Facilities Plan; and the proposed Kent School District 2022-2023 through 2028-2029 Capital Facilities Plan; and

WHEREAS, the Auburn City Code Chapter 19.02 provides for adjustments to school impact fees based on a review of the capital facilities plans for each of the districts; and

WHEREAS, on November 13, 2023, the Auburn City Council at a regularly scheduled study session reviewed amendments to Auburn City Code Chapter 19.02 (School Impact Fees) pertaining to school impact fees for single family residential dwelling units and multi-family residential dwelling units to be applied in the City of Auburn for the Auburn School District; Dieringer School District, Federal Way Public Schools, and the Kent School District; respectively, based on the aforementioned capital facilities plans for each of these districts; and

WHEREAS, Section 19.02.060 (Annual Council Review) of the Auburn City Code specifies that in making its decision to adjust impact fees the Auburn City Council will take into consideration the quality and completeness of the information provided in the applicable school district capital facilities plan and may decide to enact a fee less than the amount supported by the capital facilities plan.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. **Amendment to the City Code**. Section 19.02.120 of the Auburn City Code is amended to read as follows.

19.02.120 Impact fee calculation and schedule for the Auburn School District.

The impact fee calculation and schedule is based upon a review of the impact fee calculation for single-family residences and for multifamily residences set forth in the most recent version of the Auburn School District's Capital Facilities Plan adopted by the Auburn city council as an element of the Auburn comprehensive plan. The calculation is the determination of the appropriate proportionate share of the costs of public school capital facilities needed to serve new growth and development to be funded by school impact fees based on the factors defined in ACC 19.02.020.

Effective January 1, 2024, or the effective date of this ordinance whichever is later, the school impact fee shall be as follows:

Per Single-Family Dwelling Unit	$5,957.02 ~~7,962.61~~
Per Multifamily Dwelling Unit	$9,913.64 ~~9,912.82~~

(Ord. 6627 § 1, 2016; Ord. 6581 § 2, 2016; Ord. 6542 § 2, 2014; Ord. 6488 § 2, 2013; Ord. 6445 § 2, 2012; Ord. 6393 § 2, 2011; Ord. 6341 § 2, 2011; Ord. 6340 § 2, 2010; Ord. 6279 § 2, 2009; Ord. 6214 § 2, 2008; Ord. 6134 § 2, 2007; Ord. 6060 § 2, 2006; Ord. 5950 § 1, 2005; Ord. 5793 § 1, 2003; Ord. 5232 § 1, 1999.)

Section 2. **Amendment to the City Code**. Section 19.02.115 of the Auburn City Code is amended to read as follows.

19.02.115 Impact fee calculation and schedule for the Dieringer School District.

The impact fee calculation and schedule below is based upon a review of the impact fee calculation for single-family residences and for multifamily residences set forth in the most recent version of the Dieringer School District Capital Facilities Plan adopted by the Auburn city council as an element of the Auburn comprehensive plan. The calculation is the determination of the appropriate proportionate share of the costs of public school capital facilities needed to serve new growth and development to be funded by school impact fees based on the factors defined in ACC 19.02.020.

Effective January 1, 2024, or the effective date of this ordinance whichever is later, the school impact fee shall be as follows:

Per Single-Family Dwelling Unit $4,545.00 ~~4,400.00~~

Per Multifamily Dwelling Unit $2,410.00 ~~2,060.00~~

(Ord. 6627 § 1, 2016; Ord. 6581 § 1, 2016; Ord. 6542 § 1, 2014; Ord. 6488 § 1, 2013; Ord. 6445 § 1, 2012; Ord. 6393 § 1, 2011; Ord. 6341 § 2, 2011; Ord. 6340 § 1, 2010; Ord. 6279 § 1, 2009; Ord. 6214 § 1, 2008; Ord. 6134 § 1, 2007; Ord. 6060 § 1, 2006; Ord. 5950 § 2, 2005.)

Section 3. **Amendment to the City Code**. Section 19.02.140 of the Auburn City Code is amended to read as follows.

19.02.140 Impact fee calculation and schedule for the Federal Way Public Schools

The impact fee calculation and schedule is based upon a review of the impact fee and calculation for single-family residences and for multifamily residences set forth in the most recent version of the Federal Way Public Schools's Capital Facilities Plan adopted by the Auburn city council as an element of the Auburn comprehensive plan. The calculation is the determination of the appropriate proportionate share of the costs of public school capital facilities needed to serve new growth and development to be funded by school impact fees based on the factors defined in ACC 19.02.020.

Effective January 1, 2024, or the effective date of this ordinance whichever is later, the school impact fee shall be as follows:

Per Single-Family Dwelling Unit $0.00

Per Multifamily Dwelling Unit $6,998.00 ~~0.00~~

(Ord. 6627 § 1, 2016; Ord. 6581 § 4, 2016; Ord. 6542 § 4, 2014; Ord. 6488 § 4, 2013; Ord. 6445 § 4, 2012; Ord. 6393 § 4, 2011; Ord. 6341 § 2, 2011; Ord. 6340 § 4, 2010; Ord. 6279 § 4, 2009; Ord. 6214 § 4, 2008; Ord. 6134 § 4, 2007; Ord. 6060 § 4, 2006; Ord. 6042 § 1, 2006.)

Section 4. **Amendment to the City Code**. Section 19.02.130 of the Auburn City

Code is amended as follows.

19.02.130 Impact fee calculation and schedule for the Kent School District.

The impact fee calculation and schedule is based upon a review of the impact fee and calculation for single-family residences and for multifamily residences set forth in the most recent version of the Kent School District's Capital Facilities Plan adopted by the Auburn city council as an element of the Auburn comprehensive plan. The calculation is the determination of the appropriate proportionate share of the costs of public school capital facilities needed to serve new growth and development to be funded by school impact fees based on the factors defined in ACC 19.02.020.

Effective January 1, 2024, or the effective date of this ordinance whichever is later, the school impact fee shall be as follows:

Per Single-Family Dwelling Unit	$0.00
Per Multifamily Dwelling Unit	$0.00

(Ord. 6627 § 1, 2016; Ord. 6581 § 3, 2016; Ord. 6542 § 3, 2014; Ord. 6488 § 3, 2013; Ord. 6445 § 3, 2012; Ord. 6393 § 3, 2011; Ord. 6341 § 2, 2011; Ord. 6340 § 3, 2010; Ord. 6279 § 3, 2009; Ord. 6214 § 3, 2008; Ord. 6134 § 3, 2007; Ord. 6060 § 3, 2006; Ord. 5950 § 1, 2005; Ord. 5233 § 1, 1999.)

Section 5. **Constitutionality and Invalidity**. If any section, subsection sentence, clause, phrase or portion of this Ordinance, is for any reason held invalid or unconstitutional by any Court of competent jurisdiction such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 6. **Implementation**. The Mayor is authorized to implement such administrative procedures as may be necessary to carry out the directions of this legislation.

Section 7. **Effective Date**. This Ordinance shall take effect and be in force five

days from and after its passage, approval and publication as provided by law.

INTRODUCED: _____

PASSED: _____

APPROVED: _____

CITY OF AUBURN

ATTEST:

_____

NANCY BACKUS, MAYOR

_____

Shawn Campbell, MMC, City Clerk

APPROVED AS TO FORM:

_____

Harry Boesche, Acting City Attorney

Published: _____

- - - - - - - - - - - - - - - - - -

AUBURN SCHOOL DISTRICT
ENGAGE • EDUCATE • EMPOWER

June 21, 2023

Mr. Jeff Dixon
City of Auburn
25 W. Main Street
Auburn, WA 98001

Re: Multi-Family Residence Impact Fee Increase
Auburn School District Capital Facilities Plan for 2023 to 2029

Dear Mr. Dixon,

The Auburn School District Board of Directors has approved the 2023-2029 Capital Facilities Plan which includes documentation and calculation of Impact Fees. This year's Impact Fees are calculated using the following formula and amounts:

	Single Family	Multi-Family
Site Costs	$0.00	$0.00
Permanent Facility Const. Costs	$22,654.41	$25,550.09
Temporary Facility Costs	$293.14	$388.21
State Match Credit	($2,289.66)	($2,582.34)
Tax Credit	($8,743.84)	($4,128.67)
Fee without Discount	$11,914.04	$19,227.29
50% Discount	($5,957.02)	($9,913.64)
Fee with Discount	$5,957.02	$9,913.64

Auburn School District respectfully requests that the Multi-Family Residence Impact Fee be increased from $9,912.82 to $9,913.64.

Our Single Family Impact Fees for the past few years have been:

2024 (proposed)	$5,957.02
2023	$7,962.61
2022	$3,652.19
2021	$6,456.31

Our Multi-Family Impact Fees for the past few years have been:

2024 (proposed)	$9,913.64
2023	$9,912.82
2022	$8,938.23
2021	$6,325.80 to $16,325.80

Your consideration and approval of our request will be appreciated.

Sincerely,

Bob Kenworthy
Asst. Director, Capital Projects

Cc: C. Blansfield

DIERINGER SCHOOL DISTRICT #343
1320 178th Ave E, Lake Tapps, WA 98391
(253) 862-2537 • FAX (253) 862-8472

June 2, 2023

Jeff Tate
Director of Planning
City of Auburn
25 West Main Street
Auburn, WA 98001-4998

Subject: Dieringer School District – Mitigation Impact Fees

Dear Mr. Tate,

The Dieringer School District has completed the Dieringer School District Capital Facilities Plan for 2023-2024 to 2028-2029. In preparing the updated Capital Facilities Plan the District once more reviewed the question of the School Impact Fee Calculation. Based on the analysis of the District's site acquisition and pemanent facility costs, the Dieringer School District board of Directors has determined that the appropriate mitigation impact fee for the permitting of a single family residence is $8,054 and $3,400 per unit for a multiple family residence.

The property values within the boundaries of the Dieringer School District remain among the highest in Pierce County; this causes site acquisiton to be expensive and contributes to everall higher construction costs than other school districts experience. Therefore, it is most appropriate for the mitigation impact fees collected on behalf of the Direinger School District to account for this.

The Dieringer School District requests that the City of Auburn adjust the mitigation impact fees collected on behalf of the District to $8,054 for single family residence and $3,400 for a multiple family residence established in the Capital Facilities Plan for 2023-2024 to 2028-2029. Please let me know if you need further information by contacting me at (253) 862-2537.

Sincerely,

Michael Farmer
Superintendent

The Dieringer School District does not discriminate in any programs or activities on the basis of sex, race, creed, religion, color, national origin, age, veteran or military status, sexual orientation, gender expression or identity, or the use of a trained dog guide or service animal and provides equal access to the Boy Scouts and other designated youth groups. The following employee has been designated to handle questions and complaints of alleged discrimination: Calisa Castillo, Executive Director of Student Services: Phone: 253-862-2537.

July 14, 2023

Jeff Dixon
Planning Services Manager
City of Auburn
25 West Main Street
Auburn WA 98001-4998

Dear Mr. Dixon,

On behalf of Dr. Pfeiffer, Superintendent of Federal Way Public Schools, please find attached a copy of the Federal Way Public Schools' 2024 Capital Facilities Plan.

Federal Way Schools' Board of Education Resolution No. 2023-16 (also attached) directs the Superintendent to submit the adopted Federal Way Public Schools' 2024 Capital Facilities Plan to the City of Auburn.

The plan was adopted by the Federal Way Public School District Board of Directors on June 27, 2023 and includes documentation and calculation of impact fees. We respectfully request the City of Auburn to retain the 2023 impact fee at $0 for each single-family development and increase the impact fee to $6,998 for each multi-family development unit.

The expenditure report for the 2023 calendar year is also attached.

If you have any questions please contact Jen Thomas at (253)945-2071 or by email at jthomas@fwps.org.

Sincerely,

Jeri Carlson

Jeri Carlson
Executive Director of Business Services
Federal Way Public Schools
jcarlson@fwps.org
(253)945-2045

CC: Dr. Dani Pfeiffer, Superintendent
Marla Newton, Deputy Superintendent
Michael Swartz, Executive Director of Capital Projects
Jennifer Thomas, Student & Demographic Forecaster

Attachments: 3

Sponsored by: Councilmembers Ryan Mello and Jani Hitchen
Requested by: Pierce County Council

ORDINANCE NO. 2023-[Subject]

An Ordinance of the Pierce County Council Amending Section 4A.30.030 of the Pierce County Code (PCC), "School Impact Fee Schedule" to Adjust School Impact Fees for 2024 Based Upon Changes to the Consumer Price Index; Creating a Working Group to Review the School Impact Fee Methodology Set Forth in Title 4A PCC; Appointing Members; Requesting that the Working Group Report Back to the Council with its Findings and Recommendations by a Date Certain; and Setting an Effective Date for the School Impact Fee Schedule.

Whereas, pursuant to Chapters 82.02 and 36.70A of the Revised Code of Washington (RCW), local governments planning under the Growth Management Act (GMA) are authorized to impose one-time charges on new development projects to help fund new or expanded public capital facilities, including school facilities; and

Whereas, impact fees, including school impact fees, may not exceed a proportionate share of the cost of the improvements in the system of public capital facilities which are listed or referenced within a capital facilities plan, that are reasonably related to and will benefit the new development, meaning jurisdictions must have additional funding sources and may not rely solely on impact fees to fund system improvements. However, this provision does not require jurisdictions to subsidize the costs of capital improvements reasonably associated with new development; and

Whereas, RCW 82.02.060 authorizes local jurisdictions to provide an exemption from impact fees for low-income housing; and

Whereas, in 1996 the Pierce County Council (Council) approved Ordinance No. 96-105s2 which provided a framework for school districts to request Pierce County collect school impact fees on their behalf in a monetary amount determined separately by each district, based on a standard formula codified under Section 4A.30.020 of the Pierce County Code; and

Whereas, in 2001 the Council approved Ordinance No. 2001-93s which established the current school impact fee formulas for single family and multi-family residential developments in unincorporated Pierce County be first calculating separate fees by each school district, then capping the fees by the single family or multi-family maximum fee obligations calculated by Pierce County, in accordance with the formulas listed in Pierce County Code 4A.30.020; and

DRAFT

Pierce County Council
930 Tacoma Ave S, Rm 1046
Tacoma, WA 98402

Whereas, in 2016 the Council approved 2016-19, which in part created a working group of Council members, the Executive, school district representatives and industry representatives, to review Pierce County's school impact fee policies and methodology; and

Whereas, in 2017 Pierce County contracted with Community Attributes, Inc. to produce the Pierce County School Impact Fee Program Review, which reviewed the county's school impact fees and methodologies and was delivered to the County Council on March 15, 2018; and

Whereas, in 2018 the Council approved 2018-13, which amongst other impact fee changes, indexed the inflation factor for the "Maximum Fee Obligation" (MFO) to the Engineer News Report Construction Cost Index (CCI) 20-City Average; and

Whereas, local conditions related to residential development patterns, allowable land uses and zoning in the unincorporated communities of Pierce County, Pierce County's strategic goals, and the regional economy, specifically related to residential development and affordable housing have significantly changed; and

Whereas, changes related to "Urban Communities of Pierce" and "Centers and Corridors" policies have specifically increased allowable densities and development of multi-family housing in the Urban Growth Area (UGA) of unincorporated Pierce County; and

Whereas, school impact fee policies and associated methodology have not been reviewed since 2017; and

Whereas, school impact fees in Pierce County are calculated according to the formulas in Section 4A.30.020 of the Pierce County Code (PCC), then the fee is "capped" by a MFO which changes annually based upon changes in the Construction Cost Index (20-City Average) published by Engineering News Record; and

Whereas, the annual adjustment must be adopted by Ordinance following the adoption of the Capital Facilities Plan and any review of impact fees; and

Whereas, it has been the practice of the Council to only adjust impact fees in increments of five dollars, rounding up to the nearest five-dollar increment; and

Whereas, school impact fees are collected for residential development in the unincorporated County for school districts that meet the requirements in Title 4A PCC; and

Whereas, pursuant to PCC 4A.30.020, the Construction Cost Index for February 2017 is the base value from which changes are calculated; and

DRAFT

Whereas, the Construct Cost Index for February 2017 was calculated to be 10,559; for September 2023 it is 13,486, which is an increase of 27.71 percent from the base year; and

Whereas, the MFO for school districts effective February 1, 2023, and adopted in Ordinance No. 2022-70 is $4,440 for single-family dwelling units, and $2,355 for each multi-family dwelling unit; and

Whereas, after adjusting for changes to the Construction Cost Index through September 2023 and rounding up to the nearest five-dollar increment, the adjusted school MFOs are $4,545 for single-family dwelling units and $2,410 for multi-family dwelling units, and increase of $105 and $55 respectively from the 2023 rates; and

Whereas, pursuant to PCC 4A.10.130 and 4A.30.010 C, the County has reviewed the relevant School Districts' Capital Facilities Plans, County Comprehensive Plan Amendments, and Title 4A PCC; and

Whereas, the Council has determined it is the best interest of the health, safety, and welfare of the citizens and residents of Pierce County to adopt, effective February 1, 2024, the proposed updates to the school impact fee schedule and to convene a working group in the first half of 2024 to review Pierce County's school impact fee policies and methodology and to provide a report back, findings, and recommendations to the Council; **Now Therefore,**

BE IT ORDAINED by the Council of Pierce County:

Section 1. Section 4A.30.030 of the Pierce County Code, "School Impact Fee Schedule," is hereby amended as shown in Exhibit A, which is attached hereto and incorporated herein by reference.

Section 2. A Working Group is hereby created to review Pierce County's school impact fee policies and methodology and is requested to provide findings and recommendations on the following:

- The Maximum Fee Obligation (MFO) policy, comparison of this policy to other regional counties and cities in Pierce County which collect school impact fees, and modifications, if any, that should be made to the MFO policy.

- The school impact fee methodology set forth in Chapter 4A.30 PCC, consistency in the application of the methodology across school districts, comparison of the methodology to the methodology used by other regional counties and cities in Pierce County which collect school impact fees, and modifications, if any, that should be made to the methodology.

- Other school impact fee policy, methodology, or regulatory issues as appropriate.

Pierce County Council
930 Tacoma Ave S, Rm 1046
Tacoma, WA 98402

Section 3. The Working Group shall consist of the following ten members:

- Two members of the County Council, appointed by the Council Chair;
- One representative from the Peninsula School District;
- One representative from the Bethel School District;
- One representative from the Puyallup School District;
- One representative from the Sumner-Bonney Lake School District;
- The County Executive or designee;
- Two representatives from the Master Builders Association of Pierce County; and
- One representative from the Tacoma-Pierce County Association of Realtors.

Section 4. The Working Group shall report back to the Council on or before June 30, 2024, with its findings and recommendations.

Section 5. The effective date of this "School Impact Fee Schedule" shall be February 1, 2024.

PASSED this _____ day of _____, 2023.

ATTEST:

PIERCE COUNTY COUNCIL
Pierce County, Washington

_____
Denise D. Johnson
Clerk to the Council

_____
Ryan N. Mello
Council Chair

_____
Bruce F. Dammeier
Pierce County Executive
Approved _____ Vetoed _____, this _____ day of _____, 2023.

Date of Publication of
Notice of Public Hearing:_____

Effective Date of Ordinance: _____

DRAFT

Pierce County Council
930 Tacoma Ave S, Rm 1046
Tacoma, WA 98402

School District	Single Family				Multi-Family			
	2023 fee, per ACC 19.02	CFP says:	Requested Amount	Change?	2023 fee, per ACC 19.02	CFP says:	Requested Amount	Change?
Auburn	$ 7,962.61	Page 38	$ 5,957.02	Decrease of $2,005.59	$ 9,912.82	Pg. 38	$ 9,913.64	Increase of $0.82
Dieringer	$ 4,440.00	Pg. 16	$ 4,545.00	Increase of $105.00	$ 2,060.00	Pg. 16	$ 2,410.00	Increase of $350.00
Federal Way	$ -	Pg. 31	$ -	No Change	$ -	Pg. 31	$ 6,998.00	Increase of $6,998.00
Kent	$ -	Pg. 39	$ -	No Change	$ -	Pg. 39	$ -	No Change

AGENDA BILL APPROVAL FORM

Agenda Subject:
Ordinance No. 6926 (Hinman) (15 Minutes)

Date:
November 7, 2023

Department:
Administration

Attachments:
Draft Ordinance No. 6926

Budget Impact:
Current Budget: $0
Proposed Revision: $0
Revised Budget: $0

Administrative Recommendation:

For discussion only.

Background for Motion:

Background Summary:

The Auburn Junior City Council was created by Ordinance in 2013 to offer an opportunity for the youth in the community to bring advice and ideas from the youth to the Auburn City Council, learn how City government operates and see how they can influence government activities in order to make a positive difference in the community. Over the years, the Junior Council has brought forward many ideas to improve the functionality of this body. This change is being requested to create a more inclusive membership to include all schools within the Auburn School District and the Muckleshoot Tribal School.

Reviewed by Council Committees:

Councilmember: Trout-Manuel

Staff: Hinman

Meeting Date: November 13, 2023

Item Number:

ORDINANCE NO. 6926

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, AMENDING CHAPTER 2.07 OF THE AUBURN CITY CODE RELATING TO AUBURN JUNIOR CITY COUNCIL

WHEREAS, the Auburn Junior City Council desires to include any middle or high school student in good standing in the Auburn School District or Muckleshoot Tribal Schools for membership on the Council and;

WHEREAS, the Auburn Junior City Council believes that the voices of youth in the aforementioned school districts should be included in the work of the Auburn Junior City Council and;

WHEREAS, the membership of the Auburn Junior City Council will fluctuate from year to year, it is necessary to adjust the quorum requirement to adapt to the currently appointed members and;

WHEREAS, in order to create a more inclusive Auburn Junior Council and accommodate the nature of the body, it is appropriate to amend sections 2.07.040 and 2.07.080

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, DO ORDAIN as follows:

Section 1. **Amendment to City Code.** 2.07.040 of the Auburn City Code (ACC) is amended to read as follows:

2.07.040 Membership.

A. The Auburn junior city council shall consist of nine members and two alternate members. The members and the alternate members shall be appointed by the mayor, and confirmed by the city council from among students who submit a completed application. The nomination of members and alternates shall be based upon consideration of criteria including: interest in government, positive participation in civics classes, academic accomplishments, involvement in school and community activities and other factors that identify a prospective member as a valuable contributor to the Auburn junior city council. Those considering prospective members, making nominations and appointing or confirming members to the junior city council shall endeavor to include diverse members of the city's population, including one or more representatives of the Muckleshoot Indian Tribe.

B. In the process of nominating members and alternate members to the junior city council, those nominating such members shall strive to seek representation of various schools, and to the extent reasonably possible, assemble a slate consisting of a member from each of the four high schools and the four middle schools, and one member at large, or such other strategy representing various schools so that their membership represents a diverse cross section of the student population of middle schools and high schools in the city.

C. All students on the junior city council shall be ~~residents of the city of Auburn, and shall be residents of the city during their entire term of office. If a student is a resident of the city of Auburn but attends a school located outside the city, e.g., Thomas Jefferson High School, such student would be eligible to participate on the junior city council, if selected.~~ enrolled and in good standing in a middle school or high school in the Auburn School District or Muckleshoot Tribal Schools, and shall remain enrolled during their entire term of office. If a student is a resident of the city of Auburn, but attends a school located outside the city, e.g., such as a private school or a school in another city, such student would be eligible to participate on the junior city council as the at-large member, if selected.

D. The junior council members and alternate members shall serve without compensation.

E. Each member and alternate member shall serve a term of two years. Interested students shall submit a completed application that includes a letter of recommendation from the principal of the school they attend and one teacher or counselor to the mayor. The mayor and city council will appoint and confirm new members and alternates to fill the expiring terms on the Auburn junior city council. The city council may remove an Auburn junior city council member or alternate member at any time if the city council determines that member is not fulfilling their responsibilities to the satisfaction of the city council. Members and alternate members of the junior city council who fail to attend two consecutive regular meetings of the junior city council without being excused by the chairperson, or excused by a majority of the membership of the junior city council, shall forfeit their positions on and be removed from the junior city council.

F. In the event of a vacancy on the junior city council, an alternate member shall be appointed to fill the unexpired term of the vacating member. The mayor shall appoint, subject to confirmation by the city council, the alternate member to replace the vacating member. If possible, the mayor shall appoint an alternate member who attends the same school as the vacating member. If an alternate is unavailable, unwilling, or unsuitable, as determined by the mayor, to fill the vacancy, the mayor and city council shall solicit nominations from the school principals and shall appoint and confirm a new member to fill the unexpired term of that Auburn junior city council member; provided, that the junior city council may also nominate members to fill the unexpired term vacancies. Unless the appointed replacement member is replacing the at-large member of the junior city council, the appointed replacement member shall be from the same school as the member being replaced. Notice must be made to that school to solicit applications and nominations for the position to be refilled at least 30 days before the appointment is intended to be made. A vacancy in an alternate member position shall not be filled until the expiration of the term of the position.

G. All members of the Auburn junior city council shall serve until the mayor appoints alternate members to fill their positions or their successors are duly appointed by the mayor and confirmed by the city council.

H. The members will elect a chairperson from among themselves. The chairperson will be elected annually at the first meeting following the beginning of the school year. The chairperson will be allowed to vote on all matters.

I. A quorum of the junior city council shall consist of ~~at least five members~~, a majority of the currently appointed members, including alternate members appointed to serve for an absent or disqualified member, and a ~~minimum of five~~ quorum of members must be present to vote on matters. Members who are aware that they will be unavailable or unable to attend a meeting shall notify the mayor's office. If a member is absent at the time the chairperson calls roll at a meeting, the deputy mayor, or the chairperson if the deputy mayor is absent, may appoint an alternate member in attendance at the meeting to serve as a member and to vote. The alternate member shall serve as a member until adjournment of the meeting.

J. The deputy mayor or designee shall serve as liaison to the junior city council, participating as a nonvoting member of the junior city council, to encourage and counsel the members of the junior city council in connection with their duties as members of the junior city council. (Ord. 6834 § 1 (Exh. A), 2021; Ord. 6808 § 1, 2020; Ord. 6594 § 1, 2016; Ord. 6441 § 1, 2013.)

Section 2. **Amendment to City Code.** 2.07.080 of the Auburn City Code (ACC) is amended to read as follows:

2.07.080 Subcommittee structure.

A. The junior city council may informally divide its members into subcommittees to consider different topics of interest, or into subcommittees that it deems helpful to its tasks.

B. The subcommittees will meet on an as-needed basis.

C. The subcommittees shall consist of at least three members of the junior city council, but shall consist of less than a quorum of the junior city council ~~(less than five members).~~ If a member is absent from a committee meeting, the present members may appoint an alternate member in attendance to serve as a committee member and to cast a vote. Once the committee meeting is commenced, the alternate member shall serve as a committee member until adjournment of the meeting.

D. Any discussions or recommendations of any subcommittees shall be communicated to and shared with the full junior city council.

E. The subcommittees shall not constitute legislative or agency bodies so as to trigger the requirement that the subcommittees comply with the Washington State Open Public

Meetings Act (Chapter 42.30 RCW). (Ord. 6594 § 5, 2016; Ord. 6532 § 2, 2014; Ord. 6441 § 1, 2013.)

Section 3. **Implementation.** The Mayor is authorized to implement those administrative procedures necessary to carry out the directives of this legislation.

Section 4. **Severability.** The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this ordinance, or the invalidity of the application of it to any person or circumstance, will not affect the validity of the remainder of this ordinance, or the validity of its application to other persons or circumstances.

Section 4. **Effective date.** This Ordinance will take effect and be in force five days from and after its passage, approval, and publication as provided by law.

INTRODUCED: _____

PASSED: _____

APPROVED: _____

_____
NANCY BACKUS, MAYOR

ATTEST:

_____
Shawn Campbell, MMC, City Clerk

APPROVED AS TO FORM:

_____
Harry Boesche, Acting City Attorney

Published: _____

AGENDA BILL APPROVAL FORM

Agenda Subject:
2024 Comprehensive Plan Update (Tate) (20 Minutes)

Date:
November 8, 2023

Department:
Community Development

Attachments:
Powerpoint Presentation

Budget Impact:
Current Budget: $0
Proposed Revision: $0
Revised Budget: $0

Administrative Recommendation:

For discussion only.

Background for Motion:

Background Summary:

Staff will be presenting on a number of topics related to the 2024 Periodic Comprehensive Plan update process, including land use scenario development, state and regional requirements, middle housing, and the legislative process for Plan adoption in 2024.

Each City and County in Washington State is required to conduct a periodic update of it's Comprehensive Plan and Development Regulations per RCW 36.70A.130 (The Growth Management Act or GMA). In general, the purpose is to ensure consistency with the Puget Sound Regional Council Vision 2050, the Countywide Planning Policies (for Auburn this means both Pierce and King County), any changes in state laws over the intervening time, and to respond to changing conditions within the local community. Under the GMA, all King County cities, including Auburn are on a 10-year update cycle, with the next comprehensive plan due to be adopted by December 2024.

The GMA also defines the “Elements” that make up a comprehensive plan. Elements are similar to chapters. Mandatory elements include Land Use, Housing, Capital Facilities, Transportation, Economic Development, Parks & Recreation, and Private Utilities. Each of these elements is required to be fully updated during the 8-year update process. However, other departments will be serving in a lead role for the specific elements that they oversee (e.g. Parks to oversee Park & Recreation element, Public Works to oversee Transportation element).

Land Use Scenario Development

As part of the Land Use Element update, staff are reviewing the adopted Comprehensive Plan Land Use map and the implementing Zoning map. The intent of this review is to propose changes to existing land use and zoning in order to accommodate the required 12,000 new housing units and 19,200 new jobs by 2044. To satisfy these requirements, density changes are necessary at locations throughout the city. City staff, with the assistance of a consultant

team, have developed two conceptual land use scenarios and one Draft Preliminary Preferred Alternative scenario which serve as the framework for where and how growth is allocated. The draft preliminary preferred scenarios are being used to develop proposed land use and zoning map revisions and to also assign future household and employment growth for use in modelling efforts by City staff in multiple departments. A further refined Draft Final Preferred Alternative expected in December 2023 for incorporation into the Land Use Element. Staff will be describing these scenarios and the process to further develop them for incorporation into the Comprehensive Plan.

State and Regional Requirements

Further considerations for the development and update of the comprehensive plan include potential state and regional requirements for the inclusion, and analysis of, housing affordability and adequate land provisions, racially disparate impacts, middle housing implementation, and parking requirements. These topics were either adopted by the Washington State Legislature in 2023 or are being developed by the Department of Commerce or PSRC. Requirements will need to be incorporated into the comprehensive plan, zoning designations, and development regulations. Key legislative bills that are influencing the periodic comprehensive plan:

• HB 1337 – ADU bill with new development requirements

• HB 1110 – Middle Housing bill

• HB 1181 – Climate Element requirement

Middle Housing

Staff will present options under consideration for satisfying the requirements of HB 1110 Middle Housing bill (referenced above). The city is required to allow for middle housing options in all residential zones, including 4 units per lot in citywide and 6 units per lot near major transit stops or if two of the units are classified as affordable. This bill also addresses parking requirements for middle housing development citywide and near major transit stops.

Periodic Comprehensive Plan Legislative Schedule

Draft 2024 Periodic Comprehensive Plan Elements are scheduled to be complete in early 2024, and a process to present draft Elements to Planning Commission for feedback, public comment, and recommendation is expected to occur in Q1/Q2 2024. Staff will present the project schedule through 2024 which includes Planning Commission's recommended legislative timeline and Staff's recommended City Council coordination timeline in Q3/Q4 2024.

Reviewed by Council Committees:

Councilmember: Brown **Staff:** Tate

Meeting Date: November 13, 2023 Item Number:

CITY DEPARTMENTS

2024 COMPREHENSIVE PLAN FRAMEWORK AND UPDATES

JOSH STEINER, AICP, SENIOR PLANNER

CITY COUNCIL STUDY SESSION

NOVEMBER 13, 2023

Department of Community Development

Planning • Building • Development Engineering • Permit Center
Economic Development • Community Services • Code Enforcement

AUBURN VALUES

SERVICE

ENVIRONMENT

ECONOMY

CHARACTER

SUSTAINABILITY

WELLNESS

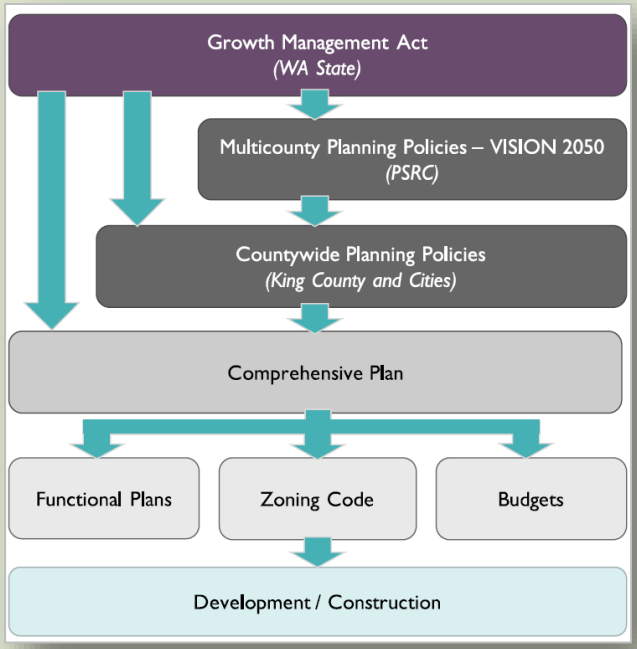
CELEBRATION

2024 PERIODIC COMPREHENSIVE PLAN FRAMEWORK AND UPDATE

Purpose and Scope of Comprehensive Plan & Amendments

- The Comprehensive Plan must be consistent with:
  - Puget Sound Regional Council (PSRC) Vision 2050
  - Urban Growth Capacity Report (King & Pierce)
  - Countywide Planning Policies (CPP) (King & Pierce)
  - Changes in state laws over the intervening time (Commerce/GMA)
  - Respond to changing conditions within the local community.

- GMA, PSRC, and CPP Requirements drive comprehensive plan update process.
- Coordination with departments on Element and referenced plan updates
- Coordination with Auburn Downtown Plan and HAPI Project

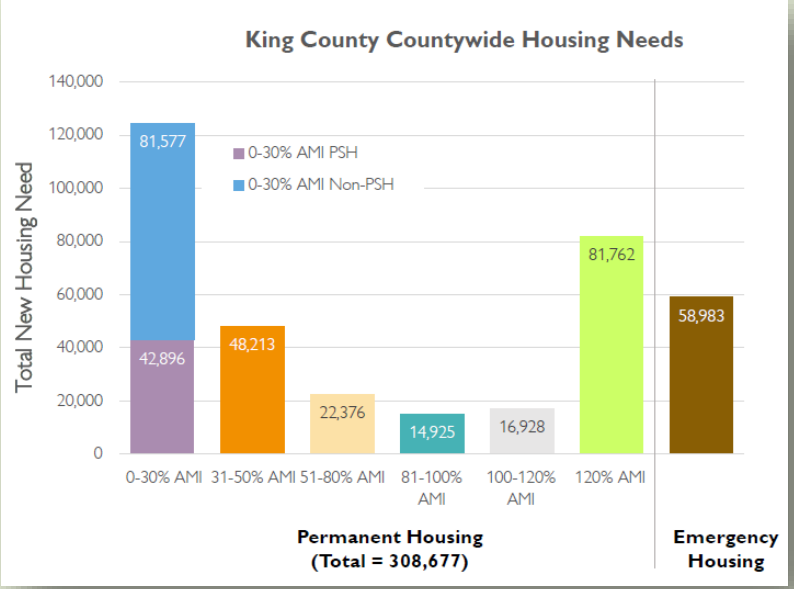


Source: King County GMPC

2024 PERIODIC COMPREHENSIVE PLAN FRAMEWORK AND UPDATE

Purpose and Scope of Comprehensive Plan & Amendments

- **Countywide Planning Policies**
  - Guidance for the comprehensive plans
  - Urban growth area boundary and criteria for revising growth boundary
  - Housing unit and employment growth targets (2019-2044)
  - Policies for issues of countywide nature
  - Covers Environment, Development Patterns, Transportation, Economy, Public Facilities
  - Updated to align with Vision 2050 and Regional Centers Framework, GMA changes, and Urban Growth Capacity Study (Buildable Lands Report)



- KC CPP Identifies 2019-2044 housing targets (**12,000 net new residential** units, **19,520 net new** jobs)
- PC CPP (draft, 2022) identifies 2020-2044 housing targets (96 net new residential units, and 0 net new jobs)

2024 PERIODIC COMPREHENSIVE PLAN FRAMEWORK AND UPDATE

Purposed and Scope of Comprehensive Plan & Amendments

- **Auburn Comprehensive Plan Elements**
  - Core Plan (Community Development)
  - Land Use (Community Development)
  - Housing (Community Development)
  - Historic Preservation (Community Development)
  - Climate Change – NEW (Community Development)
  - Economic Development (Community Development)
  - Capital Facilities (Community Development)
  - Transportation (Public Works)
  - Utilities (Public Works)
  - Parks and Recreation (Parks)

IMAGINE AUBURN
COMPREHENSIVE PLAN UPDATE 2024

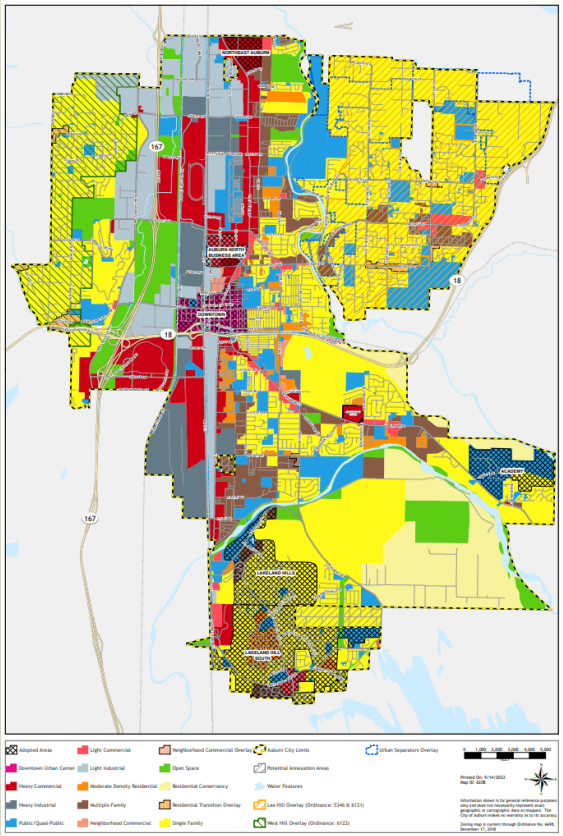
Citywide effort involving all departments coordinating together to create a cohesive, consistent, and forward-thinking Plan covering range of subject areas

2024 PERIODIC COMPREHENSIVE PLAN FRAMEWORK AND UPDATE

Anticipated Scope of Land Use Changes

Land Use Element

- Overview of role within Comprehensive Plan
  - *Location and boundaries for each land use designation and associated written policies*
  - *Updates to implementing zoning districts*
  - *Provides capacity for accommodating 2044 household and employment targets*
  - *Relationship to Transportation facilities is important*
  - *Land Use and Zoning is used by other departments for modelling purposes – consensus is necessary*

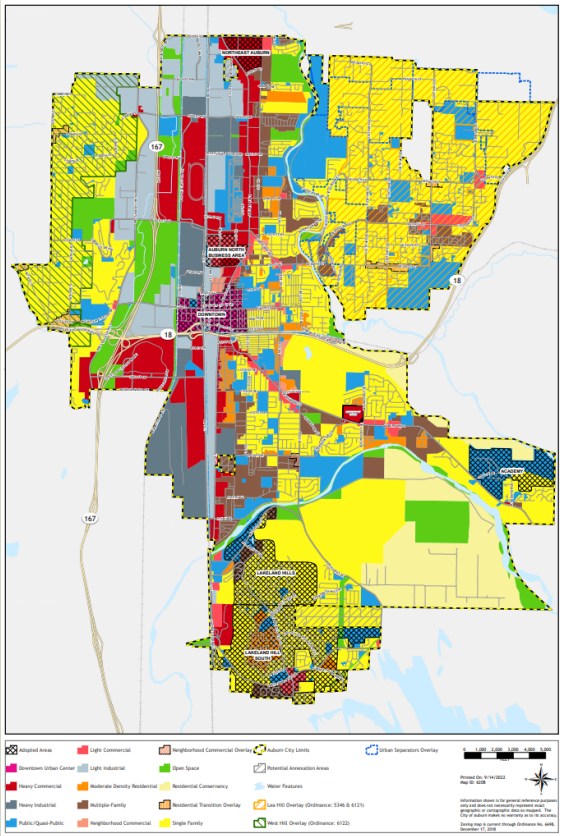


2024 PERIODIC COMPREHENSIVE PLAN FRAMEWORK AND UPDATE

Anticipated Scope of Land Use Changes

Land Use Element

- Anticipated Policy and Framework Updates for 2024
  - *Middle Housing accommodations and findings from Housing Action Plan Implementation Project*
  - *Downtown land use updates per Auburn Downtown Plan Update*
- Other Considerations (if needed)
  - *Related Development Regulations will also need to be adopted by December 2024*
  - *2023 State Legislative Session Bills*

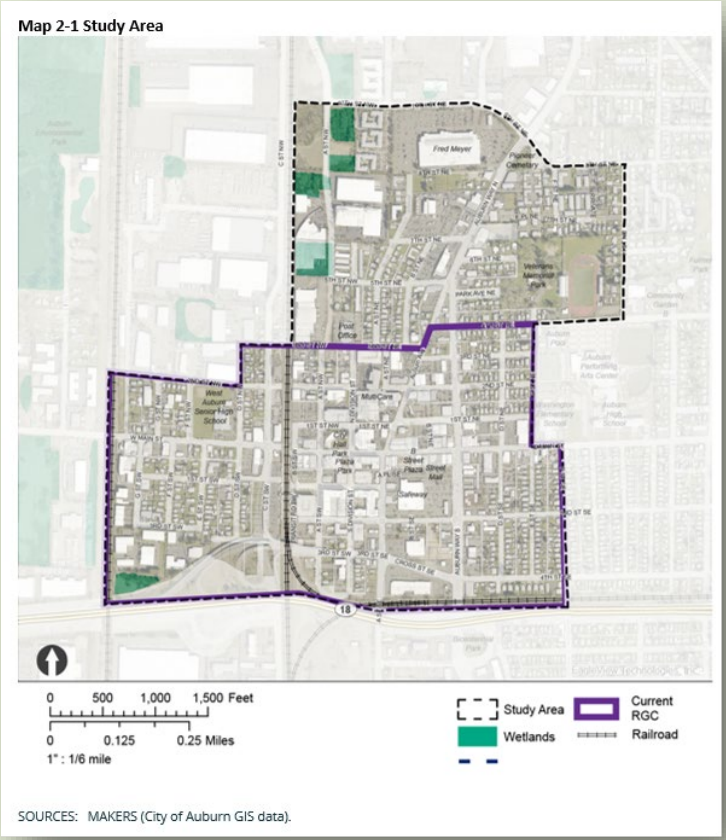


2024 PERIODIC COMPREHENSIVE PLAN FRAMEWORK AND UPDATE

Anticipated Scope of Land Use Changes

Auburn Downtown Plan Update

- ***Regional Growth Center Designation by PSRC***
- ***Downtown Boundaries***
- ***Zoning Updates***
  - ***Height Increases, Mixed-Use Development, Middle Housing, Live-Work***
- ***Will accommodate a large portion of household and employment targets***
- ***Non-motorized access***
- ***Main Street Corridor***
- ***Incorporation into Comprehensive Plan Land Use Map and Zoning Map***

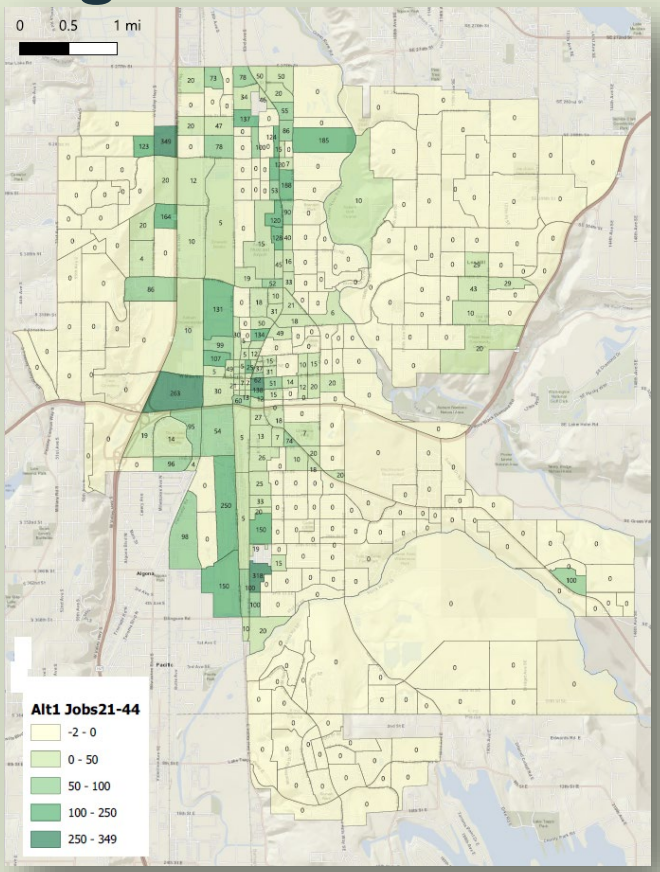


2024 PERIODIC COMPREHENSIVE PLAN FRAMEWORK AND UPDATE

Anticipated Scope of Land Use Changes

Comprehensive Plan Land Use Map and Zoning

- ***"2044 No Action" Land Use Scenario***
  - ***No Change to Zoning***
  - ***Reasonably expected growth***
  - ***The 'Do Nothing' scenario***
  - ***Used as comparison to Preferred Alternative Land Use scenario***
  - ***Darker green indicates higher net new growth by 2044***



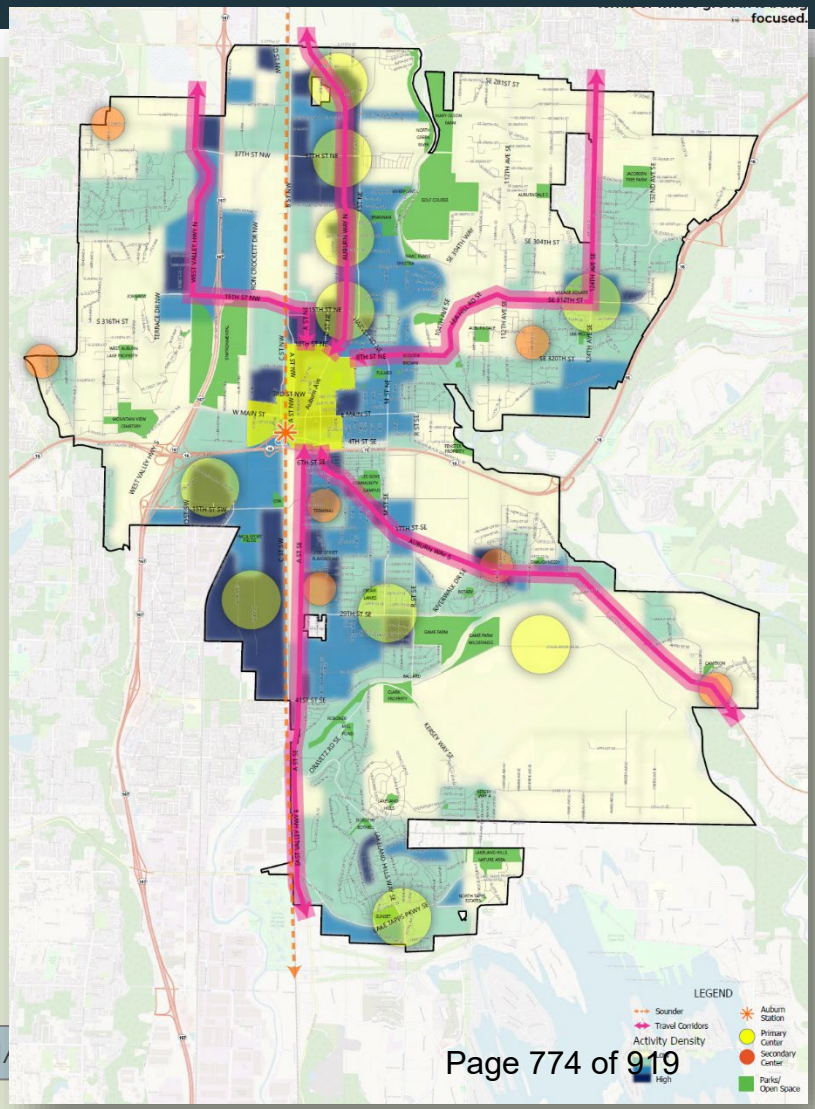
Employment Growth Map to Right

2024 PERIODIC COMPREHENSIVE PLAN FRAMEWORK AND UPDATE

Comprehensive Plan Land Use Map and Zoning

Where should 12,000 new housing units and 19,200 new jobs go?

- ***Scenario 2.a – Travel Corridors Focus***
  - ***Allocate growth primarily on key travel corridors (magenta lines)***
  - ***Less emphasis on Centers (yellow and orange circles)***
  - ***Downtown the same for scenarios 2.a and 2.b***
  - ***Dark blue indicates existing household and employment density***

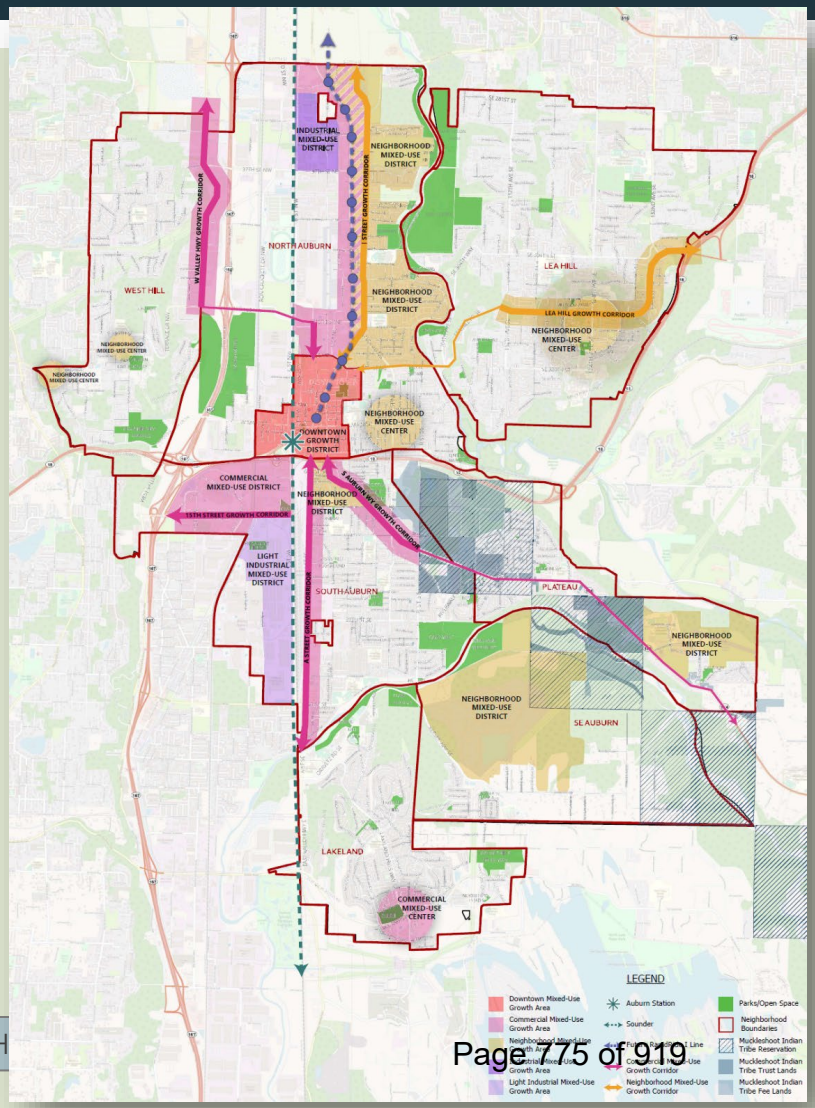


2024 PERIODIC COMPREHENSIVE PLAN FRAMEWORK AND UPDATE

Draft Preliminary Preferred Alternative

Where should 12,000 new housing units and 19,200 new jobs go?

- ***Collaboration with Departments over 4 Workshops***
- ***Combination of Neighborhood and Commercial Mixed-Use Centers and Corridors, and Commercial and Industrial Centers and Corridors***
- ***Alignment with future transit service and relationship to downtown***
- ***Serves as a blueprint for where growth can occur in land use and zoning maps, modelling***

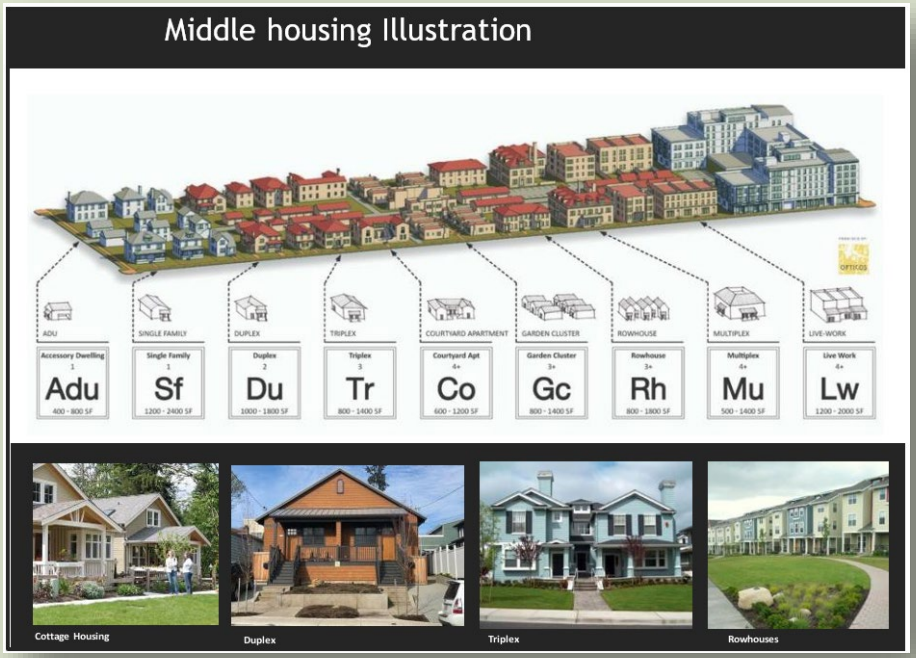


2024 PERIODIC COMPREHENSIVE PLAN FRAMEWORK AND UPDATE

Anticipated Scope of Housing and Development Changes

Middle Housing

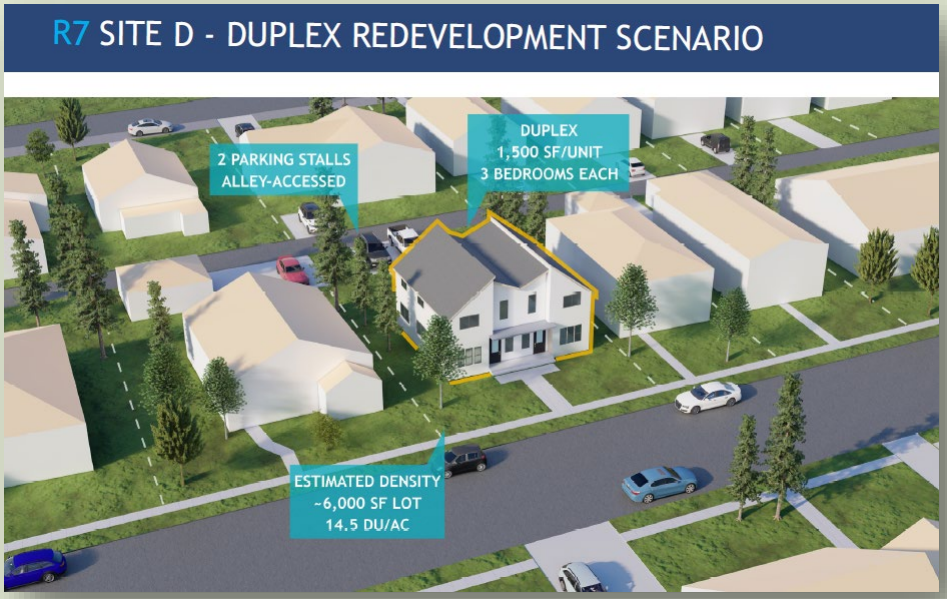
- Anticipated Policy and Framework Updates for 2024
  - *Housing Action Plan Implementation Project Findings*
  - *Housing Affordability Analysis and Capacity*
  - *Updates to comply HB 1110*
    - *Requires middle housing in all residential zones except R1.*
    - *Four units per lot*
    - *Six units per lot within ¼ mile of major transit stop or with affordability requirement of two units*
    - *Must allow six of nine types of middle housing*
  - *Unit Lot Sub-Division*
    - *Ownership of land under a single unit*



Anticipated Scope of Housing and Development Changes

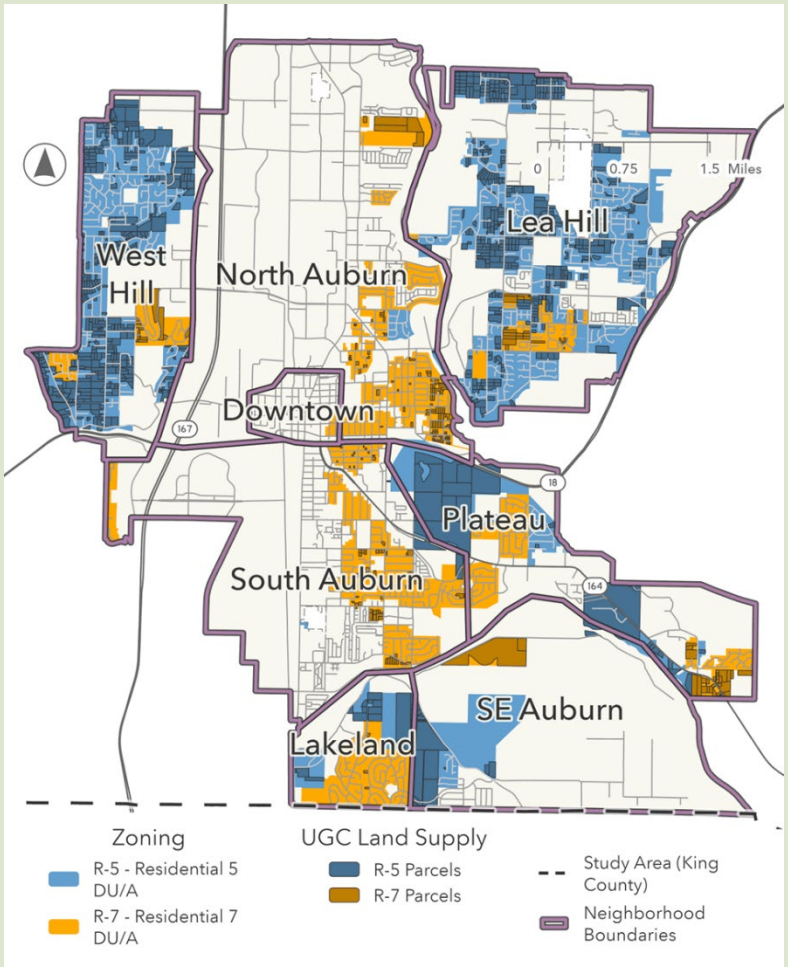
Types of Middle Housing

- Buildings that are compatible in scale, form, and character with single-family houses and contain two or mor attached, stacked, or clustered homes
  - *Townhome*
  - *Duplex*
  - *Triplex*
  - *Fourplex*
  - *Fiveplex*
  - *Sixplex*
  - *Stacked Flats*
  - *Courtyard Apartments*
  - *Cottage Housing*

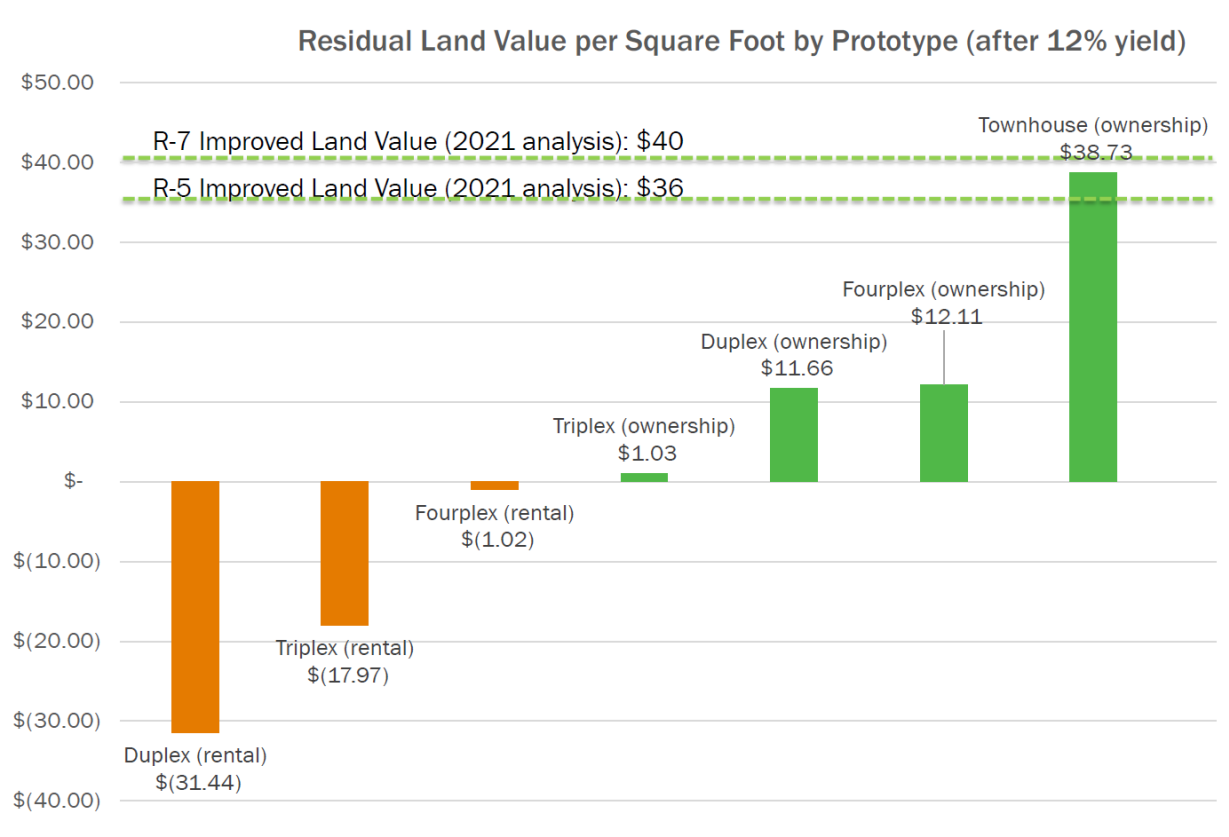


2024 PERIODIC COMPREHENSIVE PLAN FRAMEWORK AND UPDATE

2024 PERIODIC COMPREHENSIVE PLAN FRAMEWORK AND UPDATE



Anticipated Scope of Housing and Development Changes



2024 PERIODIC COMPREHENSIVE PLAN FRAMEWORK AND UPDATE

Climate Element

- New Element for Auburn Comprehensive Plan
- HB 1181 establishes requirements for Climate Element
  - Includes Comprehensive Plan goals for reducing greenhouse gas emissions and per capita vehicle miles traveled, resiliency to climate impacts, environmental protection, and environmental justice.
  - Requires a Greenhouse Gas Emissions Reduction Sub-Element and a Climate Change and Resiliency Element to address adverse impacts of climate change and include efforts to reduce localized greenhouse gas emissions.
- Auburn is not required to adopt a Climate Element until 2034 (next Periodic Comprehensive Plan Cycle) but acknowledges importance of topic
- Climate Element in 2024 Periodic Comprehensive Plan incorporates findings from Climate Element Comprehensive Plan Framework prepared by Cascadia Consulting as part of Comprehensive Plan project. Includes proposes goals, policies, and strategies to comply with HB 1181
- Climate Element is currently being drafted and will be shared with other departments for comment given overlapping nature of work

2024 PERIODIC COMPREHENSIVE PLAN FRAMEWORK AND UPDATE

Current Plan Progress and Process

- Inter-Department Effort to Develop Future Land Use Draft Preliminary Preferred Alternative
  - 4 Workshop to date, final one in December
- Consultant develops land use forecasts using Draft Preliminary Preferred Alternative map and Staff feedback, being modeled by transportation, water services, others.
- Draft Environmental Impact Study (DEIS) – Scoping Notice issued in October, Public Meeting in Early December
- Concurrent development of Land Use and Zoning map updates
- Required documentation (Racially Disparate Impacts, Anti-Displacement Analysis, Housing Affordability Analysis) based on final land use
- Revise land use scenario (HH and EMP, Zoning, Land Use) based on modelling results
- Final Land Use Maps in January
- Technical work done by Winter 2024, Element updates shortly after
- Planning Commission Legislative Process in Q2 2024
- Development Regulations updates in 2024 (Consultant support, grant funded)

2024 PERIODIC COMPREHENSIVE PLAN FRAMEWORK AND UPDATE

Recommended Legislative Schedule

- Process of introducing Element, Public Hearing of another Element, and Deliberation and Action on a different Elements on one night and spread out through June.
- City Council Study Sessions and Adoption in October/November 2024
- Staff to update City Council at other points in 2024

	2024											
TASK	Q1			Q2			Q3			Q3		
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec
60-day Agency Submittal (PSRC, Commerce, King County)			3/1		5/1			PSRC 2nd Review				
Internal Drafts Complete (12/29/23)	Schedule Buffer											
Planning Commission and City Council Meetings/Debrief												
Departments						Development Regulations						
Land Use Element (Planning) - Group A			a 4/2	4/16	4/30		7/2			10/14	11/4	
Housing Element (Planning) - Group A			a 4/2	4/16	4/30					10/14	11/4	
Historic Preservation (Planning) - Group B			b	4/16	4/30	5/7*				10/28	11/4	
Capital Facilities Element (Planning) - Group E					e	5/7*	5/21	6/4			10/28	11/4
Climate Element (Planning) - Group C				c	4/30	5/7	5/21				10/28	11/4
Transportation Element (Transportation) - Group D						d	5/21	6/4	6/18	10/14	11/4	
Utilities Element - Group B			b	4/16	4/30	5/7*				10/14	11/4	
Utilities Element/System Plan (Water) - Group E					e	5/7	5/21*	6/4		10/14	11/4	
Utilities Element/System Plan (Sewer) - Group E					e	5/7	5/21*	6/4		10/14	11/4	
Utilities Element/System Plan (Stormwater) - Group E					e	5/7	5/21*	6/4		10/14	11/4	
Economic Development Element (EcDev) - Group B			b	4/16	4/30	5/7*					10/28	11/4
Parks Element (Parks) - Group C				c	4/30	5/7	5/21				10/28	11/4

2024 Planning Commission

- Meeting 1 - Presentation for each Element Group
- Meeting 2 - Public Hearing od Deliberation Element Group
- Meeting 3 - Deliberation and Action on Element Group
- Meeting 4 - Action on Comprehenisve Plan Package (all Elements)
- * Meetings where action on Element could come either the same night or an earlier night since these are potentially less complicated

2024 City Council

- Meeting 1 & 2 - Staff Presentations on PC Recommendation
- Meeting 3 - Council Action

20 minute presentation with additional time for Q+A
Each department is responsible for developing own presentation - Planning will proivde template
Public hearing to occur at beginning of each meeting with presentations to follow
Meetings will occur back-to-back (two week separation)
May be able to to close Public Hearing and take action at same meeting (Meeting 2)

AGENDA BILL APPROVAL FORM

Agenda Subject:
2023/2024 Mid-Biennial Budget Review (Thomas) (15 Minutes)

Date:
November 7, 2023

Department:
Finance

Attachments:
2023 Mid-Biennial Reveiw and Budget Amendment Presentation

Budget Impact:

Administrative Recommendation:

For discussion only.

Background for Motion:

Background Summary:

Per RCW 35A.34.130, cities that adopt a biennial budget must conduct a mid-biennial review and amendment between September 1 - December 31 within the first year of the biennium. This is a review of the General Fund's major revenue sources, all other adjustments that should be considered prior to 2023 year-end, and adjustments for 2024.

Reviewed by Council Committees:

Councilmember: Baldwin

Staff: Thomas

Meeting Date: November 13, 2023

Item Number:

2023/2024 Mid-Biennial Budget Review

Major General Fund Revenue Sources, 2024 Property Tax Levy, and Mid-Biennial Budget Amendment

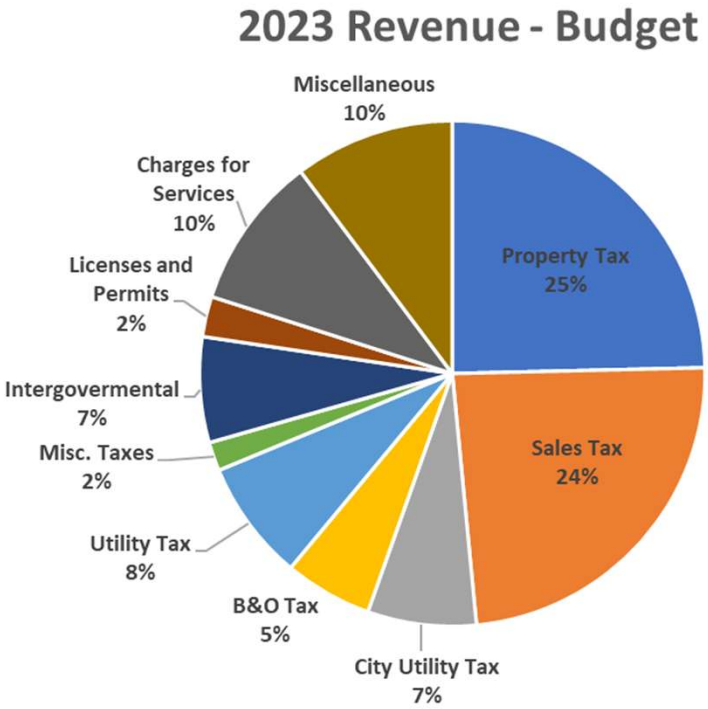
CITY COUNCIL STUDY SESSION

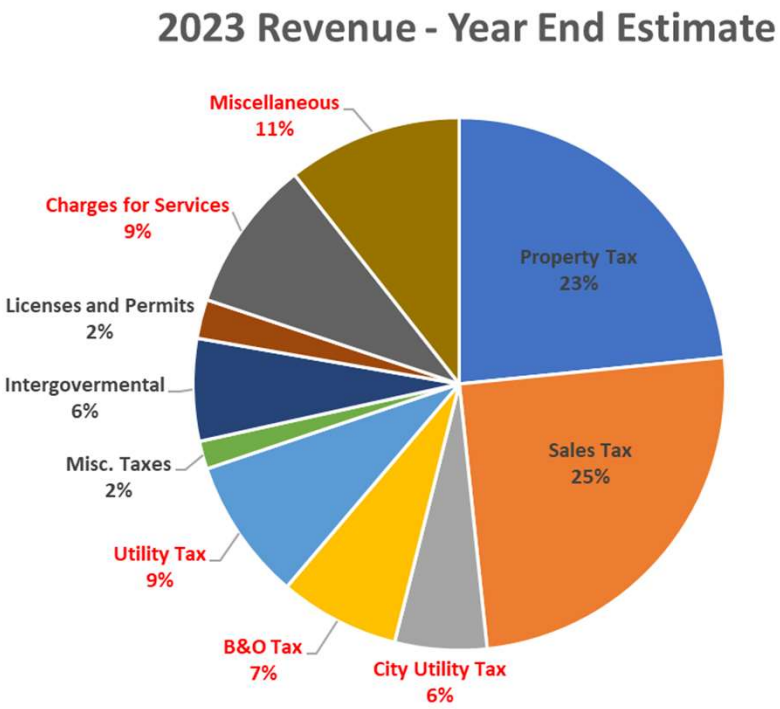
NOVEMBER 13, 2023

Upcoming Calendar and Council Action

Date	Meeting	Topic
11/13/2023	Study Session	Mid-Biennial Review Ordinance 6918: Mid-Biennial Budget Amendment Ordinance 6919: 2024 Property Tax Levy
11/20/2023	Council Meeting	Public Hearing: Mid-Biennial Budget Amendment Public Hearing: 2024 Property Tax Levy
11/20/2023	Council Meeting	Adopt Ordinance 6918 Mid-Biennial Budget Amendment Adopt Ordinance 6919 2024 Property Tax Levy

Review of Major General Fund Revenue Sources





2024 General Fund Revenue Realignment

Utility Taxes -$410,000

- Solid Waste (internal): $600,000
- Water(internal): $250,000
- Sewer (internal): -$1,820,000
- Solid Waste (external): $330,000
- Water (external): $150,000
- Sewer (external): $80,000

B&O Tax $1,400,000

Intergovernmental -$578,700

- MIT Compact: -$200,000
- SSTM: -$378,700

Charges for Services $447,000

- TAC Officer Reimbursement: $147,000
- Green Fees: $300,000

Miscellaneous $640,000

- School Zone Speed Enforcement Photo Citations

2024 Preliminary Property Tax Levy

Ordinance 6919 sets the 2024 Property Tax Levy at $24,945,248

2024 Preliminary Assessed Valuation	$	17,681,553,309
2023 Property Tax Levy	**$**	**24,357,904**
+1%		243,579
+New Construction (from prior year not previously levied		127,674
+Banked Capacity		45,229
+Refund Levies		170,862
2024 Property Tax Levy	**$**	**24,945,248**
2024 Estimated Levy Rate (per $1,000 AV)	$	1.41080
2023 Actual Levy Rate (per $1,000 AV)	$	1.39608

Mid-Biennial Budget Amendment

Ordinance 6918 accounts for two types of General Fund adjustments:

1. 2024 revenue realignment

2. Enhance operational costs

The Net Fund Balance impact on the General Fund 2024 ending Balance: $17.5 million ($1.9 million increase over current adopted budget)

Ordinance 6918 accounts for four types of adjustments to all other funds:

1. Adjustments for normal fund operations
   - Net impact on fund balances: -$736k

2. Realign significant revenues (grants, taxes, interest, etc.)
   - Net impact on fund balances: $670k

3. Add new costs to capital projects
   - Net impact on fund balances: -$2.2 million

4. Realign timing of capital projects
   - Net impact on fund balances: $6.0 million

The Net Fund Balance impact on all other funds' 2024 ending fund balance is: $85.7 million ($2.5 increase over current adopted budget)

Mid-Biennial Budget Amendment – General Fund

	2023		2024	
Mid-Biennial Revenue Realignment	**Revenue**	**Expenditure**	**Revenue**	**Expenditure**
Utility Taxes	$ -	$ -	$ (410,000)	$ -
B&O Tax	-	-	1,400,000	-
Integovernmental Revenue	-	-	(578,700)	-
Charges for Services	-	-	447,000	-
School Zone Speed Enforcement	-	-	640,000	-
Total Revenue Adjustments	**$ -**	**$ -**	**$ 1,498,300**	**$ -**

Mid-Biennial Budget Amendment – General Fund

	2023		2024	
General Fund Operational Admendments	**Revenue**	**Expenditure**	**Revenue**	**Expenditure**
B&O Tax System Development	$ 200,000	$ 200,000	$ -	$ -
Litter Control		95,000	-	-
Sexual Assault Kit Grant	18,500	18,500	-	-
Officer Wellness Program Grant	55,000	55,000	-	-
Traffic Signal Repair	18,500	18,500	-	-
PEG fees: Council Chambers Broadcasting Equipment	-	50,000	-	-
Civil Service Process	-	50,000	-	50,000
Citywide Management Development	-	50,000	-	65,000
Golf Cart Cleaning Labor	-	10,000	-	10,000
Golf Course Seasonal Staff	-	15,000	-	18,000
Golf Course Inventory for Resale	35,000	35,000	-	-
Golf Course Clubhouse Repairs	-	36,184	-	-
Kiwanis Club Sponsorship	10,000	10,000	1,000	1,000
Parks Maintenance and Repairs	-	125,000	-	
Veteran's Day Parade Tourism Funding	8,000	8,000	-	
Vehicle Equipment			52,000	52,000
READY program grant	-	-	20,000	20,000
Total Budget Amendment Requests	**$ 345,000**	**$ 776,184**	**$ 73,000**	**$ 216,000**

Net impact of operational adjustments over biennium: -$574k

Mid-Biennial Budget Amendment – All Other Funds

Ordinance 6918 accounts for four types of adjustments to all other funds:

1. Adjustments for normal fund operations
   - Net impact on fund balances: -$736k
2. Realign significant revenues (grants, taxes, interest, etc.)
   - Net impact on fund balances: $670k
3. Add new costs to capital projects
   - Net impact on fund balances: -$2.2 million
4. Realign timing of capital projects
   - Net impact on fund balances: $6.0 million

Mid-Biennial Budget Amendment – All Other Funds

		2023		2024	
Operational Adjustments	**Fund**	**Revenue**	**Expenditure**	**Revenue**	**Expenditure**
Resale Supplies	Cemetery	$ 107,000	$ 107,000	$ -	$ -
Security Shutters	Cemetery	19,000	19,000	-	-
Pump Station Generator - Insurance	Sewer	43,500	43,500	-	-
Truck Plow Sander Combo	ERR	-	171,800	-	-
Parks Mower	ERR	-	78,000	-	-
Close out BIA Fund	BIA	-	-	-	(7,502)
Workers Comp Allocations	Insurance	-	185,000	-	309,300
Total Operational Adjustments		**$ 169,500**	**$ 604,300**	**$ -**	**$ 301,798**

Net impact of operational adjustments over biennium: -$736k

Mid-Biennial Budget Amendment – All Other Funds

		2023		2024	
Revenue Realignment	**Fund**	**Revenue**	**Expenditure**	**Revenue**	**Expenditure**
Interest Revenue	Arterial Street	$ 50,000	$ -	$ 15,000	$ -
Interest and TBD Sales Tax Revenue	Art. Street Preservation	474,500	-	-	-
City Safety Pedestrian Crossing	Capital Improvement	-	-	(40,000)	210,000
Intergovernmental Loan	Water	2,418,200	203,940	-	201,220
Solid Waste Contract	Solid Waste	2,000,000	3,148,000	1,973,000	2,408,000
Enhanced Litter Crew	Solid Waste	-	-	450,000	450,000
Fuel	Airport	145,000	168,750	178,500	203,875
Total Revenue Realignment		**$ 5,087,700**	**$ 3,520,690**	**$ 2,576,500**	**$ 3,473,095**

Net impact of revenue realignment over biennium: $670k

Mid-Biennial Budget Amendment – All Other Funds

Capital Projects	Fund	Revenue	Expenditure	Revenue	Expenditure
Garden Avenue Improvements	Arterial Street	$ 26,000	$ -		$ 542,000
Storm Improvements at Chinook	Arterial Street	106,840	106,840	-	-
49th Street NE	Arterial Street	-	-	-	400,000
Regional Growth Improvements	Arterial Street	-	-	-	785,000
R & 21st St SE Roundabout Grant	Arterial Street	-	-	115,000	-
R Street SE Preservation	Art. Street Preservation	-	-	-	374,500
Cedar Lanes Pump Track and Mountain Bike Park	Parks Construction	(159,980)	260,100	-	-
Downtown Infrastructure Improvements	Capital Improvement	-	-	-	550,000
City Street Lighting Improvements	Capital Improvement	-	25,000	-	-
Open T Hanger	Airport	877,900	127,900	-	-
Total Capital Projects		**$ 850,760**	**$ 519,840**	**$ 115,000**	**$ 2,651,500**

Net impact of increased capital project costs over biennium: -$2.2 million

Mid-Biennial Budget Amendment – All Other Funds

Capital Project Timing Realignment	Fund	Revenue	Expenditure	Revenue	Expenditure
Evergreen Heights Elem. Sidewalk	Arterial Street	$ (56,500)	$ (71,500)	$ (840,000)	$ (1,050,500)
R Street SE Widnening	Arterial Street	-	-	-	(3,300,000)
M Steet NE Widening	Arterial Street/Preservation	-	-	-	(1,815,000)
Lake Tapps Parkway	Art. Street Preservation	-	-	(750,000)	(1,284,356)
Lea Hill Safe Route to Schools	Capital Improvement	-	-	(108,276)	(267,072)
Take Home Patrol Vehicles and 2024 Replacement	ERR and IT	-	1,785,974	-	(1,785,974)
Total Capital Project Timing Realignment		**$ (56,500)**	**$ 1,714,474**	**$ (1,698,276)**	**$ (9,502,902)**

Net impact of capital project timing realignment over biennium: $6.0 million

Next Steps:

11/20/23

- Public Hearing on Mid-Biennial Budget Review
- Public Hearing on 2024 Property Tax Levy

11/20/2023

- Adopt Mid-Biennial Budget Amendment
- Adopt 2024 Property Tax Levy

AGENDA BILL APPROVAL FORM

Agenda Subject:
Ordinance No. 6918 (Thomas) (15 Minutes)

Date:
November 7, 2023

Department:
Finance

Attachments:
Ordinance No 6918 BA #3
Interoffice Memo
Ordinance No. 6918 2023-2024 Budget Amendment #3
2023 BA #3 Schedule A
2023 BA #3 Schedule B
2024 BA #3 Schedule C
2024 BA #3 Schedule D

Budget Impact:

Table 1: 2023 Budget as Amended

2023 Amended Budget	$ 491,843,555
Budget Amendment #3 (Ord #6918)	12,875,429
Budget as Amended	$ 504,718,984

Table 2: 2024 Budget as Amended

2024 Adopted Budget	$ 398,055,335
Budget Amendment #3 (Ord #6918)	5,700,563
Budget as Amended	$ 403,755,898

Administrative Recommendation:

For discussion only.

Background for Motion:

Background Summary:

Ordinance No. 6918 (Budget Amendment #3) represents the third budget amendment for the 2023-2024 biennium. The third budget amendment of the biennium consists of adjustments to budgeted beginning fund balances, updates to 2024 General Fund revenue projections, the continuation of ongoing 2023 budget requests in 2024, adjustment of capital project budgets, adjustments to existing programs and limited new requests for budget authority.

For details, see the attached transmittal memorandum and supporting materials.

Reviewed by Council Committees:

Councilmember: Baldwin

Staff: Thomas

Meeting Date: November 13, 2023

Item Number:

Interoffice Memorandum

To: City Council

From: **Jamie Thomas, Finance Director**

CC: Nancy Backus, Mayor

Date: November 13, 2023

Re: Ordinance #6918 – 2023-2024 Budget Amendment #3

The City's biennial 2023-2024 budget was approved by Council as two one-year appropriations. Budget Amendment #3 will be the third budget amendment for the biennium, and will update both the 2023 and 2024 appropriations. For details on specific requests to amend the biennial budget, please refer to the accompanying ***Schedule A, Summary of 2023 Budget Adjustments by Fund*** and ***Schedule C, Summary of 2024 Budget Adjustments by Fund***. The purpose of this budget amendment is to:

1. Adjust budgeted 2023 beginning fund balances to match 2022 ending fund balances, and adjust projected 2024 beginning fund balance to reflect budget amendments made in 2023; and
2. Realign significant General Fund revenue sources; and
3. Adopt the continuation of previously-approved requests for ongoing expenditures; and
4. Adjust capital project and equipment purchase budgets; and
5. Adjust operating expenditure budgets for existing programs; and
6. Add budget authority for new programs, projects, and purchases that have not previously been approved by Council.

Adjust Budgeted Beginning Fund Balance: This amendment adjusts 2023 budgeted beginning fund balances to be equal to 2022 ending fund balances, and adjusts 2024 budgeted beginning balances to reflect adjustments made in 2023.

2023 total adjustments by fund type are:

• General Fund (Fund 001)	$ 540,945
• Special Revenue Funds	-525,331
• Special Revenue Funds	362,353
• Enterprise Funds	8,273
TOTAL	**$ 386,240**

2024 adjustments include the effects of 2023 requests included in this budget amendment, and align 2024 budgeted beginning fund balance to 2023 budgeted ending fund balance. Total 2024 adjustments by fund type are:

• General Fund (Fund 001)	$ 6,596,718
• Special Revenue Funds	-1,350,117
• Debt Service Funds	-202,529
• Capital Funds	-2,926,722
• Enterprise & Internal Service Funds	-3,588,197
• Other Funds	942,754
TOTAL	**$ -528,093**

Realign Significant General Fund Revenue Sources. With new legislation and policies adopted throughout 2023, and three quarters of revenue collection data for 2023, there is an opportunity to fine-tune General Fund revenue projections for 2024. Total 2024 General Fund revenue adjustments would result in a net increase of **$711,300** and include:

• B&O Square Footage Tax	$ 3,400,000
• Interfund Solid Waste Tax	600,000
• Garbage B&O Tax (external)	330,000
• Greens Fees	300,000
• Interfund Water Tax	250,000
• Water Utility Tax (external)	150,000
• Sewer Utility Tax (external)	80,000
• MIT Compact Revenue	-200,000
• Streamlined Sales Tax Mitigation	-378,700
• Interfund Sewer Tax	-1,820,000
• B&O Gross Receipts Tax	-2,000,000
TOTAL	**$ 711,300**

Ongoing Adjustments: Adjustments approved in 2023 that also have an ongoing effect in 2024 have a net effect of **$147,000** on ending fund balance and include:

• Supernumerary position for police academy TAC officer[1]	$ 147,000
• Move vehicle equipment purchase to PD[2]	0
• Reclassify ARPA transfers[3]	0
• Reclassify Multimedia Assistant[4]	0
• Close out BIA Fund[5]	0
TOTAL	**$ 147,000**

[1] Approved in 2023 BA#2. This request adds $147k in reimbursement revenue from the WCJTC for the supernumerary position's salary, but no additional expenditure authority.
[2] Approved in BA#2, this request reallocates the purchase of PD vehicle equipment from the Equipment Rental fund to the General Fund. As the expense is reimbursed by transfer-in, the net effect of the movement is zero.
[3] Approved in BA#1 (2022 carryforwards) and BA#2 (2023 transfers). This request re-budgets transfers of funds from F106 to the capital funds to instead go to the General Fund, and from the General Funds to the capital funds. This results in a net zero change in funding, but is in compliance with recommendations received from the State Auditor's Office.
[4] Approved in BA#2, this request reduces advertising and communications budget to facilitate an increase of personnel budget in order to reclassify a position from 0.75 FTE to 1.0 FTE.
[5] Approved in BA#2. This request removes beginning balance and expenditure authority in preparation of fund closeout.

Adjust capital purchase and project budgets: These requests represent changes to project budgets to align with updated timelines in accordance with Public Works strategic planning. The net effect on fund balance due to these proposed adjustments is **-$1,786,354** in 2023 and **$4,192,917** in 2024 (including the ongoing effects of 2023 adjustments). Significant adjustments in this budget amendment include:

2023 significant adjustments (net effect on fund balance):

• Accelerate patrol vehicle purchases from 2024 to 2023[6]	$ -1,899,374
• Cedar Lanes pump track[7]	-382,580
• Replacement of snow plow unit[8]	-171,800
• Increase funding for Open T-hangar project[9]	750,000

2024 significant adjustments (net effect on fund balance):

• Regional Growth Center Improvements[10]	$ -785,555
• Downtown Infrastructure Improvements[11]	-550,000
• Garden Avenue Project[12]	-450,000
• 49th Street Northeast (Auburn Way N to D Street NE)[13]	-400,000
• R Street Southeast Preservation Project[14]	-374,500
• City Safety Pedestrian Crossing Project[15]	-250,000
• Lea Hill Safe Routes to Schools Project	158,796
• Arterial Street and Arterial Street Preservation projects moved in alignment with TIP[16]	6,664,356

[6] Due to a lack of availability from the manufacturer, the 2024 purchase of these vehicles is being moved to 2023 in order to purchase from a vendor with current availability.
[7] An increase in project costs and decrease in expected grant revenue necessitate the use of additional fund balance for this project.
[8] An increase in the cost of the vehicle and ancillary equipment has necessitated an increased use of fund balance.
[9] Additional FAA grant and WSDOT loan funding has increased the resources available to fund this project, increasing expenditures revenues and expenditures while reducing the use of fund balance.
[10] Adds traffic impact fees and developer mitigation funds collected in 2021 as part of a fee-in-lieu agreement as a funding source for the project.
[11] Moves project from 2026-2027 to 2024 in alignment with the current adopted Transportation Improvement Plan.
[12] Traffic impact fee funding increased to align with Transportation Improvement Plan and fee-in-lieu agreements.
[13] Adds funding collected as a fee-in-lieu agreement in 2021 as part of the Copper Gate Apartments project.
[14] Increases funding to align with current Transportation Improvement Plan and Transportation Benefit District revenue projections.
[15] A reduction in budgeted grant revenues and an increase in project cost and scope results in additional use of fund balance. The City is actively seeking grant funding for this project.
[16] Includes: M St. NE Widening, Lake Tapps Pkwy/Sumner Hwy E Preservation, R St Widening (22nd – 33rd St), and R & 21st St SE Roundabout.

Funding Adjustments: Funding adjustment requests included in this budget amendment revise the revenue or expenditure authority for existing programs. Total expenditure funding adjustment requests in 2023 net to an increase of **$1,473,966** in ending fund balance, while 2024 adjustments (including the ongoing effects of 2023 adjustments) net to **$1,281,291**. Significant adjustments include:

2023 significant adjustments (net effect on fund balance):

• Water fund intergovernmental loan[17]	$ 2,418,200
• Increase Transportation Benefit District and interest revenue	474,500
• Increase photo enforcement program revenue (2023 revenue)	296,000
• Adjust Workers' Compensation fund expense due to increased claims and insurance premiums (2023 increase)	-185,800
• Recognize increased solid waste revenues, corresponding expenditures, and tax obligations	-1,148,000

2024 significant adjustments (net effect on fund balance):

• Increase photo enforcement program revenue (2024 revenue)	$ 640,000
• Adjust Workers' Compensation fund expense due to increased claims and insurance premiums (2024 increase)	-309,300
• Expand internship program	-85,000

New Funding Requests: Requests for new funding included in this budget amendment add spending authority for new programs and unexpected expenditures. Total new funding requests net to a decrease of -**$548,940**[18] in ending balance in 2023, and **-$843,160**[19] in 2024 (inclusive of ongoing effects from 2023 requests):

2023 significant adjustments (net effect on fund balance):

• B&O Tax System Support[20]	$ 0
• Nash Consulting training & development initiative	-50,000
• Council chambers broadcast equipment	-50,000
• Encampment cleanup	-95,000
• Parks maintenance unanticipated expenditures	-125,000
• Water fund debt service	-203,940

2024 significant adjustments (net effect on fund balance):

• Nash Consulting training & development initiative	$ -65,000
• Water fund debt service	-201,220

SKHHP: The SKHHP agency fund is recognizing revenue budget authority of **$4,970,485**, equal to the contributions of HB 1590 revenues allocated by the cities of Kent and Covington in 2023.

---

[17] Recognizes the proceeds of a previously-unbudgeted DWSRF loan received in 2023 in reimbursement for prior years' expenses related to the Lead Service Line and Coal Creek Springs Transmission Main Replacement projects.
[18] Amount excludes $4,970,485 of revenue requested in 2023 in the South King Housing and Homelessness Partners (SKHHP) agency fund. There are currently no expenses associated with this funding.
[19] Excludes fund balance increase resulting from 2023 SKHHP revenue (see above).
[20] The $200k expense requested is expected to be offset by an equal amount of revenue in excess of current budget.

The following tables summarize the current and revised budget as a result of this amendment.

Table 1: 2023 Budget as Amended

2023 Amended Budget	**$ 491,843,555**
Budget Amendment #3 (Ord #6918)	12,875,429
Budget as Amended	**$ 504,718,984**

Table 2: 2024 Budget as Amended

2024 Adopted Budget	**$ 398,055,335**
Budget Amendment #3 (Ord #6918)	5,675,563
Budget as Amended	**$ 403,730,898**

Attachments:

- 1. Proposed Ordinance #6918 (budget adjustment #3)
- 2. Summary of proposed 2023 budget adjustments by fund and department (Schedule A)
- 3. Summary of proposed changes to adopted 2023 budget by fund (Schedule B)
- 4. Summary of proposed 2024 budget adjustments by fund and department (Schedule C)
- 5. Summary of proposed changes to adopted 2024 budget by fund (Schedule D)

ORDINANCE NO. 6918

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, AMENDING THE CITY'S 2023-2024 BIENNIAL OPERATING AND CAPITAL BUDGETS

WHEREAS, at its November 21, 2022 regular meeting, the Auburn City Council enacted Ordinances No. 6879 and 6888, which adopted the City's 2023-2024 Biennial budget (Budget); and

WHEREAS, the City Council has amended the Budget twice since adoption (by enacting Ordinance No. 6900 on April 14, 2023, and Ordinance No. 6911 on July 17, 2023); and

WHEREAS, the City deems it necessary to amend the Budget a third time to appropriate additional funds into the various Budget funds outlined in the schedules attached to this Ordinance; and

WHEREAS, the City Council has approved this Ordinance by one more than its majority in accordance with RCW 35A.34.200.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. **Amendment of the 2023-2024 Biennial Budget.** Pursuant to RCW 35A.34, the City hereby amends its 2023-2024 Biennial Budget to reflect the revenues and expenditures shown on Schedules "A", "B", "C" and "D" attached hereto and incorporated herein by reference.

Section 2. **Implementation.** The Mayor is authorized to utilize the revenue and expenditure amounts shown on Schedules "A", "B", "C" and "D" attached to this

Ordinance. A copy of these Schedules are on file with the City Clerk and available for public inspection. The Mayor is further authorized to implement those administrative procedures necessary to carry out the directives of this legislation.

Section 3. **Severability.** The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this ordinance, or the invalidity of the application of it to any person or circumstance, will not affect the validity of the remainder of this ordinance, or the validity of its application to other persons or circumstances.

Section 4. **Effective date.** This Ordinance will take effect and be in force five days from and after its passage, approval, and publication as provided by law.

INTRODUCED: _____

PASSED: _____

APPROVED: _____

_____
NANCY BACKUS, MAYOR

ATTEST:

_____
Shawn Campbell, MMC, City Clerk

APPROVED AS TO FORM:

_____
Harry Boesche, Acting City Attorney

Published: _____

Schedule A
Summary of 2023 Budget Adjustments by Fund
Budget Amendment #3 (Ordinance #6918)

	Beg. Fund Balance	Revenues	Expenditures	Ending Fund Balance	OT/OG	Request
General Fund (#001)						
2023 Adopted Budget	**16,428,633**	**91,190,426**	**98,143,349**	**9,475,710**		
Previous Budget Amendments	8,719,329	6,290,618	8,954,174	6,055,773		
2023 Amended Budget	**25,147,962**	**97,481,044**	**107,097,523**	**15,531,483**		
BA#3 (Ordinance #6918, Proposed):	**540,945**	**345,000**	**776,184**	**109,761**		
Administration						
Council Chambers Broadcast Equip.	-	-	50,000	(50,000)	OT	001-1
Human Resources						
Civil Service fund adjustments	-	-	50,000	(50,000)	OG	001-2
Nash Consulting – Training & Development Initiative	-	-	50,000	(50,000)	OT	001-3
Finance Department						
B&O Tax System Support	-	200,000	200,000	-	OT	001-4
City Attorney's Office						
Encampment Cleanup	-	-	95,000	(95,000)	OT	001-5
Police Department						
Sexual Assault Kit Initiative	-	18,500	18,500	-	OT	001-6
Officer Wellness Program grant	-	55,000	55,000	-	OT	001-7
Public Works Department						
Traffic Signal Rpr–Ins Recover	-	18,500	18,500	-	OT	001-8
Parks Department						
Increase to Golf Cart Revenue and Labor	-	-	10,000	(10,000)	OG	001-9
Increase Inventory for Resale	-	35,000	35,000	-	OT	001-10
Golf Course Maintenance Staff Seasonal Labor	-	-	15,000	(15,000)	OG	001-11
Kiwanis Club -Sponsorship	-	10,000	10,000	-	OG	001-12
Clubhouse Repairs -ms2120	-	-	36,184	(36,184)	OT	001-13
Park Maint. Unanticipated Exp.	-	-	125,000	(125,000)	OT	001-14
Veterans Parade Tourism Board Funding 2023	-	8,000	8,000	-	OT	001-15
Non-Departmental						
Adjust 2023 Beginning Balances	540,945	-	-	540,945	OT	001-16
Revised 2023 Budget - Fund 001	**25,688,907**	**97,826,044**	**107,873,707**	**15,641,244**		

Schedule A
Summary of 2023 Budget Adjustments by Fund
Budget Amendment #3 (Ordinance #6918)

Arterial Street Fund (#102)

2023 Adopted Budget	**965,783**	**9,085,192**	**9,360,894**	**690,081**		
Previous Budget Amendments	1,384,373	6,214,703	7,153,040	446,036		
2023 Amended Budget	**2,350,156**	**15,299,895**	**16,513,934**	**1,136,117**		
BA#3 (Ordinance #6918, Proposed):	**-**	**126,340**	**35,340**	**91,000**		
Evergreen Heights Elem Sidewalks	**-**	**(56,500)**	**(71,500)**	**15,000**	**OT**	102-1
AWS Imp -Hemlock to Poplar-FIL	**-**	**106,840**	**106,840**	**-**	**OT**	102-2
277th Wetland Mitigation Refurb	**-**	**-**	**-**	**-**	**OT**	102-3
Garden Ave Project, Add FIL	**-**	**26,000**	**-**	**26,000**	**OT**	102-4
F102 – Interest Revenue Increase	**-**	**50,000**	**-**	**50,000**	**OT**	102-5
Revised 2023 Budget - Fund 102	**2,350,156**	**15,426,235**	**16,549,274**	**1,227,117**		

Arterial Street Preservation Fund (#105)

2023 Adopted Budget	**2,699,358**	**4,041,772**	**4,100,000**	**2,641,130**		
Previous Budget Amendments	1,338,912	1,802,341	4,836,951	(1,695,698)		
2023 Amended Budget	**4,038,270**	**5,844,113**	**8,936,951**	**945,432**		
BA#3 (Ordinance #6918, Proposed):	**(525,331)**	**474,500**	**-**	**(50,831)**		
F105 -Revenue Budget Increase	**-**	**474,500**	**-**	**474,500**	**OT**	105-1
Adjust 2023 Beginning Balances	**(525,331)**	**-**	**-**	**(525,331)**	**OT**	105-2
Revised 2023 Budget - Fund 105	**3,512,939**	**6,318,613**	**8,936,951**	**894,601**		

Cumulative Reserve Fund (#122)

2023 Adopted Budget	**30,713,551**	**80,000**	**1,391,450**	**29,402,101**		
Previous Budget Amendments	(121,110)	-	527,000	(648,110)		
2023 Amended Budget	**30,592,441**	**80,000**	**1,918,450**	**28,753,991**		
BA#3 (Ordinance #6918, Proposed):	**-**	**-**	**762,944**	**(762,944)**		
2024 Patrol Take Home Vehicles and Scheduled Replacements	**-**	**-**	**762,944**	**(762,944)**	**OT**	122-1
Revised 2023 Budget - Fund 122	**30,592,441**	**80,000**	**2,681,394**	**27,991,047**		

Schedule A
Summary of 2023 Budget Adjustments by Fund
Budget Amendment #3 (Ordinance #6918)

Mitigation Fees Fund (#124)						
2023 Adopted Budget	**10,976,167**	**1,601,200**	**7,043,982**	**5,533,385**		
Previous Budget Amendments	4,873,455	-	4,417,798	455,657		
2023 Amended Budget	**15,849,622**	**1,601,200**	**11,461,780**	**5,989,042**		
BA#3 (Ordinance #6918, Proposed):	**-**	**-**	**(16,900)**	**16,900**		
277th Wetland Mitigation Refurb	**-**	**-**	**(16,900)**	**16,900**	**OT**	124-1
Revised 2023 Budget - Fund 124	**15,849,622**	**1,601,200**	**11,444,880**	**6,005,942**		
Parks Construction Fund (#321)						
2023 Adopted Budget	**816,504**	**1,545,100**	**1,347,800**	**1,013,804**		
Previous Budget Amendments	544,956	1,020,503	1,733,933	(168,474)		
2023 Amended Budget	**1,361,460**	**2,565,603**	**3,081,733**	**845,330**		
BA#3 (Ordinance #6918, Proposed):	**8,273**	**(159,980)**	**260,100**	**(411,807)**		
Cedar Lanes Pump Track -cp2127	**-**	**(122,480)**	**260,100**	**(382,580)**	**OT**	321-1
Cedar Lanes Mountain Bike Park	**-**	**(37,500)**	**-**	**(37,500)**	**OT**	321-2
Adjust 2023 Beginning Balances	**8,273**	**-**	**-**	**8,273**	**OT**	321-3
Revised 2023 Budget - Fund 321	**1,369,733**	**2,405,623**	**3,341,833**	**433,523**		
Capital Improvements Fund (#328)						
2023 Adopted Budget	**13,078,556**	**6,833,300**	**6,320,700**	**13,591,156**		
Previous Budget Amendments	3,055,814	4,505,309	10,332,233	(2,771,110)		
2023 Amended Budget	**16,134,370**	**11,338,609**	**16,652,933**	**10,820,046**		
BA#3 (Ordinance #6918, Proposed):	**-**	**-**	**25,000**	**(25,000)**		
2023 City Street Lighting Imp.	**-**	**-**	**25,000**	**(25,000)**	**OT**	328-1
Revised 2023 Budget - Fund 328	**16,134,370**	**11,338,609**	**16,677,933**	**10,795,046**		

Schedule A
Summary of 2023 Budget Adjustments by Fund
Budget Amendment #3 (Ordinance #6918)

Water Fund (#430)						
2023 Adopted Budget	**10,210,632**	**20,513,410**	**24,485,990**	**6,238,052**		
Previous Budget Amendments	1,778,469	700,000	4,746,718	(2,268,249)		
2023 Amended Budget	**11,989,101**	**21,213,410**	**29,232,708**	**3,969,803**		
BA#3 (Ordinance #6918, Proposed):	**-**	**2,418,200**	**203,940**	**2,214,260**		
Water Fund Debt Service	**-**	**-**	**203,940**	**(203,940)**	**OT**	430-1
Water Fund Intergovernmental Loan	**-**	**2,418,200**	**-**	**2,418,200**	**OT**	430-2
Revised 2023 Budget - Fund 430	**11,989,101**	**23,631,610**	**29,436,648**	**6,184,063**		
Sewer Fund (#431)						
2023 Adopted Budget	**9,299,995**	**9,573,200**	**10,346,701**	**8,526,494**		
Previous Budget Amendments	2,939,027	-	565,640	2,373,387		
2023 Amended Budget	**12,239,022**	**9,573,200**	**10,912,341**	**10,899,881**		
BA#3 (Ordinance #6918, Proposed):	**-**	**43,500**	**43,500**	**-**		
22nd St NE Sewer Pump Station Gen Repl.	**-**	**43,500**	**43,500**	**-**	**OT**	431-1
Revised 2023 Budget - Fund 431	**12,239,022**	**9,616,700**	**10,955,841**	**10,899,881**		
Solid Waste Fund (#434)						
2023 Adopted Budget	**2,135,607**	**26,646,830**	**26,533,984**	**2,248,453**		
Previous Budget Amendments	566,164	-	-	566,164		
2023 Amended Budget	**2,701,771**	**26,646,830**	**26,533,984**	**2,814,617**		
BA#3 (Ordinance #6918, Proposed):	**-**	**2,000,000**	**3,148,000**	**(1,148,000)**		
2023 Solid Waste Budget	**-**	**2,000,000**	**3,148,000**	**(1,148,000)**	**OT**	434-1
Revised 2023 Budget - Fund 434	**2,701,771**	**28,646,830**	**29,681,984**	**1,666,617**		

Schedule A
Summary of 2023 Budget Adjustments by Fund
Budget Amendment #3 (Ordinance #6918)

Airport Fund (#435)						
2023 Adopted Budget	601,969	1,653,800	1,988,188	267,581		
Previous Budget Amendments	1,186,825	-	1,141,576	45,249		
2023 Amended Budget	1,788,794	1,653,800	3,129,764	312,830		
BA#3 (Ordinance #6918, Proposed):	195,548	970,000	243,750	921,798		
Airport Fuel	-	145,000	168,750	(23,750)	OT	435-1
Inc. Funding - Open T Hangar	-	825,000	75,000	750,000	OT	435-2
Adjust 2023 Beginning Balances	195,548	-	-	195,548	OT	435-3
Revised 2023 Budget - Fund 435	1,984,342	2,623,800	3,373,514	1,234,628		
Cemetery Fund (#436)						
2023 Adopted Budget	1,812,215	1,432,300	2,308,402	936,113		
Previous Budget Amendments	(160,795)	-	-	(160,795)		
2023 Amended Budget	1,651,420	1,432,300	2,308,402	775,318		
BA#3 (Ordinance #6918, Proposed):	-	126,000	126,000	-		
F436 Inc. Operations Rev & Exp	-	107,000	107,000	-	OT	436-1
Security Entrance Shutters	-	19,000	19,000	-	OT	436-2
Revised 2023 Budget - Fund 436	1,651,420	1,558,300	2,434,402	775,318		
Sewer Capital Fund (#461)						
2023 Adopted Budget	8,687,557	377,200	5,992,500	3,072,257		
Previous Budget Amendments	1,933,089	-	3,122,956	(1,189,867)		
2023 Amended Budget	10,620,646	377,200	9,115,456	1,882,390		
BA#3 (Ordinance #6918, Proposed):	-	43,500	43,500	-		
22nd St NE Sewer Pump Station Gen Repl.	-	43,500	43,500	-	OT	461-1
Revised 2023 Budget - Fund 461	10,620,646	420,700	9,158,956	1,882,390		

Schedule A
Summary of 2023 Budget Adjustments by Fund
Budget Amendment #3 (Ordinance #6918)

Airport Capital Fund (#465)						
2023 Adopted Budget	**311,215**	**4,000,755**	**4,238,390**	**73,580**		
Previous Budget Amendments	(73,080)	2,399,363	2,326,283	-		
2023 Amended Budget	**238,135**	**6,400,118**	**6,564,673**	**73,580**		
BA#3 (Ordinance #6918, Proposed):	**-**	**127,900**	**127,900**	**-**		
Inc. Funding - Open T Hangar	**-**	**127,900**	**127,900**	**-**	**OT**	465-1
Revised 2023 Budget - Fund 465	**238,135**	**6,528,018**	**6,692,573**	**73,580**		
Cemetery Capital Fund (#466)						
2023 Adopted Budget	**7,184**	**355,100**	**355,050**	**7,234**		
Previous Budget Amendments	5,106	-	-	5,106		
2023 Amended Budget	**12,290**	**355,100**	**355,050**	**12,340**		
BA#3 (Ordinance #6918, Proposed):	**-**	**19,000**	**19,000**	**-**		
Security Entrance Shutters	**-**	**19,000**	**19,000**	**-**	**OT**	466-1
Revised 2023 Budget - Fund 466	**12,290**	**374,100**	**374,050**	**12,340**		
Workers' Comp Fund (#503)						
2023 Adopted Budget	**3,102,720**	**1,144,900**	**750,700**	**3,496,920**		
Previous Budget Amendments	(189,205)	-	-	(189,205)		
2023 Amended Budget	**2,913,515**	**1,144,900**	**750,700**	**3,307,715**		
BA#3 (Ordinance #6918, Proposed):	**-**	**-**	**185,800**	**(185,800)**		
Adjustment to Workers Comp allocations	**-**	**-**	**185,800**	**(185,800)**	**OT**	503-1
Revised 2023 Budget - Fund 503	**2,913,515**	**1,144,900**	**936,500**	**3,121,915**		
Innovation & Technology Fund (#518)						
2023 Adopted Budget	**3,155,085**	**9,046,000**	**9,173,835**	**3,027,250**		
Previous Budget Amendments	(88,389)	150,000	930,000	(868,389)		
2023 Amended Budget	**3,066,696**	**9,196,000**	**10,103,835**	**2,158,861**		
BA#3 (Ordinance #6918, Proposed):	**16**	**-**	**-**	**16**		
Adjust 2023 Beginning Balances	**16**	**-**	**-**	**16**	**OT**	518-1
Revised 2023 Budget - Fund 518	**3,066,712**	**9,196,000**	**10,103,835**	**2,158,877**		

Schedule A
Summary of 2023 Budget Adjustments by Fund
Budget Amendment #3 (Ordinance #6918)

Equipment Rental Fund (#550)						
2023 Adopted Budget	**1,769,286**	**3,527,200**	**3,564,826**	**1,731,660**		
Previous Budget Amendments	229,180	-	-	229,180		
2023 Amended Budget	**1,998,466**	**3,527,200**	**3,564,826**	**1,960,840**		
BA#3 (Ordinance #6918, Proposed):	**-**	**-**	**171,800**	**(171,800)**		
New Units 6911C, A409B, and A903B	**-**	**-**	**171,800**	**(171,800)**	**OT**	550-1
Revised 2023 Budget - Fund 550	**1,998,466**	**3,527,200**	**3,736,626**	**1,789,040**		
Equipment Rental Capital Fund (#560)						
2023 Adopted Budget	**4,508,173**	**3,470,540**	**3,096,120**	**4,882,593**		
Previous Budget Amendments	1,032,046	3,000,045	5,967,785	(1,935,694)		
2023 Amended Budget	**5,540,219**	**6,470,585**	**9,063,905**	**2,946,899**		
BA#3 (Ordinance #6918, Proposed):	**-**	**960,200**	**2,122,930**	**(1,162,730)**		
Parks Wide Area Mower Replacement	**-**	**-**	**78,000**	**(78,000)**	**OT**	560-1
New Units 6911C, A409B, and A903B	**-**	**171,800**	**171,800**	**-**	**OT**	560-2
2024 Patrol Take Home Vehicles and Scheduled Replacements	**-**	**788,400**	**1,873,130**	**(1,084,730)**	**OT**	560-3
Revised 2023 Budget - Fund 560	**5,540,219**	**7,430,785**	**11,186,835**	**1,784,169**		
IT Capital Fund (#568)						
2023 Adopted Budget	**237,354**	**674,700**	**585,300**	**326,754**		
Previous Budget Amendments	(125,119)	614,000	565,500	(76,619)		
2023 Amended Budget	**112,235**	**1,288,700**	**1,150,800**	**250,135**		
BA#3 (Ordinance #6918, Proposed):	**166,789**	**24,544**	**76,244**	**115,089**		
2024 Patrol Take Home Vehicles and Scheduled Replacements	**-**	**(25,456)**	**26,244**	**(51,700)**	**OT**	568-1
Council Chambers Broadcast Equip.	**-**	**50,000**	**50,000**	**-**	**OT**	568-2
Adjust 2023 Beginning Balances	**166,789**	**-**	**-**	**166,789**	**OT**	568-3
Revised 2023 Budget - Fund 568	**279,024**	**1,313,244**	**1,227,044**	**365,224**		

Schedule A
Summary of 2023 Budget Adjustments by Fund
Budget Amendment #3 (Ordinance #6918)

Fire Pension Fund (#611)						
2023 Adopted Budget	**1,790,627**	**103,600**	**196,256**	**1,697,971**		
Previous Budget Amendments	99,905	-	-	99,905		
2023 Amended Budget	**1,890,532**	**103,600**	**196,256**	**1,797,876**		
BA#3 (Ordinance #6918, Proposed):	**-**	**-**	**25,000**	**(25,000)**		
Fire Pension Fund Salary and Prof Services Increase	**-**	**-**	**25,000**	**(25,000)**	**OT**	611-1
Revised 2023 Budget - Fund 611	**1,890,532**	**103,600**	**221,256**	**1,772,876**		
SKHHP Fund (#654)						
2023 Adopted Budget	**1,668,893**	**297,400**	**366,475**	**1,599,818**		
Previous Budget Amendments	76,098	1,078,621	354,828	799,891		
2023 Amended Budget	**1,744,991**	**1,376,021**	**721,303**	**2,399,709**		
BA#3 (Ordinance #6918, Proposed):	**-**	**4,970,485**	**-**	**4,970,485**		
SKHHP Housing Capital Fund HB 1590 Revenue	**-**	**4,970,485**	**-**	**4,970,485**	**OG**	654-1
Revised 2023 Budget - Fund 654	**1,744,991**	**6,346,506**	**721,303**	**7,370,194**		
Grand Total - All Funds						
2023 Adopted Budget	**161,030,549**	**256,021,357**	**288,796,223**	**128,255,683**		
Previous Budget Amendments	36,642,109	38,149,540	75,713,484	(921,835)		
2023 Amended Budget	**197,672,658**	**294,170,897**	**364,509,707**	**127,333,848**		
Total BA#3 (Ordinance #6918, Proposed):	**386,240**	**12,489,189**	**8,380,032**	**4,495,397**		
Revised 2023 Budget	**198,058,898**	**306,660,086**	**372,889,739**	**131,829,245**		
		504,718,984		**504,718,984**		

Schedule B
2023 Ending Fund Balance/Working Capital
by Fund

Fund	2023 Amended Beginning Balance	2023 Amended Ending Balance	BA#3 (ORD #6918) Revenues	BA#3 (ORD #6918) Expenditures	BA#3 (ORD #6918) Net Change in Fund Balance	Revised Ending Balance
General Fund (#001)	25,147,962	15,531,483	885,945	776,184	109,761	15,641,244
Arterial Street Fund (#102)	2,350,156	1,136,117	126,340	35,340	91,000	1,227,117
Local Street Fund (#103)	3,363,496	2,990,643	-	-	-	2,990,643
Hotel/Motel Tax Fund (#104)	464,299	423,099	-	-	-	423,099
Arterial Street Preservation Fund (#105)	4,038,270	945,432	(50,831)	-	(50,831)	894,601
American Rescue Plan Act Fund (#106)	-	-	-	-	-	-
Drug Forfeiture Fund (#117)	1,137,015	822,344	-	-	-	822,344
Housing and Comm Develop Fund (#119)	42,904	42,904	-	-	-	42,904
Recreation Trails Fund (#120)	97,169	38,059	-	-	-	38,059
BIA Fund (#121)	135,941	0	-	-	-	0
Cumulative Reserve Fund (#122)	30,592,441	28,753,991	-	762,944	(762,944)	27,991,047
Mitigation Fees Fund (#124)	15,849,622	5,989,042	-	(16,900)	16,900	6,005,942
2020 LTGO A&B Refunding Bonds Fund (#232)	460,163	460,163	-	-	-	460,163
SCORE Debt Service Fund (#238)	-	-	-	-	-	-
LID Guarantee Fund (#249)	1,702	1,712	-	-	-	1,712
Golf/Cemetery 2016 Refunding Fund (#276)	-	-	-	-	-	-
Parks Construction Fund (#321)	1,361,460	845,330	(151,707)	260,100	(411,807)	433,523
Capital Improvements Fund (#328)	16,134,370	10,820,046	-	25,000	(25,000)	10,795,046
Local Revitalization Fund (#330)	272,819	6,620	-	-	-	6,620
Water Fund (#430)	11,989,101	3,969,803	2,418,200	203,940	2,214,260	6,184,063
Sewer Fund (#431)	12,239,022	10,899,881	43,500	43,500	-	10,899,881
Storm Drainage Fund (#432)	14,133,052	13,904,780	-	-	-	13,904,780
Sewer Metro Sub Fund (#433)	4,237,930	4,265,430	-	-	-	4,265,430
Solid Waste Fund (#434)	2,701,771	2,814,617	2,000,000	3,148,000	(1,148,000)	1,666,617
Airport Fund (#435)	1,788,794	312,830	1,165,548	243,750	921,798	1,234,628
Cemetery Fund (#436)	1,651,420	775,318	126,000	126,000	-	775,318
Water Capital Fund (#460)	6,104,799	1,024,296	-	-	-	1,024,296
Sewer Capital Fund (#461)	10,620,646	1,882,390	43,500	43,500	-	1,882,390
Storm Drainage Capital Fund (#462)	9,225,817	6,194	-	-	-	6,194
Airport Capital Fund (#465)	238,135	73,580	127,900	127,900	-	73,580
Cemetery Capital Fund (#466)	12,290	12,340	19,000	19,000	-	12,340
Insurance Fund (#501)	1,488,966	1,318,466	-	-	-	1,318,466
Workers' Comp Fund (#503)	2,913,515	3,307,715	-	185,800	(185,800)	3,121,915
Facilities Fund (#505)	323,167	179,468	-	-	-	179,468
Innovation & Technology Fund (#518)	3,066,696	2,158,861	16	-	16	2,158,877
Equipment Rental Fund (#550)	1,998,466	1,960,840	-	171,800	(171,800)	1,789,040
Equipment Rental Capital Fund (#560)	5,540,219	2,946,899	960,200	2,122,930	(1,162,730)	1,784,169
IT Capital Fund (#568)	112,235	250,135	191,333	76,244	115,089	365,224
Fire Pension Fund (#611)	1,890,532	1,797,876	-	25,000	(25,000)	1,772,876
SKHHP Fund (#654)	1,744,991	2,399,709	4,970,485	-	4,970,485	7,370,194
Cemetery Endowment Fund (#701)	2,201,305	2,265,435	-	-	-	2,265,435

Schedule C
Summary of 2024 Budget Adjustments by Fund
Budget Amendment #3 (Ordinance #6918)

	Beg. Fund Balance	Revenues	Expenditures	Ending Fund Balance	OT/OG	Request
General Fund (#001)						
2024 Adopted Budget	9,475,710	101,921,889	101,372,924	10,024,675		
Previous Budget Amendments	-	-	-	-		
2024 Amended Budget	9,475,710	101,921,889	101,372,924	10,024,675		
BA#3 (Ordinance #6918, Proposed):	6,165,534	4,003,166	2,647,866	7,520,834		
Administration						
READY Program -ms2310	-	20,000	20,000	-	OT	001-1
Council Chambers Broadcast Equip.	(50,000)	-	-	(50,000)	OT	001-2
Human Resources						
Civil Service fund adjustments	(50,000)	-	50,000	(100,000)	OG	001-3
Nash Consulting – Training & Development Initiative	(50,000)	-	65,000	(115,000)	OT	001-4
Finance Department						
Mid Biennial Revenue Adjustments	-	711,300	-	711,300	OT	001-5
City Attorney's Office						
Encampment Cleanup	(95,000)	-	-	(95,000)	OT	001-6
Police Department						
Supernumerary position for Academy TAC Officer	-	147,000	-	147,000	OG	001-7
2024 Move Vehicle Equipment to PD	-	52,000	52,000	-	OT	001-8
Public Works Department						
Photo Enforcement Revenue	-	640,000	-	640,000	OT	001-9
Parks Department						
Increase to Golf Cart Revenue and Labor	(10,000)	-	10,000	(20,000)	OG	001-10
Golf Course Maintenance Staff Seasonal Labor	(15,000)	-	18,000	(33,000)	OG	001-11
Kiwanis Club -Sponsorship	-	1,000	1,000	-	OG	001-12
Clubhouse Repairs -ms2120	(36,184)	-	-	(36,184)	OT	001-13
Park Maint. Unanticipated Exp.	(125,000)	-	-	(125,000)	OT	001-14
Non-Departmental						
2024 Reclassify F106 Transfers	-	2,431,866	2,431,866	-	OT	001-15
Adjust 2023 Beginning Balances	6,596,718	-	-	6,596,718	OT	001-16
Revised 2024 Budget - Fund 001	15,641,244	105,925,055	104,020,790	17,545,509		

Schedule C
Summary of 2024 Budget Adjustments by Fund
Budget Amendment #3 (Ordinance #6918)

Arterial Street Fund (#102)

2024 Adopted Budget	690,081	11,307,150	11,968,800	28,431		
Previous Budget Amendments	-	-	-	-		
2024 Amended Budget	690,081	11,307,150	11,968,800	28,431		
BA#3 (Ordinance #6918, Proposed):	537,036	(3,789,445)	(4,022,945)	770,536		
Evergreen Heights Elem Sidewalks	15,000	(840,000)	(1,050,500)	225,500	OT	102-1
Regional Growth Center Imp.	-	785,555	785,555	-	OT	102-2
R St SE Widening- 22nd St - 33rd	-	(3,300,000)	(3,300,000)	-	OT	102-3
49th St NE (AWN to D St NE)	-	-	400,000	(400,000)	OT	102-4
R & 21st St SE Roundabout Grant	-	-	-	-	OT	102-5
Garden Ave Project, Add FIL	26,000	-	92,000	(66,000)	OT	102-6
Garden Avenue Project, Add TIF	-	450,000	450,000	-	OT	102-7
F102 – Interest Revenue Increase	50,000	15,000	-	65,000	OT	102-8
M Street NE Widening	-	(900,000)	(1,400,000)	500,000	OT	102-9
Adjust 2023 Beginning Balances	446,036	-	-	446,036	OT	102-10
Revised 2024 Budget - Fund 102	1,227,117	7,517,705	7,945,855	798,967		

Local Street Fund (#103)

2024 Adopted Budget	2,494,389	2,546,100	1,951,300	3,089,189		
Previous Budget Amendments	-	-	-	-		
2024 Amended Budget	2,494,389	2,546,100	1,951,300	3,089,189		
BA#3 (Ordinance #6918, Proposed):	496,254	-	-	496,254		
Adjust 2023 Beginning Balances	496,254	-	-	496,254	OT	103-1
Revised 2024 Budget - Fund 103	2,990,643	2,546,100	1,951,300	3,585,443		

Hotel/Motel Tax Fund (#104)

2024 Adopted Budget	446,979	143,900	177,100	413,779		
Previous Budget Amendments	-	-	-	-		
2024 Amended Budget	446,979	143,900	177,100	413,779		
BA#3 (Ordinance #6918, Proposed):	(23,880)	-	-	(23,880)		
Adjust 2023 Beginning Balances	(23,880)	-	-	(23,880)	OT	104-1
Revised 2024 Budget - Fund 104	423,099	143,900	177,100	389,899		

Schedule C
Summary of 2024 Budget Adjustments by Fund
Budget Amendment #3 (Ordinance #6918)

Arterial Street Preservation Fund (#105)						
2024 Adopted Budget	2,641,130	4,203,100	5,250,000	1,594,230		
Previous Budget Amendments	-	-	-	-		
2024 Amended Budget	2,641,130	4,203,100	5,250,000	1,594,230		
BA#3 (Ordinance #6918, Proposed):	(1,746,529)	(750,000)	(2,224,856)	(271,673)		
M Street NE Widening	-	-	(1,315,000)	1,315,000	OT	105-1
R St SE Preservation Project	-	-	374,500	(374,500)	OT	105-2
Lake Tapps Pkwy/Sumner Prev.	-	(750,000)	(1,284,356)	534,356	OT	105-3
F105 -Revenue Budget Increase	474,500	-	-	474,500	OT	105-4
Adjust 2023 Beginning Balances	(2,221,029)	-	-	(2,221,029)	OT	105-5
Revised 2024 Budget - Fund 105	894,601	3,453,100	3,025,144	1,322,557		
American Rescue Plan Act Fund (#106)						
2024 Adopted Budget	-	4,246,866	4,246,866	-		
Previous Budget Amendments	-	-	-	-		
2024 Amended Budget	-	4,246,866	4,246,866	-		
BA#3 (Ordinance #6918, Proposed):	-	-	-	-		
2024 Reclassify F106 Transfers	-	-	-	-	OT	106-1
Revised 2024 Budget - Fund 106	-	4,246,866	4,246,866	-		
Drug Forfeiture Fund (#117)						
2024 Adopted Budget	612,565	148,000	404,917	355,648		
Previous Budget Amendments	-	-	-	-		
2024 Amended Budget	612,565	148,000	404,917	355,648		
BA#3 (Ordinance #6918, Proposed):	209,779	-	-	209,779		
Adjust 2023 Beginning Balances	209,779	-	-	209,779	OT	117-1
Revised 2024 Budget - Fund 117	822,344	148,000	404,917	565,427		

Schedule C
Summary of 2024 Budget Adjustments by Fund
Budget Amendment #3 (Ordinance #6918)

Housing and Comm Develop Fund (#119)						
2024 Adopted Budget	42,842	650,000	650,000	42,842		
Previous Budget Amendments	-	-	-	-		
2024 Amended Budget	42,842	650,000	650,000	42,842		
BA#3 (Ordinance #6918, Proposed):	62	-	-	62		
Adjust 2023 Beginning Balances	62	-	-	62	OT	119-1
Revised 2024 Budget - Fund 119	42,904	650,000	650,000	42,904		
Recreation Trails Fund (#120)						
2024 Adopted Budget	102,945	7,100	-	110,045		
Previous Budget Amendments	-	-	-	-		
2024 Amended Budget	102,945	7,100	-	110,045		
BA#3 (Ordinance #6918, Proposed):	(64,886)	-	-	(64,886)		
Adjust 2023 Beginning Balances	(64,886)	-	-	(64,886)	OT	120-1
Revised 2024 Budget - Fund 120	38,059	7,100	-	45,159		
BIA Fund (#121)						
2024 Adopted Budget	7,502	-	7,502	-		
Previous Budget Amendments	-	-	-	-		
2024 Amended Budget	7,502	-	7,502	-		
BA#3 (Ordinance #6918, Proposed):	(7,502)	-	(7,502)	-		
Close out F121	(7,502)	-	(7,502)	-	OT	121-1
Revised 2024 Budget - Fund 121	-	-	-	-		

Schedule C
Summary of 2024 Budget Adjustments by Fund
Budget Amendment #3 (Ordinance #6918)

Cumulative Reserve Fund (#122)						
2024 Adopted Budget	29,402,101	80,000	12,959,994	16,522,107		
Previous Budget Amendments	-	-	-	-		
2024 Amended Budget	29,402,101	80,000	12,959,994	16,522,107		
BA#3 (Ordinance #6918, Proposed):	(1,411,054)	-	(762,944)	(648,110)		
2024 Patrol Take Home Vehicles and Scheduled Replacements	(762,944)	-	(762,944)	-	OT	122-1
2024 Move Vehicle Equipment to PD	-	-	-	-	OT	122-2
Adjust 2023 Beginning Balances	(648,110)	-	-	(648,110)	OT	122-3
Revised 2024 Budget - Fund 122	27,991,047	80,000	12,197,050	15,873,997		
Mitigation Fees Fund (#124)						
2024 Adopted Budget	5,533,385	1,600,100	7,003,800	129,685		
Previous Budget Amendments	-	-	-	-		
2024 Amended Budget	5,533,385	1,600,100	7,003,800	129,685		
BA#3 (Ordinance #6918, Proposed):	472,557	-	(2,579,445)	3,052,002		
Regional Growth Center Imp.	-	-	785,555	(785,555)	OT	124-1
R St SE Widening- 22nd St - 33rd	-	-	(3,300,000)	3,300,000	OT	124-2
R & 21st St SE Roundabout Grant	-	-	(115,000)	115,000	OT	124-3
277th Wetland Mitigation Refurb	16,900	-	-	16,900	OT	124-4
Garden Avenue Project, Add TIF	-	-	450,000	(450,000)	OT	124-5
M Street NE Widening	-	-	(400,000)	400,000	OT	124-6
Adjust 2023 Beginning Balances	455,657	-	-	455,657	OT	124-7
Revised 2024 Budget - Fund 124	6,005,942	1,600,100	4,424,355	3,181,687		
2020 LTGO A&B Refunding Bonds Fund (#232)						
2024 Adopted Budget	662,707	1,504,200	1,504,100	662,807		
Previous Budget Amendments	-	-	-	-		
2024 Amended Budget	662,707	1,504,200	1,504,100	662,807		
BA#3 (Ordinance #6918, Proposed):	(202,544)	-	-	(202,544)		
Adjust 2023 Beginning Balances	(202,544)	-	-	(202,544)	OT	232-1
Revised 2024 Budget - Fund 232	460,163	1,504,200	1,504,100	460,263		

Schedule C
Summary of 2024 Budget Adjustments by Fund
Budget Amendment #3 (Ordinance #6918)

LID Guarantee Fund (#249)						
2024 Adopted Budget	1,697	10	-	1,707		
Previous Budget Amendments	-	-	-	-		
2024 Amended Budget	1,697	10	-	1,707		
BA#3 (Ordinance #6918, Proposed):	15	-	-	15		
Adjust 2023 Beginning Balances	15	-	-	15	OT	249-1
Revised 2024 Budget - Fund 249	1,712	10	-	1,722		
Parks Construction Fund (#321)						
2024 Adopted Budget	1,013,804	568,800	768,500	814,104		
Previous Budget Amendments	-	-	-	-		
2024 Amended Budget	1,013,804	568,800	768,500	814,104		
BA#3 (Ordinance #6918, Proposed):	(580,281)	-	-	(580,281)		
Cedar Lanes Pump Track -cp2127	(382,580)	-	-	(382,580)	OT	321-1
Cedar Lanes Mountain Bike Park	(37,500)	-	-	(37,500)	OT	321-2
Adjust 2023 Beginning Balances	(160,201)	-	-	(160,201)	OT	321-3
Revised 2024 Budget - Fund 321	433,523	568,800	768,500	233,823		
Capital Improvements Fund (#328)						
2024 Adopted Budget	13,591,156	4,099,300	7,249,500	10,440,956		
Previous Budget Amendments	-	-	-	-		
2024 Amended Budget	13,591,156	4,099,300	7,249,500	10,440,956		
BA#3 (Ordinance #6918, Proposed):	(2,796,110)	(148,276)	(7,072)	(2,937,314)		
Downtown Infrastructure Imp.	-	-	550,000	(550,000)	OT	328-1
M Street NE Widening	-	-	(500,000)	500,000	OT	328-2
2024 Reclassify F106 Transfers	-	-	-	-	OT	328-3
2023 City Safety Ped. Crossing	-	(40,000)	210,000	(250,000)	OT	328-4
Lea Hill Safe Route to Schools Project – Grant Fund Adj.	-	(108,276)	(267,072)	158,796	OT	328-5
2023 City Street Lighting Imp.	(25,000)	-	-	(25,000)	OT	328-6
Adjust 2023 Beginning Balances	(2,771,110)	-	-	(2,771,110)	OT	328-7
Revised 2024 Budget - Fund 328	10,795,046	3,951,024	7,242,428	7,503,642		

Schedule C
Summary of 2024 Budget Adjustments by Fund
Budget Amendment #3 (Ordinance #6918)

Local Revitalization Fund (#330)						
2024 Adopted Budget	2,031	2,082,866	2,081,866	3,031		
Previous Budget Amendments	-	-	-	-		
2024 Amended Budget	2,031	2,082,866	2,081,866	3,031		
BA#3 (Ordinance #6918, Proposed):	4,589	-	-	4,589		
2024 Reclassify F106 Transfers	-	-	-	-	OT	330-1
Adjust 2023 Beginning Balances	4,589	-	-	4,589	OT	330-2
Revised 2024 Budget - Fund 330	6,620	2,082,866	2,081,866	7,620		
Water Fund (#430)						
2024 Adopted Budget	6,238,052	18,963,410	21,242,749	3,958,713		
Previous Budget Amendments	-	-	-	-		
2024 Amended Budget	6,238,052	18,963,410	21,242,749	3,958,713		
BA#3 (Ordinance #6918, Proposed):	(53,989)	-	201,220	(255,209)		
Water Fund Debt Service	(203,940)	-	201,220	(405,160)	OT	430-1
Water Fund Intergovernmental Loan	2,418,200	-	-	2,418,200	OT	430-2
Adjust 2023 Beginning Balances	(2,268,249)	-	-	(2,268,249)	OT	430-3
Revised 2024 Budget - Fund 430	6,184,063	18,963,410	21,443,969	3,703,504		
Sewer Fund (#431)						
2024 Adopted Budget	8,526,494	9,661,700	10,676,197	7,511,997		
Previous Budget Amendments	-	-	-	-		
2024 Amended Budget	8,526,494	9,661,700	10,676,197	7,511,997		
BA#3 (Ordinance #6918, Proposed):	2,373,387	-	-	2,373,387		
Adjust 2023 Beginning Balances	2,373,387	-	-	2,373,387	OT	431-1
Revised 2024 Budget - Fund 431	10,899,881	9,661,700	10,676,197	9,885,384		

Schedule C
Summary of 2024 Budget Adjustments by Fund
Budget Amendment #3 (Ordinance #6918)

Storm Drainage Fund (#432)						
2024 Adopted Budget	13,315,693	11,160,700	17,964,446	6,511,947		
Previous Budget Amendments	-	-	-	-		
2024 Amended Budget	13,315,693	11,160,700	17,964,446	6,511,947		
BA#3 (Ordinance #6918, Proposed):	589,087	-	1,000,000	(410,913)		
Transfer to F462 -Capital fund	-	-	1,000,000	(1,000,000)	OT	432-1
Adjust 2023 Beginning Balances	589,087	-	-	589,087	OT	432-2
Revised 2024 Budget - Fund 432	13,904,780	11,160,700	18,964,446	6,101,034		
Sewer Metro Sub Fund (#433)						
2024 Adopted Budget	3,355,634	21,989,300	21,961,800	3,383,134		
Previous Budget Amendments	-	-	-	-		
2024 Amended Budget	3,355,634	21,989,300	21,961,800	3,383,134		
BA#3 (Ordinance #6918, Proposed):	909,796	-	-	909,796		
Adjust 2023 Beginning Balances	909,796	-	-	909,796	OT	433-1
Revised 2024 Budget - Fund 433	4,265,430	21,989,300	21,961,800	4,292,930		
Solid Waste Fund (#434)						
2024 Adopted Budget	2,248,453	28,102,400	28,328,158	2,022,695		
Previous Budget Amendments	-	-	-	-		
2024 Amended Budget	2,248,453	28,102,400	28,328,158	2,022,695		
BA#3 (Ordinance #6918, Proposed):	(581,836)	2,423,000	2,858,000	(1,016,836)		
2023 Solid Waste Budget	-	450,000	450,000	-	OG	434-1
2023 Solid Waste Budget	(1,148,000)	1,973,000	2,408,000	(1,583,000)	OT	434-2
Adjust 2023 Beginning Balances	566,164	-	-	566,164	OT	434-3
Revised 2024 Budget - Fund 434	1,666,617	30,525,400	31,186,158	1,005,859		

Schedule C
Summary of 2024 Budget Adjustments by Fund
Budget Amendment #3 (Ordinance #6918)

Airport Fund (#435)						
2024 Adopted Budget	267,581	1,938,000	2,107,005	98,576		
Previous Budget Amendments	-	-	-	-		
2024 Amended Budget	267,581	1,938,000	2,107,005	98,576		
BA#3 (Ordinance #6918, Proposed):	967,047	178,500	203,875	941,672		
Airport Fuel	(23,750)	178,500	203,875	(49,125)	OT	435-1
Inc. Funding - Open T Hangar	750,000	-	-	750,000	OT	435-2
Adjust 2023 Beginning Balances	240,797	-	-	240,797	OT	435-3
Revised 2024 Budget - Fund 435	1,234,628	2,116,500	2,310,880	1,040,248		
Cemetery Fund (#436)						
2024 Adopted Budget	936,113	1,432,300	1,878,038	490,375		
Previous Budget Amendments	-	-	-	-		
2024 Amended Budget	936,113	1,432,300	1,878,038	490,375		
BA#3 (Ordinance #6918, Proposed):	(160,795)	-	-	(160,795)		
Adjust 2023 Beginning Balances	(160,795)	-	-	(160,795)	OT	436-1
Revised 2024 Budget - Fund 436	775,318	1,432,300	1,878,038	329,580		
Water Capital Fund (#460)						
2024 Adopted Budget	1,032,208	5,603,310	6,176,810	458,708		
Previous Budget Amendments	-	-	-	-		
2024 Amended Budget	1,032,208	5,603,310	6,176,810	458,708		
BA#3 (Ordinance #6918, Proposed):	(7,912)	-	-	(7,912)		
Adjust 2023 Beginning Balances	(7,912)	-	-	(7,912)	OT	460-1
Revised 2024 Budget - Fund 460	1,024,296	5,603,310	6,176,810	450,796		

Schedule C
Summary of 2024 Budget Adjustments by Fund
Budget Amendment #3 (Ordinance #6918)

Sewer Capital Fund (#461)						
2024 Adopted Budget	3,072,257	377,200	1,344,000	2,105,457		
Previous Budget Amendments	-	-	-	-		
2024 Amended Budget	3,072,257	377,200	1,344,000	2,105,457		
BA#3 (Ordinance #6918, Proposed):	(1,189,867)	-	-	(1,189,867)		
Adjust 2023 Beginning Balances	(1,189,867)	-	-	(1,189,867)	OT	461-1
Revised 2024 Budget - Fund 461	1,882,390	377,200	1,344,000	915,590		
Storm Drainage Capital Fund (#462)						
2024 Adopted Budget	1,567,248	7,536,200	8,065,000	1,038,448		
Previous Budget Amendments	-	-	-	-		
2024 Amended Budget	1,567,248	7,536,200	8,065,000	1,038,448		
BA#3 (Ordinance #6918, Proposed):	(1,561,054)	1,000,000	-	(561,054)		
Transfer to F462 -Capital fund	-	1,000,000	-	1,000,000	OT	462-1
Adjust 2023 Beginning Balances	(1,561,054)	-	-	(1,561,054)	OT	462-2
Revised 2024 Budget - Fund 462	6,194	8,536,200	8,065,000	477,394		
Airport Capital Fund (#465)						
2024 Adopted Budget	73,580	1,145,755	1,101,210	118,125		
Previous Budget Amendments	-	-	-	-		
2024 Amended Budget	73,580	1,145,755	1,101,210	118,125		
BA#3 (Ordinance #6918, Proposed):	-	-	-	-		
Adjust 2023 Beginning Balances	-	-	-	-	OT	465-1
Revised 2024 Budget - Fund 465	73,580	1,145,755	1,101,210	118,125		
Cemetery Capital Fund (#466)						
2024 Adopted Budget	7,234	100	50	7,284		
Previous Budget Amendments	-	-	-	-		
2024 Amended Budget	7,234	100	50	7,284		
BA#3 (Ordinance #6918, Proposed):	5,106	-	-	5,106		
Adjust 2023 Beginning Balances	5,106	-	-	5,106	OT	466-1
Revised 2024 Budget - Fund 466	12,340	100	50	12,390		

Schedule C
Summary of 2024 Budget Adjustments by Fund
Budget Amendment #3 (Ordinance #6918)

Insurance Fund (#501)						
2024 Adopted Budget	1,540,275	12,000	182,500	1,369,775		
Previous Budget Amendments	-	-	-	-		
2024 Amended Budget	1,540,275	12,000	182,500	1,369,775		
BA#3 (Ordinance #6918, Proposed):	(221,809)	-	-	(221,809)		
Adjust 2023 Beginning Balances	(221,809)	-	-	(221,809)	OT	501-1
Revised 2024 Budget - Fund 501	1,318,466	12,000	182,500	1,147,966		
Workers' Comp Fund (#503)						
2024 Adopted Budget	3,496,920	1,144,900	751,000	3,890,820		
Previous Budget Amendments	-	-	-	-		
2024 Amended Budget	3,496,920	1,144,900	751,000	3,890,820		
BA#3 (Ordinance #6918, Proposed):	(375,005)	-	309,300	(684,305)		
Adjustment to Workers Comp allocations	(185,800)	-	309,300	(495,100)	OT	503-1
Adjust 2023 Beginning Balances	(189,205)	-	-	(189,205)	OT	503-2
Revised 2024 Budget - Fund 503	3,121,915	1,144,900	1,060,300	3,206,515		
Facilities Fund (#505)						
2024 Adopted Budget	368,394	4,451,000	4,468,294	351,100		
Previous Budget Amendments	-	-	-	-		
2024 Amended Budget	368,394	4,451,000	4,468,294	351,100		
BA#3 (Ordinance #6918, Proposed):	(188,926)	-	-	(188,926)		
2024 Reclassify F106 Transfers	-	-	-	-	OT	505-1
Adjust 2023 Beginning Balances	(188,926)	-	-	(188,926)	OT	505-2
Revised 2024 Budget - Fund 505	179,468	4,451,000	4,468,294	162,174		

Schedule C
Summary of 2024 Budget Adjustments by Fund
Budget Amendment #3 (Ordinance #6918)

Innovation & Technology Fund (#518)						
2024 Adopted Budget	3,027,250	11,696,580	11,755,538	2,968,292		
Previous Budget Amendments	-	-	-	-		
2024 Amended Budget	3,027,250	11,696,580	11,755,538	2,968,292		
BA#3 (Ordinance #6918, Proposed):	(868,373)	-	-	(868,373)		
Multimedia Assistant On-going Reclass	-	-	-	-	OG	518-1
Adjust 2023 Beginning Balances	(868,373)	-	-	(868,373)	OT	518-2
Revised 2024 Budget - Fund 518	2,158,877	11,696,580	11,755,538	2,099,919		
Equipment Rental Fund (#550)						
2024 Adopted Budget	1,731,660	3,608,990	3,749,447	1,591,203		
Previous Budget Amendments	-	-	-	-		
2024 Amended Budget	1,731,660	3,608,990	3,749,447	1,591,203		
BA#3 (Ordinance #6918, Proposed):	57,380	-	-	57,380		
New Units 6911C, A409B, and A903B	(171,800)	-	-	(171,800)	OT	550-1
Adjust 2023 Beginning Balances	229,180	-	-	229,180	OT	550-2
Revised 2024 Budget - Fund 550	1,789,040	3,608,990	3,749,447	1,648,583		
Equipment Rental Capital Fund (#560)						
2024 Adopted Budget	4,882,593	3,023,152	2,648,380	5,257,365		
Previous Budget Amendments	-	-	-	-		
2024 Amended Budget	4,882,593	3,023,152	2,648,380	5,257,365		
BA#3 (Ordinance #6918, Proposed):	(3,098,424)	(714,400)	(1,799,130)	(2,013,694)		
Parks Wide Area Mower Replacement	(78,000)	-	-	(78,000)	OT	560-1
2024 Patrol Take Home Vehicles and Scheduled Replacements	(1,084,730)	(662,400)	(1,747,130)	-	OT	560-2
2024 Move Vehicle Equipment to PD	-	(52,000)	(52,000)	-	OT	560-3
Adjust 2023 Beginning Balances	(1,935,694)	-	-	(1,935,694)	OT	560-4
Revised 2024 Budget - Fund 560	1,784,169	2,308,752	849,250	3,243,671		

Schedule C
Summary of 2024 Budget Adjustments by Fund
Budget Amendment #3 (Ordinance #6918)

IT Capital Fund (#568)						
2024 Adopted Budget	326,754	603,944	514,544	416,154		
Previous Budget Amendments	-	-	-	-		
2024 Amended Budget	326,754	603,944	514,544	416,154		
BA#3 (Ordinance #6918, Proposed):	38,470	(100,544)	(100,544)	38,470		
2024 Patrol Take Home Vehicles and Scheduled Replacements	(51,700)	(100,544)	(100,544)	(51,700)	OT	568-1
Adjust 2023 Beginning Balances	90,170	-	-	90,170	OT	568-2
Revised 2024 Budget - Fund 568	365,224	503,400	414,000	454,624		
Fire Pension Fund (#611)						
2024 Adopted Budget	1,697,971	103,600	206,256	1,595,315		
Previous Budget Amendments	-	-	-	-		
2024 Amended Budget	1,697,971	103,600	206,256	1,595,315		
BA#3 (Ordinance #6918, Proposed):	74,905	-	28,000	46,905		
Fire Pension Fund Salary and Prof Services Increase	(25,000)	-	28,000	(53,000)	OT	611-1
Adjust 2023 Beginning Balances	99,905	-	-	99,905	OT	611-2
Revised 2024 Budget - Fund 611	1,772,876	103,600	234,256	1,642,220		
SKHHP Fund (#654)						
2024 Adopted Budget	1,599,818	331,000	377,600	1,553,218		
Previous Budget Amendments	-	-	-	-		
2024 Amended Budget	1,599,818	331,000	377,600	1,553,218		
BA#3 (Ordinance #6918, Proposed):	5,770,376	-	-	5,770,376		
SKHHP Housing Capital Fund HB 1590 Revenue	4,970,485	-	-	4,970,485	OG	654-1
Adjust 2023 Beginning Balances	799,891	-	-	799,891	OT	654-2
Revised 2024 Budget - Fund 654	7,370,194	331,000	377,600	7,323,594		

Schedule C
Summary of 2024 Budget Adjustments by Fund
Budget Amendment #3 (Ordinance #6918)

Cemetery Endowment Fund (#701)						
2024 Adopted Budget	2,222,477	64,130	-	2,286,607		
Previous Budget Amendments	-	-	-	-		
2024 Amended Budget	2,222,477	64,130	-	2,286,607		
BA#3 (Ordinance #6918, Proposed):	42,958	-	-	42,958		
Adjust 2023 Beginning Balances	42,958	-	-	42,958	OT	701-1
Revised 2024 Budget - Fund 701	2,265,435	64,130	-	2,329,565		
Grand Total - All Funds						
2024 Adopted Budget	128,255,683	269,799,652	304,836,791	93,218,544		
Previous Budget Amendments	-	-	-	-		
2024 Amended Budget	128,255,683	269,799,652	304,836,791	93,218,544		
Total BA#3 (Ordinance #6918, Proposed):	3,573,562	2,102,001	(4,256,177)	9,931,740		
Revised 2024 Budget	131,829,245	271,901,653	300,580,614	103,150,284		
		403,730,898		403,730,898		

Schedule D
2024 Ending Fund Balance/Working Capital
by Fund

Fund	2024 Adopted Beginning Balance	2024 Adopted Ending Balance	BA#3 (ORD #6918) Revenues	BA#3 (ORD #6918) Expenditures	BA#3 (ORD #6918) Net Change in Fund Balance	Revised Ending Balance
General Fund (#001)	9,475,710	10,024,675	10,168,700	2,647,866	7,520,834	17,545,509
Arterial Street Fund (#102)	690,081	28,431	(3,252,409)	(4,022,945)	770,536	798,967
Local Street Fund (#103)	2,494,389	3,089,189	496,254	-	496,254	3,585,443
Hotel/Motel Tax Fund (#104)	446,979	413,779	(23,880)	-	(23,880)	389,899
Arterial Street Preservation Fund (#105)	2,641,130	1,594,230	(2,496,529)	(2,224,856)	(271,673)	1,322,557
American Rescue Plan Act Fund (#106)	-	-	-	-	-	-
Drug Forfeiture Fund (#117)	612,565	355,648	209,779	-	209,779	565,427
Housing and Comm Develop Fund (#119)	42,842	42,842	62	-	62	42,904
Recreation Trails Fund (#120)	102,945	110,045	(64,886)	-	(64,886)	45,159
BIA Fund (#121)	7,502	-	(7,502)	(7,502)	-	-
Cumulative Reserve Fund (#122)	29,402,101	16,522,107	(1,411,054)	(762,944)	(648,110)	15,873,997
Mitigation Fees Fund (#124)	5,533,385	129,685	472,557	(2,579,445)	3,052,002	3,181,687
2020 LTGO A&B Refunding Bonds Fund (#232)	662,707	662,807	(202,544)	-	(202,544)	460,263
SCORE Debt Service Fund (#238)	-	-	-	-	-	-
LID Guarantee Fund (#249)	1,697	1,707	15	-	15	1,722
Golf/Cemetery 2016 Refunding Fund (#276)	-	-	-	-	-	-
Parks Construction Fund (#321)	1,013,804	814,104	(580,281)	-	(580,281)	233,823
Capital Improvements Fund (#328)	13,591,156	10,440,956	(2,944,386)	(7,072)	(2,937,314)	7,503,642
Local Revitalization Fund (#330)	2,031	3,031	4,589	-	4,589	7,620
Water Fund (#430)	6,238,052	3,958,713	(53,989)	201,220	(255,209)	3,703,504
Sewer Fund (#431)	8,526,494	7,511,997	2,373,387	-	2,373,387	9,885,384
Storm Drainage Fund (#432)	13,315,693	6,511,947	589,087	1,000,000	(410,913)	6,101,034
Sewer Metro Sub Fund (#433)	3,355,634	3,383,134	909,796	-	909,796	4,292,930
Solid Waste Fund (#434)	2,248,453	2,022,695	1,841,164	2,858,000	(1,016,836)	1,005,859
Airport Fund (#435)	267,581	98,576	1,145,547	203,875	941,672	1,040,248
Cemetery Fund (#436)	936,113	490,375	(160,795)	-	(160,795)	329,580
Water Capital Fund (#460)	1,032,208	458,708	(7,912)	-	(7,912)	450,796
Sewer Capital Fund (#461)	3,072,257	2,105,457	(1,189,867)	-	(1,189,867)	915,590
Storm Drainage Capital Fund (#462)	1,567,248	1,038,448	(561,054)	-	(561,054)	477,394
Airport Capital Fund (#465)	73,580	118,125	-	-	-	118,125
Cemetery Capital Fund (#466)	7,234	7,284	5,106	-	5,106	12,390
Insurance Fund (#501)	1,540,275	1,369,775	(221,809)	-	(221,809)	1,147,966
Workers' Comp Fund (#503)	3,496,920	3,890,820	(375,005)	309,300	(684,305)	3,206,515
Facilities Fund (#505)	368,394	351,100	(188,926)	-	(188,926)	162,174
Innovation & Technology Fund (#518)	3,027,250	2,968,292	(868,373)	-	(868,373)	2,099,919
Equipment Rental Fund (#550)	1,731,660	1,591,203	57,380	-	57,380	1,648,583
Equipment Rental Capital Fund (#560)	4,882,593	5,257,365	(3,812,824)	(1,799,130)	(2,013,694)	3,243,671
IT Capital Fund (#568)	326,754	416,154	(62,074)	(100,544)	38,470	454,624
Fire Pension Fund (#611)	1,697,971	1,595,315	74,905	28,000	46,905	1,642,220
SKHHP Fund (#654)	1,599,818	1,553,218	5,770,376	-	5,770,376	7,323,594
Cemetery Endowment Fund (#701)	2,222,477	2,286,607	42,958	-	42,958	2,329,565

AGENDA BILL APPROVAL FORM

Agenda Subject:
Ordinance No. 6919 (Thomas) (5 Minutes)

Date:
November 7, 2023

Department:
Finance

Attachments:
Ordinance No. 6919 - 2024 Property Tax Levy

Budget Impact:
Current Budget: $0
Proposed Revision: $0
Revised Budget: $0

Administrative Recommendation:

For discussion only.

Background for Motion:

Background Summary:

Proposed Ordinance No. 6919 establishes the 2024 Property Tax levy based on the assessed valuations provided by King County. It represents a 1% increase over 2023, plus banked capacity, plus one-time increases due to new construction and refunds. The following table summarizes the 2024 Property Tax Levy calculation.

Table 1 - 2024 Property Tax Levy Calculation	
2023 Levy	$ 24,357,904
1% Increase	243,579
Banked Capacity	45,229
2024 Levy	**$ 24,646,712**
Plus: Estimated New Construction	127,674
Plus: Estimated Refund Levy	170,862
Total 2024 Property Tax	**$ 24,945,248**

As of this date, the County has preliminarily established the 2024 assessed valuation (including estimated new construction) for the City of Auburn at $17.7 billion, which is a 1% increase over the 2023 assessed value of $17.5 billion. The 2024 Property Tax Levy will be distributed to the General Fund to support general governmental operations.

Reviewed by Council Committees:

Councilmember: Baldwin

Staff: Thomas

Meeting Date: November 13, 2023

Item Number:

ORDINANCE NO. 6919

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, ESTABLISHING THE LEVY FOR REGULAR PROPERTY TAXES BY THE CITY OF AUBURN FOR COLLECTION IN 2024 FOR GENERAL CITY OPERATIONAL PURPOSES IN THE AMOUNT OF $24,646,712

WHEREAS, the City Council of the City of Auburn has met and considered its budget for the calendar year 2024; and

WHEREAS, pursuant to RCW 84.55.120 the City Council held public hearings November 20, 2023, after proper notice was given, to consider the City of Auburn's 2023-2024 mid-biennial budget review and the regular property tax levy to support it; and

WHEREAS, the City Council of the City of Auburn, after public hearing, and after duly considering all relevant evidence and testimony presented, has determined that the City of Auburn requires property tax revenue and any increase of new construction and improvements to property, any increase in the value of state-assessed property, annexations, and any refund levies in order to discharge the expected expenses and obligations of the City and in its best interest; and

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Regular property taxes for collection in the City of Auburn for the year 2024 are authorized in the amount of $24,646,712. Not including the addition of new construction and improvements to property, any increases related

to the value of state assessed property, and any refund levies available, the regular property tax levy for 2024 collection represents an increase from regular property taxes levied for collection in 2023 of $288,808 which includes a 1.0% increase in revenue from the previous year, plus $45,229 in banked capacity from the previous year.

Section 2. Implementation. The Mayor is hereby authorized to implement those administrative procedures necessary to carry out the directions of this legislation.

Section 3. Severability. The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section or portion of this ordinance, or the invalidity of the application of it to any person or circumstance will not affect the validity of the remainder of this ordinance, or the validity of its application to other persons or circumstances.

Section 4. Effective date. This Ordinance will take effect and be in force five days from and after its passage, approval and publication as provided by law.

INTRODUCED: _____

PASSED: _____

APPROVED: _____

_____
NANCY BACKUS, MAYOR

ATTEST:

_____
Shawn Campbell, MMC, City Clerk

APPROVED AS TO FORM:

_____
Harry Boesche, City Attorney

Published: _____

AGENDA BILL APPROVAL FORM

Agenda Subject:
Ordinance No. 6921 (Thomas) (5 Minutes)

Date:
November 7, 2023

Department:
Finance

Attachments:
Ordinance No. 6921 Utility Tax, Admission, and Gambling and other Tax Administrative Provisions
Exhibit A 3-62
Exhibit B
Ordinance No. 6921 Presentation

Budget Impact:
Current Budget: $0
Proposed Revision: $0
Revised Budget: $0

Administrative Recommendation:

For discussion only.

Background for Motion:

Background Summary:

Ordinance No. 6921 adds a new section ACC 3.62 - Administrative Code for Certain City Taxes. This section will provide consistent administrative provisions for the taxes imposed in ACC 3.40, 3.41, 3.42. 3.52, 3.80, 3.84, and 3.88. There will be coinciding revisions to each individual tax section (ACC 3.40, 3.41, 3.42. 3.52, 3.80, 3.84, and 3.88) to remove the individually and separate administrative provisions. These changes will align the administrative provisions for all City imposed taxes, removing redundancy, and contradictory or conflicting guidance. Ultimately, these changes will add clarity to the process and create a more efficient filing process for businesses.

Reviewed by Council Committees:

Councilmember: Baldwin

Staff: Thomas

Meeting Date: November 13, 2023

Item Number:

ORDINANCE NO. 6921

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON RELATED TO THE ADMINISTRATION AND COLLECTION OF CITY IMPOSED TAXES: (1) MOVING AND CONSOLIDATING TAX ADMINISTRATION PROVISIONS FROM ACC CHAPTERS 3.40, 3.41, 3.42, 3.52, 3.80, 3.84, AND 3.88 INTO A NEW ACC CHAPTER 3.62; AND (2) AND ADDING NEW SECTIONS AND REPEALING CERTAIN SECTIONS RELATED TO TAX ADMINISTRATION

WHEREAS, ACC Chapters 3.40, 3.41, 3.42, 3.52, 3.80, 3.84, and 3.88 impose and administer taxes on utilities, admissions and gambling activities within the City;

WHEREAS, these chapters each contain similar City tax administration and collection provisions that become duplicative and redundant when spread out throughout the City's tax code;

WHEREAS, for taxpayer simplification and the ease of administration and reference, the tax administration and collection provisions within these ACC chapters should be consolidated into a newly created single ACC chapter, with new sections providing additional definitions added for greater clarity and guidance, and duplicative and redundant tax administration sections repealed for simplification;

WHEREAS, these revisions and additions to the City tax code will enable greater clarity and precision in the administration and implementation of City taxes, and are in the best interest of the City and its taxpayers.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, DO ORDAIN as follows:

Section 1. **New Chapter to City Code.** A new chapter 3.62 entitled "Administrative Code for Certain City Taxes" is added to the Auburn City Code, and shall read as set forth in Exhibit A attached to this Ordinance.

Section 2. **Amendments to City Code.** As set forth in Exhibit B to this Ordinance, Chapters 3.40, 3.41, 3.42, 3.52, 3.80, 3.84, and 3.88 of the Auburn City Code are supplemented, revised, and amended. New sections 3.40.020 and 3.40.030 are added to the City code, and sections 3.41.014, 3.52.080, 3.52.090, 3.52.100, 3.52.110, 3.84.070, 3.84.080, 3.84.090, 3.88.070, 3.88.080, and 3.88.090 are repealed from the City code.

Section 3. **Implementation.** The Mayor is authorized to implement those administrative procedures necessary to carry out the directives of this legislation.

Section 4. **Severability.** The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this ordinance, or the invalidity of the application of it to any person or circumstance, will not affect the validity of the remainder of this ordinance, or the validity of its application to other persons or circumstances.

Section 5. **Effective date.** This Ordinance will take effect and be in force five days from and after its passage, approval, and publication as provided by law.

INTRODUCED: _____

PASSED: _____

APPROVED: _____

_____

NANCY BACKUS, MAYOR

ATTEST:

_____
Shawn Campbell, MMC, City Clerk

APPROVED AS TO FORM:

_____
Harry Boesche, Acting City Attorney

Published: _____

ORD. 6921 EXHIBIT A

[NEW CHAPTER]

ACC 3.62 ADMINISTRATIVE CODE FOR CERTAIN CITY TAXES

ACC 3.62.010 Purpose of Chapter.

The purpose of this Chapter is to set forth administrative requirements for the collection and payment of City taxes imposed by ACC Chapters 3.40, 3.41, 3.42, 3.52, 3.80, 3.84, and 3.88. Refer to ACC Chapter 3.54 for the administrative requirements related to the City's business and occupation (B&O) tax imposed by ACC 3.53.

ACC 3.62.015 Definitions.

Unless defined otherwise in an applicable section of this Code, the following definitions apply to this Chapter and to ACC Chapters 3.40, 3.41, 3.42, 3.52, 3.80, 3.84, and 3.88:

A. "Cash basis" means a basis of accounting which recognizes revenues and expenses as occurring in the reporting period when they were actually either received or paid.

B. "City" means the City of Auburn and all of its departments.

C. "Department" means the City's Finance Department (or any successor City department responsible to administer City taxation).

D. "Director" means the Director of the City's Finance Department, or any City officer, agent, or employee designated to act on the Director's behalf.

E. "Gambling" means any activity identified in RCW 9.46.0237.

F. "Generally accepted accounting principles" means those national accounting standards promulgated by the Financial Accounting Standards Board for businesses and nonprofit associations or by the Governmental Accounting Standards Board for state agencies or local governments.

G. "Gross income" means the value proceeding or accruing by reason of the transaction of business engaged in and includes gross proceeds of sales, compensation for the rendition of services, gains realized from trading in stocks, bonds, or other evidence of indebtedness, interest, discount, rents, royalties, fees, commissions, dividends, and other emoluments, however designated, all without any deduction on account of the cost of tangible property sold, the cost of materials used, labor costs, interest, discount,

delivery costs, taxes, or any other expense whatsoever paid or accrued without any deduction on account of losses.

H. “Gross receipts” has the same meaning as gross income.

I. “Person” means any individual or entity subject to or potentially subject to taxation under ACC Chapters 3.40, 3.41, 3.42, 3.52, 3.80, 3.84, and 3.88.

J. “Records” means the books of accounts and other business-related records of a taxpayer subject to the city’s tax code or license code. Such records include ledgers, subsidiary ledgers, invoices, receipts, registration and incorporation documents, federal, state and local tax returns, and any other records necessary to establish the amounts due under the provisions of this code.

K. “Reporting period” means:

1. A 1 month period beginning the first day of each calendar month (monthly); or

2. A 3 month period beginning the first day of January, April, July or October of each year (quarterly); or

3. A 12 month period beginning the first day of January of each year (annual).

L. “Return” means any document a person is required by the city to file to satisfy or establish a tax or fee obligation that is administered or collected by the city and that has a statutorily defined due date.

M. “Successor” means any person to whom a taxpayer quitting, selling out, exchanging, or disposing of a business sells or otherwise conveys, directly or indirectly, in bulk and not in the ordinary course of the taxpayer’s business, any part of the materials, supplies, merchandise, inventory, fixtures, or equipment of the taxpayer. Any person obligated to fulfill the terms of a contract shall be deemed a successor to any contractor defaulting in the performance of any contract as to which such person is a surety or guarantor.

N. “Tax” means the amount, usually based upon gross income, assessed upon a person doing business under the provisions of ACC Chapters 3.40, 3.41, 3.42, 3.52, 3.80, 3.84 and 3.88.

O. “Tax year” or “taxable year” means the calendar year.

ACC 3.62.016 Registration/license requirements.

No person shall engage in any business or conduct any business activity without first obtaining a valid current business registration as required by Chapter 5.10 ACC, General Business License.

ACC 3.62.020 Exemption from tax return and payment requirements.

A. Persons with a gross income of less than $2,000 in a calendar year that do not maintain a permanent operating location within the city are exempt from the tax return and payment requirements imposed by this chapter and by ACC Chapters 3.40, 3.41, 3.42, 3.52, 3.80, 3.84 and 3.88.

B. Taxpayers claiming an exemption under this section must submit a written exemption request to the Director. The Director must approve an exemption request in writing before a taxpayer will be granted an exemption from the tax and return requirements in this Chapter.

ACC 3.62.030 Tax return filing and payment requirements.

A. Taxpayers subject to the tax imposed by ACC Chapters 3.40, 3.41, 3.42, 3.80, 3.84, and 3.88. Taxpayers subject to these ACC Chapters shall record and report tax due on the city authorized tax return forms, and shall file the return and pay the corresponding tax due to the city finance director, as follows:

1. Taxpayers with gross income of $20,000 per month or less: unless ACC 3.62.020.A applies, the taxes imposed by those ACC chapters shall be due annually, and paid on or before April 30th of the year following the year in which the income was received.

2. Taxpayers with gross income exceeding $20,000 per month: the taxes imposed by those chapters shall be due in quarterly installments, and paid on or before the 30th day of the month after the end of the quarterly period in which the income was received.

B. Taxpayers subject to the tax imposed by ACC Chapter 3.52. Taxpayers subject to the tax imposed by ACC 3.52 shall record and report tax due on a city tax return form. Tax owed under this ACC chapter is due and payable in quarterly installments and shall be paid on or before the 30th day of the month after the end of the quarterly period in which the taxpayer received the income.

C. If a taxpayer is subject to multiple taxes imposed under different Chapters 3.40, 3.41, 3.42, 3.52, 3.80, 3.84, 3.88 ACC and Chapter 3.53, a taxpayer shall report all taxes on the same city tax return form, using the same filling frequency, determined in accordance with A1, A2, B of this subsection.

D. The Director reserves the right to review and reassign the tax return filing frequencies in this section case by case.

E. Taxpayer accounting methods. Taxpayers may file tax returns listing amounts based on cash receipt only if the taxpayer's records are kept on a cash basis.

Otherwise, taxpayers must file returns listing amounts based on an accrual accounting method.

F. Taxes shall be paid as provided in this chapter and accompanied by a return on the city authorized tax forms as prescribed by the director . Taxpayer returns shall be signed by the taxpayer or by their authorized agent. The individual signing the return shall swear or affirm that the return information is true and complete. Unless exempt from taxation under ACC 3.62.020, taxpayers must file completed City tax returns whether or not any tax is owed.

G. Unless otherwise provided in this chapter, if any taxpayer fails, neglects or refuses to make a return as and when required in this chapter, the director is authorized to determine the amount of the tax or fees payable by obtaining facts and information upon which to base the director's estimate of the tax or fees due. Such assessment shall be deemed prima facie correct and shall be the amount of tax owed to the city by the taxpayer. The director shall notify the taxpayer by mail of the amount of tax so determined, together with any penalty, interest, and fees due; the total of such amounts shall thereupon become immediately due and payable.

ACC 3.62.040 Tax payment methods and requirements.

A. Taxpayers shall pay taxes due to the director in United States currency by bank draft, certified check, cashier's check, personal check, money order, cash, or by wire transfer or electronic payment (if authorized by the director). The director's acceptance of any sum shall not discharge the tax or fee due unless and until the City actually receives required payments.

B. A return or remittance mailed to the city shall be deemed received on the date of the mailing's post office stamp. The director may allow taxpayers to file or pay taxes electronically. A return or remittance that is electronically transmitted to the city shall be deemed filed or received according to procedures set forth by the director.

C. The director shall keep full and accurate records of all taxpayer funds received or refunded. The director shall apply payments received from taxpayers first against any penalties and interest owing, and then to tax owed, without regard to any direction of the taxpayer.

D. Taxpayers who file a tax return without including payment of any tax due shall be deemed to have failed or refused to file a return and shall be subject to the penalties and interest provided in this chapter.

E. Taxpayer payments that are returned for lack of sufficient funds (or for any other reason) will not be considered received, and are subject to a $35.00 "nonsufficient funds" (NSF) charge.

F. The director is authorized (but not required) to mail tax return forms to taxpayers, but failure of the taxpayer to obtain any such forms shall not excuse the taxpayer from the tax filing and payment obligations under this chapter.

ACC 3.62.050 Assessments – overpayment or underpayment of tax

A. Unless otherwise provided in this Chapter or in ACC Chapters 3.40, 3.41, 3.42, 3.52, 3.80, 3.84 or 3.88, if a taxpayer fails, neglects or refuses to file a tax return as required by this chapter, the director is authorized to assess the taxpayer's tax obligation to the City. The director's assessment shall be deemed prima facie correct and the assessed amount shall be the taxpayer's tax owed to the city. The director shall notify the taxpayer in writing of the tax assessed, together with any penalty, interest, and fees, which shall be immediately due and payable.

B. The director shall not assess (or correct an assessment for) taxes, penalties, or interest due more than 4 years after the close of the calendar year in which they were incurred, except:

1. Against a person who is not currently registered or licensed as required by ACC Title 5, unless the person voluntarily registers or becomes licensed under ACC Title 5 before director contact;

2. Against a person who has not filed a tax return as required by this Chapter or by ACC Chapters 3.40, 3.41, 3.42, 3.52, 3.80, 3.84 or 3.88 for taxes due within the period commencing 10 years prior to the close of the calendar year in which the director contacted the person in writing;

3. Against a person that has committed fraud or who has misrepresented a material fact in connection with a tax return or tax obligation under this Title; or

4. Against a person that has provided the director with a signed written waiver of this assessment limitation.

C. Underpayment of tax. If the director's review of any tax returns or other information obtained reveals that a person has paid a tax or penalty less than that properly due, the director shall assess the additional amount found to be due and shall add interest to the unpaid tax only. The director shall notify the person by mail of the additional amount, which shall be due and payable within 30 days from the date of the notice, or within such time as the director may provide in writing. Substantial tax underpayments are further subject to ACC 3.62.070.B.

D. Overpayment of tax.

1. If, upon receipt of an application for a refund, or during an audit or examination of the taxpayer's records and tax returns, the director determines that the amount of tax, penalty, or interest paid is in excess of that properly due, the excess amount shall be credited to the taxpayer's account or shall be refunded to the taxpayer. Except as provided in subsection B of this section, no refund or credit shall be made for taxes, penalties, or interest paid more than four years prior to the beginning of the calendar year in which the refund application is made or examination of records is completed.

2. The execution of a written waiver shall extend the time for applying for, or making a refund or credit of any taxes paid during, or attributable to, the years covered by the waiver if, prior to the expiration of the waiver period, an application for refund of such taxes is made by the taxpayer or the director discovers that a refund or credit is due.

3. Refunds shall be made by means of vouchers approved by the director and by the issuance of a city check or warrants drawn upon and payable from such funds as the city may provide.

4. Any final judgment for which a recovery is granted by any court of competent jurisdiction for tax, penalties, interest, or costs paid by any person shall be paid in the same manner, as provided in subsection C of this section, upon the filing with the director a certified copy of the order or judgment of the court.

5. Interest on overpayments of taxes for reporting periods beginning on or after January 1, 2005, shall be computed in accordance with RCW 82.32.060, as now enacted or hereafter amended.

ACC 3.62.060 Records to be preserved – Examination – Estoppel to question assessment.

A. Persons liable for any fee or tax imposed by ACC Chapters 3.40, 3.41, 3.42, 3.52, 3.80, 3.84 or 3.88 shall keep and preserve records necessary to determine their City tax liability for 5 years after filing a tax return. "Records" shall include the taxpayer's federal and state income tax returns and any books, papers, invoices, vendor lists, inventories,

or other data needed to determine the taxpayer's City tax liability. The taxpayer's records and business premises shall be open for director examination.

B. Persons who keep the records required by this section outside the City may either produce them to the director for examination or pay in advance the director's costs to examine the records outside the city (which may include round-trip fare, lodging, meals and incidental expenses).

C. Any person who fails, or refuses a finance department request to provide or make available records, or to allow inspection or examination of a business premises, shall be forever barred from questioning in a court action the correctness of any City tax assessment for any period for which such records have not been provided, made available or kept and preserved, or for which inspection or examination of the business premises has been denied.

D. The director is authorized to determine the amount of the tax or fees payable by obtaining facts and information upon which to base the estimate of the tax or fees due. Such fee or tax assessment shall be deemed prima facie correct and shall be the amount of tax owing the city by the taxpayer. The director shall notify the taxpayer by mail the amount of tax so determined, together with any penalty, interest, and fees due; the total of such amounts shall thereupon become immediately due and payable.

ACC 3.62.070 Late payment – Disregard of written instructions – Evasion – Penalties.

A. If a taxpayer fails to pay any tax due on a return by its due date, the director shall add a penalty in accordance with RCW 82.32.090(1) (as now enacted or hereafter amended).

B. If the director determines that a taxpayer has substantially underpaid any tax as defined in RCW 82.32.090(2), the director may add a penalty to the tax owed in accordance with RCW 82.32.090(2) (as now enacted or as hereafter amended).

C. A citation or criminal complaint issued to collect of taxes, fees, assessments, interest or penalties shall include an added penalty in accordance with RCW 82.32.090(3) (as now enacted or hereafter amended).

D. If the director finds that a person has engaged in any taxable business or activities under this title without a license required by ACC 5.10, the director shall impose a penalty in accordance with RCW 82.32.090(4) (as now enacted or hereafter amended). No penalty shall be imposed under this subsection D if the person obtains the required license before receiving written notice of the licensing requirement from the director.

E. If the director determines that all or any part of a taxpayer's deficient tax payment resulted from the taxpayer's failure to follow specific City written tax reporting

instructions, the director shall assess a penalty in accordance with RCW 82.32.090(5) (as now enacted or hereafter amended).

F. If the director finds that all or any part of a taxpayer's deficient tax payment resulted from an intent to evade the tax, the director shall assess a penalty in accordance with RCW 82.32.090(6) (as now enacted or hereafter amended).

G. The director may impose the penalties in this section cumulatively on any City tax owed, except that the subsection E and F penalties shall not be imposed on the same delinquent tax. This subsection does not prohibit or restrict the application of other penalties authorized by law.

H. If future changes to RCW 82.32.090 are deemed invalid, the provisions of RCW 82.32.090 incorporated into this section at the time of its enactment shall apply.

ACC 3.62.080 Waiver of penalties and interest.

A. The director may waive penalties or interest otherwise required by this Chapter or by ACC Chapters 3.40, 3.41, 3.42, 3.52, 3.80, 3.84 or 3.88 If a taxpayer's failure to pay required taxes when due was caused by circumstances beyond the taxpayer's control.

B. A taxpayer may submit a written request to the director for the waiver of penalties or interest under this section within 30 days after the finance department mails the taxpayer a notice that penalties are due. The request must contain facts supporting a waiver under this section. In all cases the burden of producing facts rests upon the taxpayer.

C. The director may waive or cancel a penalty imposed when a taxpayer is ineligible for a penalty waiver or cancellation under subsection A of this section, if:

1. Was not licensed, and filing returns;

2. The taxpayer has timely filed all tax returns and paid all required taxes due under those RCW sections for 24 months immediately preceding the period for which the waiver was requested.

C. The director may also waive or cancel interest imposed under this chapter if:

1. The timing of the taxpayer's tax payment was in direct reliance on written instructions from the director to the taxpayer; or

2. The timing of a taxpayer's assessment deficiency payment was based on a due date established for the sole convenience of the director.

D. The director may adopt rules for the waiver or cancellation of penalties and interest under this section.

ACC 3.62.090 Taxpayer quitting business – liability of successor

A. Whenever any taxpayer quits business, sells out, exchanges, or otherwise disposes of his business or his stock of goods, any tax payable hereunder shall become immediately due and payable. Such taxpayer shall, within 10 days thereafter, make a return and pay the tax due.

B. Any person who becomes a successor shall become liable for the full amount of any tax owing. The successor shall withhold from the purchase price a sum sufficient to pay any tax due to the city from the taxpayer until such time as: (a) the taxpayer shall produce a receipt from the city showing payment in full of any tax due or a certificate that no tax is due, or (b) more than six months has passed since the successor notified the director of the acquisition and the director has not issued and notified the successor of an assessment.

C. Payment of the tax by the successor shall, to the extent thereof, be deemed a payment upon the purchase price. If such payment is greater in amount than the purchase price, the amount of the difference shall become a debt due such successor from the taxpayer.

D. Notwithstanding the above, if a successor gives written notice to the director of the acquisition, and the finance department does not within six months of the date it received the notice issue an assessment against the taxpayer and mail a copy of that assessment to the successor, the successor shall not be liable for the tax.

#

#

ACC 3.62.100 Administrative review and appeal.

A. Request for conference to review assessment. Persons issued a City finance department notice of assessed taxes, delinquent taxes, interest, or penalties may request a conference with the finance department to review the assessment.

1. Conference requests must be written and received by the finance department within 30 days after issuance of the assessment notice (or within the period of any due date extension granted by the finance department).

2. Assessed interest and penalties will continue to accrue while a conference request is pending and during any finance department review (unless the department determines

that the assessment was erroneously high or the review is unreasonably delayed by the finance department).

3. If the department grants a review conference, at its conclusion the department will make a final decision regarding the assessment and issue the taxpayer a written notice of its decision within 60 days of the conference (unless notified otherwise by the department). The department's written decision is subject to appeal as provided in this section. Written decisions not appealed under this section become final and immediately due and payable.

B. Appeal of finance department decision. Persons aggrieved by any fee, tax, interest, penalty or decision by the director under this chapter may appeal using the following procedures:

1. Appealing parties must fully pay the department's assessed amount(s) under appeal before starting the appeal process, and appeals must include a finance department receipt (as proof of payment "under protest") showing full payment of the assessed fee, tax, interest and/or penalty being appealed;

2. Appealing parties must pay a filing fee with the appeal in accordance with ACC 2.46).

3. Appeals must be written and contain the following:

a. The taxpayer's name, business address, and phone number; and

b. The taxpayer's statement:

(i) identifying the department decision being appealed;

(ii) setting forth the appeal basis and identifying the specific alleged errors the finance department made in its decision; and

(iii) identifying the requested relief sought in the appeal.

4. Appeals must be filed with the city clerk and the director no later than 20 days after the finance department's written decision being appealed mailed to the taxpayer.

Failure to follow the appeal procedures in this section, including paying the filing fee and payment "under protest," shall preclude the taxpayer's right to appeal.

5. *Appeal Hearing.* The hearing examiner shall notify the taxpayer and director in writing of an appeal hearing date.

a. Appeal hearings will be conducted in accordance with this chapter and rules and procedures developed by the hearing examiner.

b. Both the appealing taxpayer and the director shall have the opportunity to be heard and to introduce evidence in an appeal hearing.

c. The appellant taxpayer shall have the burden of proving the allegations in their appeal statement by a preponderance of the evidence.

d. The hearing examiner shall preserve a record of appeal hearings in a form and manner that the examiner deems proper.

e. Following the hearing, the hearing examiner shall enter a written decision supported by findings and conclusions. A copy of the decision shall be mailed to the appellant taxpayer and to the director. The decision shall state the examiner's decision of the correct fee, tax, interest or penalty amount owing. If the hearing examiner determines that the taxpayer is owed a refund, such refund amount shall be paid to the taxpayer.

6. *Interest Accrual or Payment.* Interest and/or penalties shall continue to accrue on all unpaid amounts despite the filing of an appeal. #

#

ACC 3.62.110 Judicial review of hearing examiner decision.

The taxpayer or the city may seek judicial review of a hearing examiner decision in accordance with applicable laws and court rules.

#

#

ACC 3.62.120 Director may make rules.

The director shall have the power to adopt, publish and enforce rules and regulations not inconsistent with this chapter or with other applicable law to carry out this chapter's provisions. Any such rules and regulations shall be presumed valid and shall have the force of law, and it shall be unlawful to violate them.

#

#

ACC 3.62.140 Mailing of notices.

The department shall send any required notices in this chapter to taxpayers by ordinary mail, addressed as shown in the records of the director. A taxpayer's failure to receive any such notice shall not release the taxpayer from any tax, fee, interest, or any penalties, nor shall the failure extend any time limit in this chapter. It is every taxpayer's responsibility to inform the director of a mailing address change in writing.

#

#

ACC 3.62.150 Tax declared additional.

License fees and taxes levied in this chapter are additional to any imposed or levied under any other City law or ordinance, except as otherwise expressly provided.

#

#

ACC 3.62.170 Unpaid taxes constitute debt.

Unpaid license fees, taxes, interest and penalties under this chapter are a debt to the city of Auburn and the City may collect them in the same manner as any other debt, in addition to all other existing remedies.

#

#

ACC 3.62.180 Unlawful actions – violation – penalties.

A. It is unlawful for any person, firm or corporation subject to this chapter (or other chapters as listed):

1. To violate or fail to comply with any of the provisions of this chapter or any lawful rule or regulation adopted by the director;

2. To make any false statement on any license application or tax return;

3. To aid or abet any person in any attempt to evade payment of a license fee or tax;

4. To fail to appear or testify in response to a subpoena issued pursuant to the rules of procedure of the office of the hearing examiner;

5. To testify falsely in any investigation, audit, or proceeding conducted pursuant to this chapter.

B. Violation of any of the provisions of this chapter is a gross misdemeanor punishable by 364 days in jail and/or a $1,000 fine. Penalties or punishments provided in this chapter shall be in addition to all other penalties provided by law.

C. Any person, or officer of a corporation, convicted of continuing to engage in business after the revocation of a license shall be guilty of a gross misdemeanor and may be punished by a fine not to exceed $5,000, or imprisonment not to exceed one year, or both fine and imprisonment.

#

#

#

ACC 3.62.190 Settlement agreement provisions.

The director may enter into written agreements with persons relating to their liability for any tax imposed by this chapter or any chapter listed within this chapter. Such

agreements shall be final and conclusive as to their stated subject matter, and (except upon a showing of fraud or malfeasance, or misrepresentation of a material fact):

A. The matters agreed upon in an agreement shall not be reopened, and no agreement may be modified except in a writing agreed to by the director and the taxpayer; and

B. In any suit, action or proceeding, such agreement, or any determination, assessment, collection, payment, abatement, refund, or credit made in accordance therewith, shall not be annulled, modified, set aside, or disregarded.

#

#

ACC 3.62.200 Charge off of uncollectable taxes.

The director may charge off any tax, penalty, or interest that is owed by a taxpayer, if the director reasonably ascertains that the cost of collecting such amounts would be greater than the total amount that is owed or likely to be collected from the taxpayer.

ACC 3.62.290 Severability.

If any provision of this chapter or its application to any person or circumstance is held invalid, the remainder of the chapter or the application of the provision to other persons or circumstances shall not be affected.

ORD. 6921 EXHIBIT B

Chapter 3.40

WATER, ~~AND~~ SEWER, AND STORM DRAINAGE UTILITY TAX

[NEW SECTION] 3.40.020 Definitions

A. “Clerk” means the city clerk of the city of Auburn.

B. “Sewerage system business” means and includes:

1. Sanitary sewage disposal sewers and facilities, including (without limitation) on-site or off-site sanitary sewer facilities consisting of an approved septic tank or septic tank systems, or any other means of sewage treatment and disposal;

2. Combined sanitary sewage disposal and storm or surface water drains and facilities;

3. Storm or surface water drains, channels and facilities;

4. Outfalls for storm drainage or sanitary sewage and works, plants, and facilities for storm drainage or sanitary sewage treatment and disposal;

5. Any combination of or part of any or all of such facilities.

C. “Water distribution business” means the business of operating a plant or system for the distribution of water for hire or sale.

[NEW SECTION] 3.40.030 Administration and collection of tax.

The tax imposed by this chapter shall be administered and collected in accordance with ACC 3.62.

Chapter 3.41

SOLID WASTE GARBAGE UTILITY TAX

3.41.011 Definitions.

~~A. "Gross income" means the value proceeding or accruing from the sale of tangible property or service, and receipts (including all sums earned or charged, whether received or not) by reason of the investment of capital in the business engaged in, including rentals, royalties, fees, or other emoluments, however designated (excluding receipts or proceeds from the use or sale of real property or any interest therein, and proceeds from the sale of notes, bonds, mortgages, or other evidences of indebtedness, or stocks and the like) and without any deduction on account of the cost of the property sold, the cost of materials used, labor costs, interest or discount paid, or any expense whatsoever, and without any deduction on account of losses.~~

A~~B~~. "Solid waste" means garbage, trash, rubbish, or other material discarded as worthless or not economically viable for further use, infectious, hazardous, or toxic wastes, and recyclable or reusable materials collected, in whole or part, for recycling or salvage.

B~~C~~. "Solid waste collection service" means receiving solid waste for transfer, processing, treatment, storage, or disposal including, but not limited to, all collection services, public or private dumps, transfer stations, and similar operations.

3.41.012 Administration and collection of Tax ~~– Payment – Returns~~.

The tax imposed by this chapter shall be administered and collected in accordance with ACC 3.62.

~~A. *Exemption From Tax and Return Requirement.* Taxpayers with gross income of less than $2,000 per calendar year that do not maintain a permanent operating location within the city are exempt from the tax and return requirements imposed by this chapter.~~

~~B. *Tax Return Filing and Payment Requirements.* Taxpayers subject to the tax imposed by this chapter shall record and report tax due on a city tax return form, and shall file the return and pay the corresponding tax due to the city finance director, as follows:~~

~~1. Taxpayers with gross income exceeding $20,000 per month: the taxes imposed by this chapter shall be due in quarterly installments, and paid on or before the~~

~~thirtieth day of the month after the end of the quarterly period in which the income was received.~~

~~Such quarterly periods are as follows:~~

~~First quarter – January, February, March;~~

~~Second quarter – April, May, June;~~

~~Third quarter – July, August, September;~~

~~Fourth quarter – October, November, December.~~

~~2. Taxpayers with gross income of $20,000 per month or less: unless subsection A of this section applies, the taxes imposed by this chapter shall be due annually, and paid on or before January 31st of the year following the year in which the income was received.~~

~~3. *Finance Director Reservation of Rights.* The finance director reserves the right to review and reassign tax filing frequency on a case-by-case basis, as warranted by administrative requirements.~~

3.41.013 Deductions.

A. Taxpayers ~~here~~ may ~~be~~ deduct~~ed~~ from ~~the total~~ gross receipts~~income upon which the tax is computed~~ any revenues derived from business that State or Federal law ~~which the city is~~ prohibits the City ~~ed~~ from taxing ~~under the Constitution or laws of the state of Washington or the United States or the charter of the city~~.

B. Solid waste collection businesses ~~There~~ may be deduct~~ed~~ from ~~the total~~ gross receipts ~~income upon which the tax is computed~~ the amount of ~~state~~ excise taxes the business collects and remits~~,~~ pursuant to ~~Chapter 82.18~~ RCW 82.18~~, imposed directly upon persons using the service of a solid waste collection business and collected for payment to the state by the solid waste collection business~~.

~~**3.41.014 Overpayment of tax.**~~

~~A. If a taxpayer refund request or an audit or examination of the taxpayer's records reveals that the taxpayer has paid tax exceeding that properly due within the two years immediately preceding the request, audit or examination, the city shall (at the taxpayer's option) credit the excess amount paid to the taxpayer's account or refund the excess amount to the taxpayer.~~

~~B. No refund or credit will be allowed for any payment made more than two years before the date that such request, audit or examination is commenced.~~

~~C. Where a refund or credit is disallowed by the lapse of the two-year period in this section, the director may use the credit or refund amount otherwise allowable to offset any tax deficiency determined by the director to be due for the tax assessment period preceding the two-year period.~~

Chapter 3.42
CABLE TELEVISION UTILITY TAX

3.42.020 Cable television utility tax.

A. There is levied a 6% tax ~~of six percent~~ on the ~~gross~~ ~~income from~~ gross subscriber revenues ~~of,~~ and ~~upon the~~ total annual revenues of~~,~~ cable television businesses operating within the city. This ~~, which~~ tax shall be collected from and levied upon the total receipts of such cable television business(es). ~~For the purposes hereof, the following terms and definitions shall apply:~~

~~A. "Gross revenues" means the value proceeding or accruing from the sale of any tangible personal property and/or for services rendered, without any deduction on account of the cost of property sold, the cost of materials used, labor costs, interest, discount paid, delivery costs, taxes, or any other expense whatsoever paid or accrued and without any deduction on account of losses. Gross revenues for the purposes of calculating franchise fees shall be as set forth in any franchise agreement.~~

B. On and after January 1, 2023, the finance director shall allocate 1% of the tax revenue received under this section for the purpose of acquiring, investing in, constructing, improving, providing, operating, preserving, maintaining and/or funding transportation improvements in the city. The remaining five percent levied pursuant to this section shall be relegated for use by the city's general fund.

C. Definitions.

1. A~~B.~~ "Cable television business" means a system providing cable service pursuant to a franchise issued by the city under ~~the Cable Communications Policy Act of 1984, Public Law No. 98-549,~~ 47 U.S.C. §~~Section~~ 521, as now enacted or hereafter ~~it may be~~ amended or superseded.

2~~B~~. "Cable service~~television business~~" means the one-way transmission of video programming and associated nonvideo signals to subscribers together with subscriber interaction, if any, which is provided in connection with video programming.

3~~C~~. "Gross subscriber revenues."

a. For ~~the~~ purposes of this Chapter, "gross subscriber revenues" means and includes ~~those~~ revenues derived from the supplying of subscription service, including ~~that is,~~ installation fees, disconnect and reconnect fees, fees for regular cable benefits (including the transmission of broadcast signals), and access and origination channels and per-program or per-channel charges.

b. ~~; however, t~~The revenues taxed ~~liability imposed~~ under this Section shall not include leased channel revenue, advertising revenues, or any other income derived from the system that is ~~, which shall be~~ taxed under Chapter 3.53.

D. The business of operating or conducting a cable television system (CATV) does not include the provision of interactive two-way communications over cable. Such activities shall be reported under the telecommunication service or telephone business classification.

~~C. On and after January 1, 2023, the finance director shall allocate one percent of the tax revenue received under this section for the purpose of acquiring, investing in, constructing, improving, providing, operating, preserving, maintaining and/or funding transportation improvements in the city. The remaining five percent levied pursuant to this section shall be relegated for use by the city's general fund.~~

3.42.030 Administration and collection of ~~T~~tax ~~– Payment – Returns~~.

The tax imposed by this chapter shall be administered and collected in accordance with ACC 3.62.

~~A. *Exemption From Tax and Return Requirement.* Taxpayers with gross income of less than $2,000 per calendar year that do not maintain a permanent operating location within the city are exempt from the tax and return requirements imposed by this chapter.~~

~~B. *Tax Return Filing and Payment Requirements.* Taxpayers subject to the tax imposed by this chapter shall record and report tax due on a city tax return form, and shall file the return and pay the corresponding tax due to the city finance director, as follows:~~

~~1. Taxpayers with gross income exceeding $20,000 per month: the taxes imposed by this chapter shall be due in quarterly installments, and paid on or before the thirtieth day of the month after the end of the quarterly period in which the income was received.~~

~~Such quarterly periods are as follows:~~

~~First quarter – January, February, March;~~

~~Second quarter – April, May, June;~~

~~Third quarter – July, August, September;~~

~~Fourth quarter – October, November, December.~~

~~2. Taxpayers with gross income of $20,000 per month or less: unless subsection A of this section applies, the taxes imposed by this chapter shall be due annually, and paid on or before January 31st of the year following the year in which the income was received.~~

~~3. *Finance Director Reservation of Rights.* The city finance director reserves the right to review and reassign tax return filing frequency on a case-by-case basis, as warranted by administrative requirements.~~

Chapter 3.52
ADMISSION TAX

3.52.020 Definitions.

A. "Admission charge," in addition to its usual and ordinary meaning, includes:

1. Charge made for season tickets or subscriptions;

2. A cover charge or a charge made for the use of seats or tables reserved or otherwise, and similar accommodations;

3. A charge made for rental or use of equipment or facilities for purposes of recreation or amusement, and where the rental of the equipment or facilities is necessary to the enjoyment of the privilege for which general admission is charged, the combined charge shall be the admission charge;

4. A charge made for admission to any theater, cabaret, tavern, dance hall, amphitheater, private club, auditorium, observation tower, stadium, athletic pavilion or field, baseball or athletic park, golf course, or any similar place, and includes equipment to which persons are admitted for purposes of recreation such as merry-go-rounds, ferris wheels, dodge'ems, roller coaster, go carts and other rides, whether such rides are restricted to tracks or not;

5. Charge made for automobile parking where the amount of the charge is determined according to the number of passengers in an automobile;

6. A sum of money referred to as a "donation" which must be paid before entrance is allowed;

7. The amount of an increase in the price of refreshments, service or merchandise in a place if no fixed admission charge or cover charge is imposed, but the price charged for refreshments, service or merchandise is higher during the time entertainment or dancing is provided than at other times.

~~B. "Clerk" means the city clerk of the city of Auburn.~~

~~C. "Finance director" means the finance director for the city of Auburn.~~

~~D. "Person" means any individual, receiver, assignee, firm, copartnership, joint venture, corporation, company, joint stock association, society or any group of individuals acting as a unit whether mutual, cooperative or fraternal.~~

~~E~~B. "Place" includes, but is not limited to, theaters, dance halls, amphitheaters, auditoriums, stadiums, athletic pavilions and fields, baseball and athletic parks, circuses, side shows, swimming pools, outdoor amusement parks, and such attractions as merry-go-rounds, ferris wheels, dodge 'ems, roller coasters, and observation towers within the city limits.

C~~F~~. "Subscription" means, in addition to its usual and ordinary meaning, annual membership dues or fees in an organization whose principal purpose is to present theatrical or musical performance for its members.

~~G. "Successor" means any person who shall directly or indirectly purchase or succeed to a business in any manner whatsoever; any person obligated to fulfill the terms of a contract shall be deemed a successor to any contractor defaulting in the performance of any contract as to which such person or persons is surety or guarantor.~~

3.52.050 Administration, Collection and remittance of taxes.

A. *Collection and Remittance.* Any person~~,~~ (including any municipal or quasi-municipal corporation)~~,~~ who receives ~~any~~ payment for a taxable~~ny~~ admission charge ~~on which a tax is levied~~ under this chapter shall collect ~~the amount of~~ the tax amount from the ~~person making the~~ admission payer ~~ment~~ and ~~shall~~ remit it the same to the finance director ~~as provided in this section~~. Persons collecting ~~T~~the required tax ~~required to be collected~~ under this chapter shall be deemed to hold it ~~be held~~ in trust ~~by the person required to collect the same~~ until remittance~~ed to the clerk as herein provided~~.

B. *Liability for Uncollected Tax ~~Not Collected~~.* Any person ~~required to collect the tax imposed under this chapter~~ who fails to collect or remit the required tax under this chapter~~same, or who collects the same but fails to remit the same to the clerk in the manner prescribed by this chapter,~~ shall be liable to the city for the tax amount ~~of such tax, and shall, unless remittance is made as herein required, be guilty of a violation of this chapter~~ whether such failure is the result of their own act or ~~the result of~~ acts or conditions beyond the person's control.

C. The City shall administer and collect the tax imposed by this chapter ~~shall be administered and collected~~ in accordance with ACC 3.62.

~~C. *Remittance to the Finance Director.*~~

~~The tax imposed under this chapter shall be collected at the time the admission charge is paid by the person seeking admission to any place and shall be reported and remitted by the person receiving the tax to the finance director in monthly installments and remittances thereof on or before the fifteenth of the following month in which the tax is collected or approved.~~

~~D. *Remittance May be by Check.* Payment or remittance of the tax collected may be made by check, unless payment or remittance is otherwise required by the finance director, but payment by check shall not relieve the person collecting the tax from liability for payment and remittance of the tax unless the check is honored and is in the full and correct amount.~~

~~E. *Return Required.* Any person receiving any payment for such admission shall make out a return upon such form and setting forth such information as the finance director may require, showing the amount of the tax upon admission for which they is liable for~~

~~the preceding quarterly period, and shall sign and transmit the same to the finance director with remittance for the amount; provided, that the finance director may in their discretion require verified annual returns from any person receiving admission payments setting forth such additional information as they may deem necessary to determine correctly the amount of tax collected and payable.~~

~~F. *Penalty Assessed for Late Remittance*. If the return provided for in this section is not made and the tax is not collected and paid by the due date, the finance director shall proceed in the manner provided for in ACC 3.52.120.~~

3.52.070 Reports and remittances by owner.

Whenever the applicant for a certificate of registration obtained for the purpose of operating or conducting a temporary or transitory amusement, entertainment or exhibition is not the owner, lessee or custodian of the building, lots or place where the amusement is to be conducted, the tax imposed by this chapter shall be reported and remitted as provided in ACC 3.52.060 by the person who is the owner, lessee or custodian if not paid by the person conducting the amusement, entertainment or exhibition. The applicant for a certificate of registration in any such case shall furnish to the ~~clerk~~ Director on the application form the name and address of the owner, lessee or custodian of the premises upon which the amusement is to be conducted, and such owner, lessee or custodian shall be notified by the clerk of the issuance of such certificate and of their joint liability for collection and remittance of such tax.

~~**3.52.080 Records to be kept.**~~

~~It shall be the duty of every person liable for any tax imposed by this chapter to keep and preserve for a period of two years, plus the current year's, such suitable records as may be necessary to determine the amount of any tax for which the person may be liable under the provisions of this chapter.~~

~~**3.52.090 City to adopt rules and regulations.**~~

~~The city shall have power to adopt rules and regulations not inconsistent with the terms of this chapter for carrying out and enforcing the payment, collection and remittance of the tax levied in this chapter, and shall publish and place on file a copy of the rules and regulations for public examination in the clerk's office. Failure to or refusal to comply with any such rules or regulations is a violation of this chapter.~~

~~3.52.100 Delinquent payments – Penalty.~~

~~If any person fails or refuses to make any return required by this chapter, the finance director shall proceed in such manner as they may deem best to obtain facts and information on which to base their estimate of the tax due. As soon as the finance director procures such facts and information as they is able to obtain upon which to base the assessment of any tax payable by any person who has failed or refused to make a return, they shall proceed to determine and assess against such person the tax and penalties provided for by this chapter and shall notify such taxpayer by mail of the total amount of such tax, penalties and interest, and the total amount shall be paid within 10 days from the date of such notice.~~

~~If any person fails or refuses to pay the tax required to be paid by this chapter within the time and in the amount specified by this chapter, the finance director shall add to any tax due, interest at the rate of one percent for every month or fraction thereof that the tax is unpaid.~~

~~3.52.110 Examination of books and records.~~

~~The books and records and accounts of any person collecting a tax levied in this chapter shall, as to admission charges and tax collections, be at all reasonable times subject to examination and audit by the finance director.~~

Chapter 3.80
GAMBLING ACTIVITIES

3.80.020 State and City Licenses – Required. ~~– Filing with chief of police.~~

A. Any person, association or organization, required to obtain a State gambling license ~~for gambling under the laws of the state, which receives such a license,~~ shall ~~upon receipt thereof~~ immediately file a copy of such license ~~thereof~~ with the chief of police upon receipt, and shall thereafter promptly notify the chief of police of any changes in ~~,~~ ~~suspension or action pertaining to such~~ the license status.

B. On and after January 1, 1982, no person, firm or corporation shall engage in or carry on any business, occupation, act or privilege taxable under this chapter unless licensed by the City to do so under ACC Title 5.

3.80.070 Administration and collection of tax.~~Tax – Exemption – Payment – Returns.~~

~~A. *Exemption From Tax and Return Requirement.* Taxpayers with gross income of less than $2,000 per calendar year that do not maintain a permanent operating location within the city are exempt from the tax and return requirements imposed by this chapter.~~

~~B~~A. *Payment of Tax Upon Filing Washington State Gambling Commission Report.* Upon the filing of any report to the Washington State Gambling Commission of gambling moneys received, a taxpayer shall pay the taxes imposed by this chapter and file a duplicate copy of any such reports with the city finance director with the tax payment.

~~C. *Tax Return Filing and Payment Requirements.* Taxpayers subject to the tax imposed by this chapter shall record and report tax due on a city tax return form, and shall file the return and pay the corresponding tax due to the city finance director, as follows:~~

> ~~1. Taxpayers with gross income exceeding $20,000 per month: the taxes imposed by this chapter shall be due in quarterly installments, and paid on or before the thirtieth day of the month after the end of the quarterly period in which the income was received.~~
>
> ~~Such quarterly periods are as follows:~~
>
> ~~First quarter – January, February, March;~~
>
> ~~Second quarter – April, May, June;~~
>
> ~~Third quarter – July, August, September;~~

~~Fourth quarter – October, November, December.~~

~~2. Taxpayers with gross income of $20,000 per month or less: unless subsection A of this section applies, the taxes imposed by this chapter shall be due annually, and paid on or before January 31st of the year following the year in which the income was received.~~

~~3. *Finance Director Reservation of Rights.* The city finance director reserves the right to review and reassign tax return filing frequency on a case-by-case basis, as warranted by administrative requirements. (Ord. 6874 § 1 (Exh. A), 2022; Ord. 5673 § 1, 2002; Ord. 5013 § 2, 1997; Ord. 2883 § 5, 1975. Formerly 5.44.070.)~~

B. The tax imposed by this chapter shall be administered and collected in accordance with ACC 3.62.

Chapter 3.84
TELEPHONE BUSINESS

3.84.010 Definitions.

A. "Telephone business" means the business of providing access to a local telephone network, local telephone network switching service, toll service, cellular telephone service, or coin telephone services, or providing telephonic, video, data, or similar communication or transmission for hire, via a local telephone network, toll line or channel, or similar communication or transmission system, and as more fully defined in RCW 82.04.065. It includes cooperative or farmer line telephone companies or associations operating an exchange. "Telephone business" does not include the providing of competitive telephone service, nor the providing of cable television service, nor the providing of broadcast services by radio or television stations.

B. "Cellular telephone service" is a two-way voice and data telephone/telecommunications system based in whole or substantially in part on wireless radio communications and which is not subject to regulation by the Washington Utilities and Transportation Commission (WUTC). This includes cellular mobile service. The definition of "cellular mobile service" includes other wireless radio communications services such as specialized mobile radio (SMR), personal communications services (PCS), and any other evolving wireless radio communications technology which accomplishes a purpose similar to cellular mobile service.

C. "Competitive telephone service" means the providing by any person of telecommunications equipment, apparatus, or service related to that equipment or apparatus, such as repair or maintenance services, if the equipment or apparatus is of a type which can be provided by persons that are not subject to regulation as telephone companies under RCW Title 80, and for which a separate charge is made. Transmission of communication through cellular telephones is classified as "telephone business" in subsection A of this section rather than "competitive telephone service."

~~D. "Gross income" means the value proceeding or accruing from the sale of tangible property or service, and receipts (including all sums earned or charged, whether received or not) by reason of the investment of capital in the business engaged in, including rentals, royalties, fees, or other emoluments, however designated (excluding receipts or proceeds from the use or sale of real property or any interest therein, and proceeds from the sale of notes, bonds, mortgages, or other evidences of indebtedness, or stocks and the like) and without any deduction on account of the cost of the property sold, the cost of materials used, labor costs, interest or discount paid, or any expense whatsoever, and without any deduction on account of losses.~~

~~E~~D. "Network telephone service" means the providing by any person of access to a telephone network, telephone network switching service, toll service, or coin telephone service, or providing of telephonic, video, voice, data, or similar communication or transmission for hire, via a telephone network, toll line or channel, cable, microwave, or

similar communication or transmission system. “Network telephone service” includes the provision of electronic transmitting to and from the site of an internet service provider via a telephone network, toll line or channel, cable, microwave, or similar communication or transmitting system, without regard to whether such service is referred to as voice over Internet Protocol services. It also encompasses interstate service, including toll service, originating from or received on telecommunications equipment or apparatus in this state if the charge for the service is billed to a person in this state. “Network telephone service” does not include the providing of competitive telephone service, the providing of cable television service, or the providing of broadcast services by radio or television stations, nor the provision of internet service as defined in RCW 82.04.297, including the reception of dial-in connection provided at the site of the internet service provider.

E~~F~~. “Pager service” means service provided by means of an electronic device which has the ability to send or receive voice or digital messages transmitted through the local telephone network via satellite or any other form of voice or data transmission.

F~~G~~. “Place of primary use” means the residential street address or the primary business street address of the customer and in both cases must be located within the licensed service area of the home service provider.

G. “Telecommunications company” includes every corporation, company, association, joint stock association, partnership and person, their lessees, trustees or receivers appointed by any court whatsoever, and every city or town owning, operating or managing any facilities used to provide telecommunications for hire, sale, or resale to the general public within this state.

H. “Telegraph business” means the business of providing telegraphic communication for hire.

3.84.050 Administration and collection of tax. ~~Tax – Payment – Returns.~~

The tax imposed by this chapter shall be administered and collected in accordance with ACC 3.62.

~~A. *Exemption From Tax and Return Requirement.* Taxpayers with gross income of less than $2,000 per calendar year that do not maintain a permanent operating location within the city are exempt from the tax and return requirements imposed by this chapter.~~

~~B. *Tax Return Filing and Payment Requirements.* Taxpayers subject to the tax imposed by this chapter shall record and report tax due on a city tax return form, and~~

~~shall file the return and pay the corresponding tax due to the city finance director, as follows:~~

~~1. Taxpayers with gross income exceeding $20,000 per month: the taxes imposed by this chapter shall be due in quarterly installments, and paid on or before the thirtieth day of the month after the end of the quarterly period in which the income was received.~~

~~Such quarterly periods are as follows:~~

~~First quarter – January, February, March;~~

~~Second quarter – April, May, June;~~

~~Third quarter – July, August, September;~~

~~Fourth quarter – October, November, December.~~

~~2. Taxpayers with gross income of $20,000 per month or less: unless subsection A of this section applies, the taxes imposed by this chapter shall be due annually, and paid on or before January 31st of the year following the year in which the income was received.~~

~~3. *Finance Director Reservation of Rights.* The city finance director reserves the right to review and reassign tax return filing frequency on a case-by-case basis, as warranted by administrative requirements.~~

~~C. The first payment made hereunder shall be made by April 30, 1982, for the three-month period ending March 31, 1982.~~

~~3.84.070 Records required.~~

~~Each taxpayer shall keep records reflecting the amount of their gross revenues, and such records shall be open at all reasonable times to the inspection of the city clerk, or duly authorized subordinates, for verification of the tax returns or for the fixing of the tax of a taxpayer who shall fail to make such returns.~~

~~3.84.080 Tax – Late penalty.~~

~~If any person, firm or corporation subject to this chapter shall fail to pay any tax required by this chapter within 30 days after the due date thereof, there shall be added to such tax a penalty of 12 percent of the amount of such tax, and any tax due under this chapter and unpaid, and all penalties thereon, shall constitute a debt to the city of Auburn, Washington, and may be collected by court proceedings, which remedy shall be in addition to all other remedies.~~

~~3.84.090 Credit and refund.~~

~~Any money paid to the city of Auburn, Washington, through error or otherwise not in payment of the tax imposed or in excess of such tax shall, upon request of the taxpayer, be credited against any tax due or to become due from such taxpayer under this chapter or, upon the taxpayer's ceasing to do business in the city of Auburn, Washington, be refunded to the taxpayer.~~

Chapter 3.88
UTILITY SERVICES

3.88.035 Definitions.

~~In construing the provisions of this chapter, except when otherwise plainly declared or clearly apparent from the context, the following definitions shall be applied:~~

A. "Electricity business" means the business of producing, transmitting, distributing, or selling electricity.

B. "Gas distribution business" means the business of operating a plant or system for the production or distribution for hire or sale of gas, whether manufactured or natural.

C. "Light and power business" means the business of operating a plant or system for the generation, production or distribution of electrical energy for hire or sale and/or for the wheeling of electricity for others.

~~"Gross income" means the value proceeding or accruing from the sale of tangible property or service, and receipts (including all sums earned or charged, whether received or not) by reason of the investment of capital in the business engaged in, including rentals, royalties, fees, or other emoluments, however designated (excluding receipts or proceeds from the use or sale of real property or any interest therein, and proceeds from the sale of notes, bonds, mortgages, or other evidences of indebtedness, or stocks and the like) and without any deduction on account of the cost of the property sold, the cost of materials used, labor costs, interest or discount paid, or any expense whatsoever, and without any deduction on account of losses.~~

3.88.060 Collection and administration of tax. ~~Tax return filing and requirements.~~

The tax imposed by this chapter shall be administered and collected in accordance with ACC 3.62.

~~Taxpayers subject to the tax imposed by this chapter shall record and report tax due on a city tax return form, and shall file the return and pay the corresponding tax due to the city finance director, as follows:~~

~~A. Taxpayers with gross income of less than $2,000 per calendar year that do not maintain a permanent operating location within the city are exempt from the tax and return requirements imposed by this chapter.~~

~~B. Taxpayers with gross income of $20,000 per month or less: unless subsection A of this section applies, the taxes imposed by this chapter shall be reported annually, and paid on or before January 31st of the year following the year in which the income was received.~~

~~C. Taxpayers with gross income between $20,000 per month and $100,000 per month: the taxes imposed by this chapter shall be reported quarterly, and paid on or before the thirtieth day of the month after the end of the quarterly period in which the income was received.~~

~~Such quarterly periods are as follows:~~

~~First quarter – January, February, March;~~

~~Second quarter – April, May, June;~~

~~Third quarter – July, August, September;~~

~~Fourth quarter – October, November, December.~~

~~D. Taxpayers with gross income exceeding $100,000 per month: the taxes imposed by this chapter shall be reported monthly, and paid on or before the thirtieth day of the month after the month in which the income was received.~~

~~E. *Finance Director Reservation of Rights.* The city finance director reserves the right to assign individual taxpayer tax return filing frequency on a case-by-case basis.~~

~~3.88.070 Revenue records.~~

~~Each taxpayer shall keep records reflecting the amount of its gross revenues, and such records shall be open at all reasonable times to the inspection of the city clerk, or their duly authorized subordinates, for verification of the tax returns or for the fixing of the tax of a taxpayer who fails to make such returns.~~

~~3.88.080 Tax – Payment failure – Penalty and collection.~~

~~If any person, firm or corporation subject to this chapter fails to pay any tax required by this chapter within 30 days after the due date thereof, there shall be added to such tax a penalty of 12 percent of the amount of such tax, and any tax due under this chapter and unpaid, and all penalties thereon, shall constitute a debt to the city and may be collected by court proceedings, which remedy shall be in addition to all other remedies.~~

~~**3.88.090 Tax – Overpayments.**~~

~~Any money paid to the city through error or otherwise not in payment of the tax imposed by this chapter or in excess of such tax shall, upon request of the taxpayer, be credited against any tax due or to become due from such taxpayer under this chapter or, upon the taxpayer's ceasing to do business in the city, be refunded to the taxpayer.~~

Ordinance 6921
Administrative Code for Utility Taxes Chapter 3.62 (NEW)

CITY COUNCIL STUDY SESSION

NOVEMBER 13, 2023

Administrative Code for Certain City Taxes: Chapter 3.62

Adds Administrative Provisions for:

- 3.40 – Water, Sewers, Storm Tax
- 3.41 – Solid Waste Tax
- 3.42 – Cable Utility Tax
- 3.52 – Admissions Tax
- 3.80 – Gambling Tax
- 3.84 – Telephone Utility Tax
- 3.88 – Utility Tax (Electric and Natural Gas)

Administrative Code for Certain City Taxes: Chapter 3.62

1. Definitions
2. Business Licensing Requirement
3. Exemptions
4. Filing Requirements (annual, quarterly)
5. Administrative Review and Appeal

Questions

AGENDA BILL APPROVAL FORM

Agenda Subject:
Ordinance No. 6898 (Thomas) (30 Minutes)

Date:
November 7, 2023

Department:
Finance

Attachments:
Ordinance No. 6898 Amendements to the B&O Code
Exhibit A 3-53
Exhibit B 3-54
Ordinance 6898 Presentation

Budget Impact:
Current Budget: $0
Proposed Revision: $0
Revised Budget: $0

Administrative Recommendation:

For discussion only.

Background for Motion:

Background Summary:

Ordinance 6898 amends ACC 3.53 Business and Occupation Tax and ACC 3.54 Business and Occupation Tax Administrative Provisions. These changes: add three new definitions; add clarity to several existing definitions; establish exemption thresholds for organizations receiving contributions from DSHS; add clarity for reporting requirements (thresholds, reporting periods, authorized tax forms, and non reporting status); and to add clarity for waiver provisions.

Reviewed by Council Committees:

Councilmember: Baldwin

Staff: Thomas

Meeting Date: November 13, 2023

Item Number:

ORDINANCE NO. 6898

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON AMENDING AUBURN CITY CODE CHAPTERS 3.53 AND 3.54 RELATED TO CITY BUSINESS AND OCCUPATION (B&O) TAX, CLARIFYING DEFINITIONS AND PROCEDURES, AND UPDATING PROVISIONS FOR CONSISTENCY WITH STATE LAW CHANGES

WHEREAS, in 2021 the City enacted its business and occupations (B&O) tax code (ACC 3.53), and its corresponding B&O tax administrative code (ACC 3.54);

WHEREAS, following ongoing review and practical application, the City's Finance Department has determined that these ACC chapters need revisions:

(1) clarifying the definitions of existing terms and adding definitions to assist taxpayers and the City in administering and collecting B&O taxes;

(2) refining B&O tax collection procedures to clarify City B&O tax exemptions for taxpayers and to give the City's Finance Department greater flexibility in administering interest and penalties in B&O tax collection;

(3) updating language within the City's B&O codes to match recent State law changes regarding B&O taxation; and

(4) making additional needed technical revisions and corrections to the code;

WHEREAS, these revisions and additions to ACC 3.53 and 3.54 will enable greater clarity and precision in the administration and implementation of the City's B&O tax code, and they are in the best interest of the City, its business community and its B&O taxpayers.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, DO ORDAIN as follows:

Section 1. Amendment to City Code. Chapter 3.53 of the Auburn City Code is amended to read as set forth in Exhibit A to this Ordinance.

Section 2. Amendment to City Code. Chapter 3.54 of the Auburn City Code is amended to read as set forth in Exhibit B to this Ordinance.

Section 3. Implementation. The Mayor is authorized to implement those administrative procedures necessary to carry out the directives of this legislation.

Section 4. Severability. The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this ordinance, or the invalidity of the application of it to any person or circumstance, will not affect the validity of the remainder of this ordinance, or the validity of its application to other persons or circumstances.

Section 5. Effective date. Except for the Exhibit A revisions to ACC 3.53.090 (that take effect on January 1, 2024), this Ordinance will take effect and be in force five days from and after its passage, approval, and publication as provided by law.

INTRODUCED: _____

PASSED: _____

APPROVED: _____

_____
NANCY BACKUS, MAYOR

ATTEST:

_____
Shawn Campbell, MMC, City Clerk

APPROVED AS TO FORM:

_____
Harry Boesche, Acting City Attorney

Published: _____

ORD. 6898—Exhibit A

ACC 3.53.020 Definitions.

In construing the provisions of this chapter, the following definitions shall be applied. Words in the singular number shall include the plural, and the plural shall include the singular.

A. ~~*Adult Family Home* .~~ "Adult family home" means a residential home licensed by the Washington State Department of Social and Health Services (DSHS) pursuant to Chapter 70.128 RCW in which a person or persons provides personal care, special care, room and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services.

B. "Advance," "Reimbursement."

1. "Advance" means money or credits a taxpayer receives from a customer or client for the purpose of paying costs or fees on behalf of the customer or client.

2. "Reimbursement" means money or credits a taxpayer receives from a customer or client to repay the taxpayer for money or credits expended by the taxpayer in payment of costs or fees of the customer or client.

C. "Agricultural Product," "Farmer."

1. "Agricultural product" means any product of plant cultivation or animal husbandry including, but not limited to: a product of horticulture, grain cultivation, vermiculture, viticulture, or aquaculture as defined in RCW 15.85.020; plantation Christmas trees; turf; or any animal including but not limited to an animal that is a private sector cultured aquatic product as defined in RCW 15.85.020, or a bird, or insect, or the substances obtained from such animal. "Agricultural product" does not include animals intended to be pets, marijuana, or marijuana-infused products as defined by RCW 69.50.101(y) and (ff)).

2. "Farmer" means any person engaged in the business of growing or producing, upon the person's own lands or upon lands in which the person has a present right of possession, any agricultural product whatsoever for sale. "Farmer" does not include a person using such products as ingredients in a manufacturing process, or a person growing or producing such products for the person's own consumption. "Farmer" does not include a person selling any animal or substance obtained therefrom in connection with the person's business of operating a stockyard or a slaughter or packing house. "Farmer" does not include any person in respect to the business of taking, cultivating, or raising timber. "Farmer" does not include any person engaged in the business of growing, producing, processing, selling or distributing marijuana.

D. "Artistic or Cultural Organization."

1. The term “artistic or cultural organization” means an organization which is organized and operated exclusively for the purpose of providing artistic or cultural exhibitions, presentations, or performances or cultural or art education programs, as defined in subsection (D)(10) of this section, for viewing or attendance by the general public.

2. The organization must be a not-for-profit corporation under Chapter 24.03 RCW.

3. The organization must be managed by a governing board of not less than eight individuals none of whom is a paid employee of the organization or by a corporation sole under Chapter 24.12 RCW.

4. No part of its income may be paid directly or indirectly to its members, stockholders, officers, directors, or trustees except in the form of services rendered by the corporation in accordance with its purposes and bylaws.

5. Salary or compensation paid to its officers and executives must be only for actual services rendered, and at levels comparable to the salary or compensation of like positions within the state.

6. Assets of the organization must be irrevocably dedicated to the activities for which the exemption is granted and, on the liquidation, dissolution, or abandonment by the organization, may not inure directly or indirectly to the benefit of any member or individual except a nonprofit organization, association, or corporation which also would be entitled to the exemption.

7. The organization must be duly licensed or certified when licensing or certification is required by law or regulation.

8. The amounts received that qualify for exemption must be used for the activities for which the exemption is granted.

9. Services must be available regardless of race, color, national origin, ancestry, religion, age, sex, marital status, Vietnam or disabled veteran status, sexual orientation, or the presence of any mental or physical disability.

10. The term “artistic or cultural exhibitions, presentations, or performances or cultural or art education programs” is limited to:

a. An exhibition or presentation of works of art or objects of cultural or historical significance, such as those commonly displayed in art or history museums;

b. A musical or dramatic performance or series of performances; or

c. An educational seminar or program, or series of such programs, offered by the organization to the general public on an artistic, cultural, or historical subject.

E. “Assisted living facility” means any home or other institution, however named, which is advertised, announced, or maintained for the express or implied purpose of providing housing, basic services, and assuming general responsibility for the safety and well-being of the residents, and may also provide domiciliary care. “Assisted living facility” shall not include facilities certified as group training homes pursuant to RCW 71A.22.040, nor any home, institution or section thereof which is otherwise licensed and regulated under the provisions of state law providing specifically for the licensing and regulation of such home, institution or section thereof. Nor shall it include any independent senior housing, independent living units in continuing care retirement communities, or other similar living situations including those subsidized by the Department of Housing and Urban Development.

F. “Athletic or fitness facility” means an indoor or outdoor facility or portion of a facility that is primarily used for: Exercise classes; strength and conditioning programs; personal training services; tennis, racquetball, handball, squash, or pickleball; or other activities requiring the use of exercise or strength training equipment, such as treadmills, elliptical machines, stair climbers, stationary cycles, rowing machines, Pilates equipment, balls, climbing ropes, jump ropes, and weightlifting equipment.

G~~F~~. “Business” includes all activities engaged in with the object of gain, benefit, or advantage to the taxpayer or to another person or class, directly or indirectly.

H~~G~~. “Business and occupation tax” or “gross receipts tax” means a tax imposed on or measured by the value of products, the gross income of the business, or the gross proceeds of sales, as the case may be, and that is the legal liability of the business.

I~~H~~. “City” means the city of Auburn, Washington.

J~~I~~. “Commercial or industrial use” means the following uses of products, including by-products, by the extractor or manufacturer thereof:

1. Any use as a consumer; and

2. The manufacturing of articles, substances or commodities.

K~~J~~. “Competitive telephone service” means the providing by any person of telecommunications equipment or apparatus, or service related to that equipment or apparatus such as repair or maintenance service, if the equipment or apparatus is of a type which can be provided by persons that are not subject to regulation as telephone companies under RCW Title 80 and for which a separate charge is made.

L~~K~~. “Consumer” means the following:

1. Any person who purchases, acquires, owns, holds, or uses any tangible or intangible personal property irrespective of the nature of the person’s business. “Consumer” includes, among others and without limiting its scope, persons who install, repair, clean,

alter, improve, construct, or decorate real or personal property of or for a consumer other than for the purpose of:

a. Resale as tangible or intangible personal property in the regular course of business;

b. Incorporating such property as an ingredient or component of real or personal property when installing, repairing, cleaning, altering, imprinting, improving, constructing, or decorating such real or personal property of or for consumers;

c. Incorporating such property as an ingredient or component of a new product or as a chemical used in processing a new product when the primary purpose of such chemical is to create a chemical reaction directly through contact with an ingredient of a new product; or

d. Consuming the property in producing ferrosilicon which is subsequently used in producing magnesium for sale, if the primary purpose of such property is to create a chemical reaction directly through contact with an ingredient of ferrosilicon;

2. Any person engaged in any business activity that is taxable under ACC 3.53.040;

3. Any person who purchases, acquires, or uses any competitive telephone service as herein defined, other than for resale in the regular course of business;

4. Any person who purchases, acquires, or uses any personal, business, or professional service defined as a retail sale or retail service in this section, other than for resale in the regular course of business;

5. Any person who is an end user of software;

6. Any person engaged in the business of “public road construction” with respect to tangible personal property when that person incorporates the tangible personal property as an ingredient or component of a publicly owned street, place, road, highway, easement, right-of-way, mass public transportation terminal or parking facility, bridge, tunnel, or trestle by installing, placing, or spreading the property in or upon the right-of-way of a publicly owned street, place, road, highway, easement, bridge, tunnel, or trestle, or in or upon the site of a publicly owned mass public transportation terminal or parking facility;

7. Any person who is an owner, lessee, or has the right of possession to or an easement in real property which is being constructed, repaired, decorated, improved, or otherwise altered by a person engaged in business;

8. Any person who is an owner, lessee, or has the right of possession to personal property which is being constructed, repaired, improved, cleaned, imprinted, or otherwise altered by a person engaged in business; or

9. Any person engaged in “government contracting.” Any such person shall be a consumer within the meaning of this subsection with respect to tangible personal property incorporated into, installed in, or attached to such building or other structure by such person. Nothing contained in this or any other subsection of this section shall be construed to modify any other definition of “consumer.”

M~~L~~. “Delivery” means the transfer of possession of tangible personal property between the seller and the buyer or the buyer’s representative. Delivery to an employee of a buyer is considered delivery to the buyer. Transfer of possession of tangible personal property occurs when the buyer or the buyer’s representative first takes physical control of the property or exercises dominion and control over the property. “Dominion and control” means the buyer has the ability to put the property to the buyer’s own purposes. It means the buyer or the buyer’s representative has made the final decision to accept or reject the property, and the seller has no further right to possession of the property and the buyer has no right to return the property to the seller, other than under a warranty contract. A buyer does not exercise dominion and control over tangible personal property merely by arranging for shipment of the property from the seller to itself. A buyer’s representative is a person, other than an employee of the buyer, who is authorized in writing by the buyer to receive tangible personal property and take dominion and control by making the final decision to accept or reject the property. Neither a shipping company nor a seller can serve as a buyer’s representative. It is immaterial where the contract of sale is negotiated or where the buyer obtains title to the property. Delivery terms and other provisions of the Uniform Commercial Code (RCW Title 62A) do not determine when or where delivery of tangible personal property occurs for purposes of taxation.

N~~M~~. “Director” means the finance director of the city or any officer, agent or employee of the city designated to act on the director’s behalf.

O~~N~~. “Digital automated service,” “digital code” and “digital goods” have the same meaning as in RCW 82.04.192.

P~~O~~. “Digital products” means digital goods, digital codes, digital automated services, and the services described in RCW 82.04.050(2)(q) and (6)(b).

Q~~P~~. ~~*Eligible Gross Receipts Tax.* The term “e~~E~~ligible gross receipts tax” means a tax which:

1. Is imposed on the act or privilege of engaging in business activities within section ACC 3.53.040; and

2. Is measured by the gross volume of business, in terms of gross receipts, and is not an income tax or value added tax; and

3. Is not, pursuant to law or custom, separately stated from the sales price; and

4. Is not a sales or use tax, business license fee, franchise fee, royalty or severance tax measured by volume or weight, or concession charge, or payment for the use and enjoyment of property, property right or a privilege; and

5. Is a tax imposed by a local jurisdiction, whether within or without the state of Washington, and not by a country, state, province, or any other nonlocal jurisdiction above the county level.

R~~Q~~. "Engaging in Business."

1. The term "engaging in business" means commencing, conducting, or continuing in business, and also the exercise of corporate or franchise powers, as well as liquidating a business when the liquidators thereof hold themselves out to the public as conducting such business.

2. This subsection sets forth examples of activities that constitute engaging in business in the city, and establishes safe harbors for certain of those activities so that a person who meets the criteria may engage in de minimis business activities in the city without having to register and obtain a business license or pay city business and occupation taxes. The activities listed in this section are illustrative only and are not intended to narrow the definition of "engaging in business" in subsection (R~~Q~~)(1) of this section. If an activity is not listed, whether it constitutes engaging in business in the city shall be determined by considering all the facts and circumstances and applicable law.

3. Without being all inclusive, any one of the following activities conducted within the city by a person, or its employee, agent, representative, independent contractor, broker or another acting on its behalf constitutes engaging in business and requires a person to register and obtain a business license:

a. Owning, renting, leasing, maintaining, or having the right to use, or using, tangible personal property, intangible personal property, or real property permanently or temporarily located in the city.

b. Owning, renting, leasing, using, or maintaining an office, place of business, or other establishment in the city.

c. Soliciting sales.

d. Making repairs or providing maintenance or service to real or tangible personal property, including warranty work and property maintenance.

e. Providing technical assistance or service, including quality control, product inspections, warranty work, or similar services on or in connection with tangible personal property sold by the person or on its behalf.

f. Installing, constructing, or supervising installation or construction of, real or tangible personal property.

g. Soliciting, negotiating, or approving franchise, license, or other similar agreements.

h. Collecting current or delinquent accounts.

i. Picking up and transporting tangible personal property, solid waste, construction debris, or excavated materials.

j. Providing disinfecting and pest control services, employment and labor pool services, home nursing care, janitorial services, appraising, landscape architectural services, security system services, surveying, and real estate services including the listing of homes and managing real property.

k. Rendering professional services such as those provided by accountants, architects, attorneys, auctioneers, consultants, engineers, professional athletes, barbers, baseball clubs and other sports organizations, chemists, psychologists, court reporters, dentists, doctors, detectives, laboratory operators, teachers, veterinarians.

l. Meeting with customers or potential customers, even when no sales or orders are solicited at the meetings.

m. Training or recruiting agents, representatives, independent contractors, brokers or others, domiciled or operating on a job in the city, acting on its behalf, or for customers or potential customers.

n. Investigating, resolving, or otherwise assisting in resolving customer complaints.

o. In-store stocking or manipulating products or goods, sold to and owned by a customer, regardless of where sale and delivery of the goods took place.

p. Delivering goods in vehicles owned, rented, leased, used, or maintained by the person or another person acting on its behalf.

4. If a person, or their employee, agent, representative, independent contractor, broker or another acting on the person's behalf, engages in no other activities in or with the city but the following, it need not register and obtain a business license and pay tax:

a. Meeting with suppliers of goods and services as a customer.

b. Meeting with government representatives in their official capacity, other than those performing contracting or purchasing functions.

c. Attending meetings, such as board meetings, retreats, seminars, and conferences, or other meetings wherein the person does not provide training in connection with

tangible personal property sold by the person or on its behalf. This provision does not apply to any board of directors member or attendee engaging in business such as a member of a board of directors who attends a board meeting.

d. Renting tangible or intangible property as a customer when the property is not used in the city.

e. Attending, but not participating in, a “trade show” or “multiple vendor events.” Persons participating at a trade show shall review Chapter 2.23 ACC, Special Event Permits.

f. Conducting advertising through the mail.

g. Soliciting sales by phone from a location outside the city.

5. A seller located outside the city merely delivering goods into the city by means of common carrier is not required to register and obtain a business license; provided, that it engages in no other business activities in the city. Such activities do not include those in subsection (R~~Q~~)(4) of this section.

6. The city expressly intends that engaging in business include any activity sufficient to establish nexus for purposes of applying the tax under the law and the Constitutions of the United States and the state of Washington. Nexus is presumed to continue as long as the taxpayer benefits from the activity that constituted the original nexus-generating contact or subsequent contacts.

S~~R~~. “Extracting” is the activity engaged in by an extractor and is reportable under the extracting classification.

T~~S~~. “Extractor.”

1. “Extractor” means every person who from the person’s own land or from the land of another under a right or license granted by lease or contract, either directly or by contracting with others for the necessary labor or mechanical services, for sale or for commercial or industrial use, mines, quarries, takes or produces coal, oil, natural gas, ore, stone, sand, gravel, clay, mineral or other natural resource product; or fells, cuts or takes timber, Christmas trees~~,~~ other than plantation Christmas trees, or other natural products; or takes fish, shellfish, or other sea or inland water foods or products.

2. “Extractor” does not include persons performing under contract the necessary labor or mechanical services for others; ~~or~~ persons meeting the definition of “farmer~~.~~” under RCW 82.04.213, or persons producing cannabis.

3. When an “extractor” is also a “manufacturer” under this chapter, the principles of WAC 458-20-135 (as now enacted or hereafter amended) shall apply.

UT. “Extractor for hire” means a person who performs under contract necessary labor or mechanical services for an extractor.

VU. “Gross income of the business” means the value proceeding or accruing by reason of the transaction of the business engaged in and includes gross proceeds of sales, compensation for the rendition of services, gains realized from trading in stocks, bonds, or other evidences of indebtedness, interest, discount, rents, royalties, fees, commissions, dividends, and other emoluments however designated, all without any deduction on account of the cost of tangible property sold, the cost of materials used, labor costs, interest, discount, delivery costs, taxes, or any other expense whatsoever paid or accrued and without any deduction on account of losses.

WV. “Gross proceeds of sales” means the value proceeding or accruing from the sale of tangible personal property, digital goods, digital codes, digital automated services or for other services rendered, without any deduction on account of the cost of property sold, the cost of materials used, labor costs, interest, discount paid, delivery costs, taxes, or any other expense whatsoever paid or accrued and without any deduction on account of losses.

XW. “Gross receipts” has the same meaning as gross income.

YX. “Hospital” means any institution, place, building, or agency which provides accommodations, facilities and services over a continuous period of 24 hours or more, for observation, diagnosis, or care, of two or more individuals not related to the operator who are suffering from illness, injury, deformity, or abnormality, or from any other condition for which obstetrical, medical, or surgical services would be appropriate for care or diagnosis. “Hospital” as used in this chapter does not include hotels, or similar places furnishing only food and lodging, or simply domiciliary care; nor does it include clinics, or physician’s offices where patients are not regularly kept as bed patients for 24 hours or more; nor does it include nursing homes, as defined and which come within the scope of Chapter 18.51 RCW; nor does it include birthing centers, which come within the scope of Chapter 18.46 RCW; nor does it include psychiatric hospitals, which come within the scope of Chapter 71.12 RCW; nor any other hospital or institution specifically intended for use in the diagnosis and care of those suffering from mental illness, intellectual disability, convulsive disorders, or other abnormal mental condition. Furthermore, nothing in this chapter or the rules adopted pursuant thereto shall be construed as authorizing the supervision, regulation, or control of the remedial care or treatment of residents or patients in any hospital conducted for those who rely primarily upon treatment by prayer or spiritual means in accordance with the creed or tenets of any well recognized church or religious denominations.

ZY. “International Investment Management Services.”

1. “International investment management services” includes investment research, investment consulting, fund administration, fund distribution, investment transactions, or related investment services provided to persons for or on behalf of a collective

investment fund. A person is considered to be engaged in providing international investment management services if such person is providing investment management services and/or is a member of an affiliated group (as defined by RCW 82.04.293(2)(b)) primarily in the business of providing investment management services to collective investment funds, and at least 15 percent of the gross income of the person and/or affiliated group is derived from providing investment management services to any of the following:

a. Persons or collective investment funds residing outside the United States; or

b. Collective investment funds with at least 50 percent of their investment assets located or issued outside the United States.

2. For the purpose of this section, “collective investment fund” includes:

a. A mutual fund or other regulated investment company as defined in 26 U.S.C. §851(a), as now enacted or hereafter amended;

b. An investment company, as defined in 15 U.S.C. §80a-3 (as now enacted or hereafter amended), as well as any entity that would be an investment company for this purpose but for the exemptions contained in 15 U.S.C. §80a-3;

c. An employee benefit plan, which includes any plan, trust, commingled employee benefit trust, or custodial arrangement that is subject to 29 U.S.C. §1001 et seq., or that is described in 26 U.S.C. §§125, 401, 403, 408, 457, 501(c)(9), and 501(c)(17) through (24~~3~~), or a similar plan maintained by a state or local government, or a plan trust, or custodial arrangement established to self-insure benefits required by federal, state, or local law;

d. A fund maintained by a tax exempt organization, as defined in 26 U.S.C. §501(c)(3) for operating, quasi-endowment, or endowment purposes;

e. Funds that are established for the benefit of such tax exempt organizations, such as charitable remainder trusts, charitable lead trusts, charitable annuity trusts, or other similar trusts; or

f. Collective investment funds similar to those described in subsections (Z~~Y~~)(2)(a) through (Z~~Y~~)(2)(e) of this section created under the laws of a foreign jurisdiction.

AA~~Z~~. “Liquor” shall have the same meaning as RCW 66.44.010.

BB. “Lottery commissions” are commissions received from sales of lottery and scratch tickets to a consumer.

CC~~AA~~. “Manufacturing” means the activity conducted by a manufacturer and is reported under the manufacturing classification.

DD~~BB~~. “Manufacturer,” “To Manufacture.”

1. “Manufacturer” means every person who, either directly or by contracting with others for the necessary labor or mechanical services, manufactures for sale or for commercial or industrial use from the person’s own materials or ingredients any products. When the owner of equipment or facilities furnishes, or sells to the customer prior to manufacture, materials or ingredients equal to less than 20 percent of the total value of all materials or ingredients that become a part of the finished product, the owner of the equipment or facilities will be deemed to be a processor for hire, and not a manufacturer. A business not located in this city that is the owner of materials or ingredients processed for it in this city by a processor for hire shall be deemed to be engaged in business as a manufacturer in this city.

2. “To manufacture” means all activities of a commercial or industrial nature wherein labor or skill is applied, by hand or machinery, to materials or ingredients so that as a result thereof a new, different or useful product is produced for sale or commercial or industrial use, and shall include:

a. The production of special made or custom made articles;

b. The production of dental appliances, devices, restorations, substitutes, or other dental laboratory products by a dental laboratory or dental technician;

c. Crushing and/or blending of rock, sand, stone, gravel, or ore; and

d. The producing of articles for sale, or for commercial or industrial use from raw materials or prepared materials by giving such materials, articles, and substances of trade or commerce new forms, qualities, properties or combinations including, but not limited to, such activities as making, fabricating, processing, refining, mixing, slaughtering, packing, aging, curing, mild curing, preserving, canning, and the preparing and freezing of fresh fruits and vegetables.

“To manufacture” shall not include the production of digital goods or the production of computer software if the computer software is delivered from the seller to the purchaser by means other than tangible storage media, including the delivery by use of a tangible storage media where the tangible storage media is not physically transferred to the purchaser.

EE~~CC~~. “Newspaper,” “Magazine,” “Periodical.”

1. “Newspaper” means a publication offered for sale regularly at stated intervals at least once per week and printed on newsprint in tabloid or broadsheet format folded loosely together without stapling, glue, or any other binding of any kind.

2. “Magazine” or “periodical” means any printed publication, other than a newspaper, issued and offered for sale regularly at stated intervals at least once every three

months, including any supplement or special edition of the publication. Any publication meeting this definition qualifies regardless of its content.

FF~~DD~~. “Office” or “place of business” means a fixed location or permanent facility where the regular business of the person is conducted and which is either owned by the person or over which the person exercises legal dominion and control. The regular business of the person is presumed conducted at a location:

1. Whose address the person uses as their business mailing address; and

2. Where the place of primary use is shown on a telephone billing or a location containing a telephone line, listed in a public telephone directory or other similar publication, under the business name; and

3. Where the person holds themselves out to the general public as conducting regular business through signage or other means; and

4. Where the person is required to obtain any appropriate state and local business license or registration unless the person is exempted by law from such requirement.

A vehicle such as a pick-up, van, truck, boat or other motor vehicle is not an office or place of business. A post office box is not an office or place of business.

If a person has an office or place of business, the person’s home is not an office or place of business unless it meets the criteria for office or place of business above. If a person has no office or place of business, the person’s home or apartment within the city will be deemed the place of business.

GG~~EE~~. “Option to purchase” shall mean a continuing offer or contract by which owner stipulates with another that the latter shall have the right to buy property at a fixed dollar price within a certain time. An agreement is only an option when no obligation rests on the potential buyer to make any payment except such as may be agreed upon by the parties as consideration to support the option until the potential buyer has made up their mind within a time specified to complete the purchase. The use of the term “fair market value” or any other like term shall not be substituted for a fixed dollar price in determining if an “option to purchase” exists.

HH~~FF~~. “Person” means any individual, receiver, administrator, executor, assignee, trustee in bankruptcy, trust, estate, firm, co-partnership, joint venture, club, company, joint stock company, business trust, municipal corporation, political subdivision of the state of Washington, corporation, limited liability company, association, society, or any group of individuals acting as a unit, whether mutual, cooperative, fraternal, nonprofit, or otherwise and the United States or any instrumentality thereof.

II~~GG~~. “Processing for hire” means the performance of labor and mechanical services upon materials or ingredients belonging to others so that as a result a new, different or

useful product is produced for sale, or commercial or industrial use. A processor for hire is any person who would be a manufacturer if that person were performing the labor and mechanical services upon that person's own materials or ingredients. If a person furnishes, or sells to the customer prior to manufacture, materials or ingredients equal to 20% ~~percent~~ or more of the total value of all materials or ingredients that become a part of the finished product the person will be deemed to be a manufacturer and not a processor for hire.

JJ~~HH~~. "Product" means tangible personal property, including articles, substances, or commodities created, brought forth, extracted, or manufactured by human or mechanical effort. "By-product" means any additional product, other than the principal or intended product, which results from extracting or manufacturing activities and which has a market value, without regard to whether or not such additional product was an expected or intended result of the extracting or manufacturing activities.

KK~~II~~. "Retailing" means the activity of engaging in making sales at retail and is reported under the retailing classification.

LL~~JJ~~. "Retail service" shall include the sale of or charge made for personal, business, or professional services including amounts designated as interest, rents, fees, admission, and other service emoluments however designated, received by persons engaging in the following business activities:

1. Amusement and recreation services including but not limited to golf, pool, billiards, skating, bowling, swimming, bungee jumping, ski lifts and tows, basketball, racquet ball, handball, squash, tennis, batting cages, day trips for sightseeing purposes, and others, when provided to consumers. "Amusement and recreation services" also include the provision of related facilities such as basketball courts, tennis courts, handball courts, swimming pools, and charges made for providing the opportunity to dance. The term "amusement and recreation services" does not include instructional lessons to learn a particular activity such as tennis lessons, swimming lessons, or archery lessons;

2. Abstract, title insurance, and escrow services;

3. Credit bureau services;

4. Automobile parking and storage garage services;

5. Landscape maintenance and horticultural services but excluding (a) horticultural services provided to farmers and (b) pruning, trimming, repairing, removing, and clearing of trees and brush near electric transmission or distribution lines or equipment, if performed by or at the direction of an electric utility;

6. Service charges associated with tickets to professional sporting events; and

7. The following personal services: physical fitness services, tanning salon services, tattoo parlor services, steam bath services, Turkish bath services, escort services, and dating services.

8. The term shall also include the renting or leasing of tangible personal property to consumers and the rental of equipment with an operator.

MM~~KK~~. "Royalties" means compensation for the use of intangible property, such as copyrights, patents, licenses, franchises, trademarks, trade names, and similar items.

NN~~LL~~. "Sale," "Casual or Isolated Sale."

1. "Sale" means any transfer of the ownership of, title to, or possession of, property for a valuable consideration and includes any activity classified as a "sale at retail," "retail sale," or "retail service." It includes renting or leasing, conditional sale contracts, leases with option to purchase, and any contract under which possession of the property is given to the purchaser but title is retained by the vendor as security for the payment of the purchase price. It also includes the furnishing of food, drink, or meals for compensation whether consumed upon the premises or not.

2. "Casual or isolated sale" means a sale made by a person who is not engaged in the business of selling the type of property involved on a routine or continuous basis.

OO~~MM~~. "Sale at Retail," "Retail Sale."

1. "Sale at retail" or "retail sale" means every sale of tangible personal property (including articles produced, fabricated, or imprinted) to all persons irrespective of the nature of their business and including, among others, without limiting the scope hereof, persons who install, repair, clean, alter, improve, construct, or decorate real or personal property of or for consumers, other than a sale to a person who presents a resale certificate under RCW 82.04.470, and who:

a. Purchases for the purpose of resale as tangible personal property in the regular course of business without intervening use by such person; or

b. Installs, repairs, cleans, alters, imprints, improves, constructs, or decorates real or personal property of or for consumers, if such tangible personal property becomes an ingredient or component of such real or personal property without intervening use by such person; or

c. Purchases for the purpose of consuming the property purchased in producing for sale a new article of tangible personal property or substance, of which such property becomes an ingredient or component or is a chemical used in processing, when the primary purpose of such chemical is to create a chemical reaction directly through contact with an ingredient of a new article being produced for sale; or

d. Purchases for the purpose of consuming the property purchased in producing ferrosilicon which is subsequently used in producing magnesium for sale, if the primary purpose of such property is to create a chemical reaction directly through contact with an ingredient of ferrosilicon; or

e. Purchases for the purpose of providing the property to consumers as part of competitive telephone service, as defined in RCW 82.04.065. The term shall include every sale of tangible personal property which is used or consumed or to be used or consumed in the performance of any activity classified as a “sale at retail” or “retail sale” even though such property is resold or utilized as provided in subsections (OO~~MM~~)(1)(a) through (OO~~MM~~)(1)(e) of this section following such use.

f. Purchases for the purpose of satisfying the person’s obligations under an extended warranty as defined in subsection (OO~~MM~~)(7) of this section, if such tangible personal property replaces or becomes an ingredient or component of property covered by the extended warranty without intervening use by such person.

2. “Sale at retail” or “retail sale” also means every sale of tangible personal property to persons engaged in any business activity which is taxable under ACC 3.53.040(A)(7).

3. “Sale at retail” or “retail sale” shall include the sale of or charge made for tangible personal property consumed and/or for labor and services rendered in respect to the following:

a. The installing, repairing, cleaning, altering, imprinting, or improving of tangible personal property of or for consumers, including charges made for the mere use of facilities in respect thereto, but excluding charges made for the use of coin-operated laundry facilities when such facilities are situated in an apartment house, rooming house, or mobile home park for the exclusive use of tenants thereof, and also excluding sales of laundry service to nonprofit health care facilities, and excluding services rendered in respect to live animals, birds and insects;

b. The constructing, repairing, decorating, or improving of new or existing buildings or other structures under, upon, or above real property of or for consumers, including the installing or attaching of any article of tangible personal property therein or thereto, whether or not such personal property becomes a part of the realty by virtue of installation, and shall also include the sale of services or charges made for the clearing of land and the moving of earth excepting the mere leveling of land used in commercial farming or agriculture;

c. The charge for labor and services rendered in respect to constructing, repairing, or improving any structure upon, above, or under any real property owned by an owner who conveys the property by title, possession, or any other means to the person performing such construction, repair, or improvement for the purpose of performing such construction, repair, or improvement and the property is then reconveyed by title, possession, or any other means to the original owner;

d. The sale of or charge made for labor and services rendered in respect to the cleaning, fumigating, razing or moving of existing buildings or structures, but shall not include the charge made for janitorial services; and for purposes of this section the term "janitorial services" shall mean those cleaning and caretaking services ordinarily performed by commercial janitor service businesses including, but not limited to, wall and window washing, floor cleaning and waxing, and the cleaning in place of rugs, drapes and upholstery. The term "janitorial services" does not include painting, papering, repairing, furnace or septic tank cleaning, snow removal or sandblasting;

e. The sale of or charge made for labor and services rendered in respect to automobile towing and similar automotive transportation services, but not in respect to those required to report and pay taxes under Chapter 82.16 RCW;

f. The sale of and charge made for the furnishing of lodging and all other services, except telephone business and cable service, by a hotel, rooming house, tourist court, motel, trailer camp, and the granting of any similar license to use real property, as distinguished from the renting or leasing of real property, and it shall be presumed that the occupancy of real property for a continuous period of one month or more constitutes a rental or lease of real property and not a mere license to use or enjoy the same. For the purposes of this subsection, it shall be presumed that the sale of and charge made for the furnishing of lodging for a continuous period of one month or more to a person is a rental or lease of real property and not a mere license to enjoy the same;

g. The installing, repairing, altering, or improving of digital goods for consumers;

h. The sale of or charge made for tangible personal property, labor and services to persons taxable under subsections (OO~~MM~~)(3)(a) through (OO~~MM~~)(3)(g) of this section when such sales or charges are for property, labor and services which are used or consumed in whole or in part by such persons in the performance of any activity defined as a "sale at retail" or "retail sale" even though such property, labor and services may be resold after such use or consumption. Nothing contained in this subsection shall be construed to modify subsection (OO~~MM~~)(1) of this section and nothing contained in subsection (OO~~MM~~)(1) of this section shall be construed to modify this subsection.

4. "Sale at retail" or "retail sale" shall also include the providing of competitive telephone service to consumers.

5. ~~*Sale at Retail or Retail Sale.*~~

~~a.~~ "Sale at retail" or "retail sale" shall also include the sale of prewritten software other than a sale to a person who presents a resale certificate under RCW 82.04.470, regardless of the method of delivery to the end user.

a. For purposes of this subsection (OO~~MM~~)(5), the sale of prewritten computer software includes the sale of or charge made for a key or an enabling or activation code, where the key or code is required to activate prewritten computer software and

put the software into use. There is no separate sale of the key or code from the prewritten computer software, regardless of how the sale may be characterized by the vendor or by the purchaser.

b. The term “sale at retail” or “retail sale” does not include the sale of or charge made for:

i. Ccustom software; or

ii. Tthe customization of prewritten software.

bc. The term also includes the charge made to consumers for the right to access and use prewritten computer software, where possession of the software is maintained by the seller or a third party, regardless of whether the charge for the service is on a per use, per user, per license, subscription, or some other basis.

i. The service described in this subsection (OOMM)(5)(cb) includes the right to access and use prewritten software to perform data processing.

ii. For purposes of subsection (OOMM)(5)(cb)(i) of this section “data processing” means the systematic performance of operations on data to extract the required information in an appropriate form or to convert the data to usable information. Data processing includes check processing, image processing, form processing, survey processing, payroll processing, claim processing, and similar activities.

6. “Sale at retail” or “retail sale” shall also include the sale of or charge made for labor and services rendered in respect to the building, repairing, or improving of any street, place, road, highway, easement, right-of-way, mass public transportation terminal or parking facility, bridge, tunnel, or trestle which is owned by a municipal corporation or political subdivision of the state, the state of Washington, or by the United States and which is used or to be used primarily for foot or vehicular traffic including mass transportation vehicles of any kind (public road construction).

7. “Sale at retail” or “retail sale” shall also include the sale of or charge made for an extended warranty to a consumer. For purposes of this subsection, “extended warranty” means an agreement for a specified duration to perform the replacement or repair of tangible personal property at no additional charge or a reduced charge for tangible personal property, labor, or both, or to provide indemnification for the replacement or repair of tangible personal property, based on the occurrence of specified events. The term “extended warranty” does not include an agreement, otherwise meeting the definition of “extended warranty” in this subsection, if no separate charge is made for the agreement and the value of the agreement is included in the sales price of the tangible personal property covered by the agreement.

8. “Sale at retail” or“ retail sale” shall also include the sale of or charge made for labor and services rendered in respect to the constructing, repairing, decorating, or improving

of new or existing buildings or other structures under, upon, or above real property of or for the United States, any instrumentality thereof, or a county or city housing authority created pursuant to Chapter 35.82 RCW, including the installing or attaching of any article of tangible personal property therein or thereto, whether or not such personal property becomes a part of the realty by virtue of installation (government contracting).

9. “Sale at retail” or “retail sale” shall not include the sale of services or charges made for the clearing of land and the moving of earth of or for the United States, any instrumentality thereof, or a county or city housing authority. Nor shall the term include the sale of services or charges made for cleaning up for the United States, or its instrumentalities, radioactive waste and other by-products of weapons production and nuclear research and development. (This should be reported under the service and other classification as defined under ACC 3.53.040(A)(7)~~-~~).

10. “Sale at retail” or “retail sale” shall not include the sale of or charge made for labor and services rendered for environmental remedial action. (This should be reported under the service and other classification as defined under ACC 3.53.040(A)(7)~~-~~).

11. “Sale at retail” or “retail sale” shall also include the following sales to consumers of digital goods, digital codes, and digital automated services:

a. Sales in which the seller has granted the purchaser the right of permanent use;

b. Sales in which the seller has granted the purchaser a right of use that is less than permanent;

c. Sales in which the purchaser is not obligated to make continued payment as a condition of the sale; and

d. Sales in which the purchaser is obligated to make continued payment as a condition of the sale.

A retail sale of digital goods, digital codes, or digital automated services under this subsection (OO~~MM~~)(11) includes any services provided by the seller exclusively in connection with the digital goods, digital codes, or digital automated services, whether or not a separate charge is made for such services.

For purposes of this subsection, “permanent” means perpetual or for an indefinite or unspecified length of time. A right of permanent use is presumed to have been granted unless the agreement between the seller and the purchaser specifies or the circumstances surrounding the transaction suggest or indicate that the right to use terminates on the occurrence of a condition subsequent.

12. “Sale at retail” or “retail sale” shall also include the installing, repairing, altering, or improving of digital goods for consumers.

PP~~NN~~. “Sale at wholesale” or “wholesale sale” means any sale of tangible personal property, digital goods, digital codes, digital automated services, prewritten computer software, or services described in subsection (OO~~MM~~)(5)(b) of this section, which is not a retail sale, and any charge made for labor and services rendered for persons who are not consumers, in respect to real or personal property and retail services, if such charge is expressly defined as a retail sale or retail service when rendered to or for consumers. Sale at wholesale also includes the sale of telephone business to another telecommunications company as defined in RCW 80.04.010 for the purpose of resale, as contemplated by RCW 35.21.715.

QQ~~OO~~. “Service” means any sale or charge made for personal, business or professional service, including amounts designated as rents, fees, or admissions, not otherwise included within any other tax classification defined herein; provided, that the term “service” excludes retail or wholesale services.

RR~~PP~~. “Software,” “Prewritten Software,” “Custom Software,” “Customization of Canned Software,” “Master Copies,” “Retained Rights.”

1. “Prewritten software” or “canned software” means computer software, including prewritten upgrades, that is not designed and developed by the author or other creator to the specifications of a specific purchaser. The combining of two or more prewritten computer software programs or prewritten portions thereof does not cause the combination to be other than prewritten computer software. Prewritten computer software includes software designed and developed by the author or other creator to the specifications of a specific purchaser when it is sold to a person other than such purchaser. Where a person modifies or enhances computer software of which such person is not the author or creator, the person shall be deemed to be the author or creator only of the person’s modifications or enhancements. Prewritten computer software or a prewritten portion thereof that is modified or enhanced to any degree, where such modification or enhancement is designed and developed to the specifications of a specific purchaser, remains prewritten computer software; however, where there is a reasonable, separately stated charge or an invoice or other statement of the price given to the purchaser for the modification or enhancement, the modification or enhancement shall not constitute prewritten computer software.

2. “Custom software” means software created for a single person.

3. “Customization of canned software” means any alteration, modification, or development of applications using or incorporating canned software to specific individualized requirements of a single person. Customization of canned software includes individualized configuration of software to work with other software and computer hardware but does not include routine installation. Customization of canned software does not change the underlying character or taxability of the original canned software.

4. “Master copies” of software means copies of software from which a software developer, author, inventor, publisher, licensor, sublicensor, or distributor makes copies for sale or license. The software encoded on a master copy and the media upon which the software resides are both ingredients of the master copy.

5. “Retained rights” means any and all rights, including intellectual property rights such as those rights arising from copyrights, patents, and trade secret laws, that are owned or are held under contract or license by a software developer, author, inventor, publisher, licensor, sublicensor, or distributor.

6. “Software” means any information, program, or routine, or any set of one or more programs, routines, or collections of information, used, or intended for use, to convey information that causes one or more computers or pieces of computer-related peripheral equipment, or any combination thereof, to perform a task or set of tasks. “Software” includes the associated documentation, materials, or ingredients, regardless of the media upon which that documentation is provided, that describe the code and its use, operation, and maintenance and that typically are delivered with the code to the consumer. All software is classified as either canned or custom.

SS~~QQ~~. “Taxpayer” means any “person,” as herein defined, required to have a business license under this chapter or liable for the collection of any tax or fee under this chapter, or who engages in any business or who performs any act for which a tax or fee is imposed by this chapter.

TT~~RR~~. “Tuition fee” includes library, laboratory, health service, and other special fees, and amounts charged for room and board by an educational institution when the property or service for which such charges are made is furnished exclusively to the students or faculty of such institution. “Educational institution,” as used in this section, means only those institutions created or generally accredited as such by the state and includes educational programs that such educational institution cosponsors with a nonprofit organization, as defined by 26 U.S.C. §501(c)(3), as hereafter amended, if such educational institution grants college credit for coursework successfully completed through the educational program, or an approved branch campus of a foreign degree-granting institution in compliance with Chapter 28B.90 RCW, and in accordance with RCW 82.04.4332 or defined as a degree-granting institution under RCW 28B.85.010(3) and accredited by an accrediting association recognized by the United States Secretary of Education, and offering to students an educational program of a general academic nature or those institutions which are not operated for profit and which are privately endowed under a deed of trust to offer instruction in trade, industry, and agriculture, but not including specialty schools, business colleges, other trade schools, or similar institutions.

UU~~SS~~. “Value proceeding or accruing” means the consideration, whether money, credits, rights, or other property expressed in terms of money, a person is entitled to receive or which is actually received or accrued. The term shall be applied, in each

case, on a cash receipts or accrual basis according to which method of accounting is regularly employed in keeping the books of the taxpayer.

VV~~TT~~. "Value of Products."

1. The value of products, including by-products, extracted or manufactured, shall be determined by the gross proceeds derived from the sale thereof whether such sale is at wholesale or at retail, to which shall be added all subsidies and bonuses received from the purchaser or from any other person with respect to the extraction, manufacture, or sale of such products or by-products by the seller.

2. Where such products, including by-products, are extracted or manufactured for commercial or industrial use; and where such products, including by-products, are shipped, transported or transferred out of the city, or to another person, without prior sale or are sold under circumstances such that the gross proceeds from the sale are not indicative of the true value of the subject matter of the sale; the value shall correspond as nearly as possible to the gross proceeds from sales in this state of similar products of like quality and character, and in similar quantities by other taxpayers, plus the amount of subsidies or bonuses ordinarily payable by the purchaser or by any third person with respect to the extraction, manufacture, or sale of such products. In the absence of sales of similar products as a guide to value, such value may be determined upon a cost basis. In such cases, there shall be included every item of cost attributable to the particular article or article extracted or manufactured, including direct and indirect overhead costs. The director may prescribe rules for the purpose of ascertaining such values.

3. Notwithstanding subsection (VV~~TT~~)(2) of this section, the value of a product manufactured or produced for purposes of serving as a prototype for the development of a new or improved product shall correspond to (a) the retail selling price of such new or improved product when first offered for sale; or (b) the value of materials incorporated into the prototype in cases in which the new or improved product is not offered for sale.

WW~~UU~~. "Warehouse" means every structure wherein facilities are offered for the storage of tangible personal property. It includes the following:

1. "Storage warehouse" means a building or structure, or any part thereof, in which goods, wares, or merchandise are received for storage for compensation, except field warehouses, fruit warehouses, fruit packing plants, unroasted coffee bean warehouses, warehouses licensed under Chapter 22.09 RCW (which are agricultural commodities warehouses), public garages storing automobiles, railroad freight sheds, docks and wharves, and "self-storage" or "mini-storage" facilities whereby customers have direct access to individual storage areas by separate access.

2. "Cold storage warehouse" means a storage warehouse used to store fresh and/or frozen perishable fruits or vegetables, meat, seafood, dairy products, or fowl, or any

combination thereof, at a desired temperature to maintain the quality of the product for orderly marketing. This term does not include freezer space or frozen food lockers.

3. “Automobile storage garage” means any off-street building, structure, or area where vehicles are parked or stored, for any period of time, for a charge.

XX~~VV~~. “Warehouse, outdoor” means an area that is outdoors and is primarily used for the storage of merchandise, goods, inventory, materials or equipment or other items, which are not intended for immediate sale, whether or not for compensation, in furtherance of engaging in business.

YY~~WW~~. “Wholesaling” means engaging in the activity of making sales at wholesale, and is reported under the wholesaling classification.

ACC 3.53.040 Imposition of the tax – Tax or fee levied.

Except as provided in subsection C of this section, effective January 1, 2022, at 12:01 a.m. there is hereby levied upon and shall be collected from every person a tax for the act or privilege of engaging in business activities within the city of Auburn, whether the person’s office or place of business be within or without the city. The tax shall be in amounts to be determined by application of rates against gross proceeds of sale, gross income of business, or value of products, including by-products, as the case may be, as follows:

A. *Gross Receipts Tax.*

1. Upon every person engaging within the city in business as an extractor; as to such persons, the amount of the tax with respect to such business shall be equal to the value of the products, including by-products, extracted within the city for sale or for commercial or industrial use, multiplied by the rate of 0.100 of 1% ~~one percent~~ (0.001). The measure of the tax is the value of the products, including by-products, so extracted, regardless of the place of sale or the fact that deliveries may be made to points outside the city.

2. Upon every person engaging within the city in business as a manufacturer; as to such persons, the amount of the tax with respect to such business shall be equal to the

value of the products, including by-products, manufactured within the city, multiplied by the rate of 0.100 of 1% one percent (0.001). The measure of the tax is the value of the products, including by-products, so manufactured, regardless of the place of sale or the fact that deliveries may be made to points outside the city.

3. Upon every person engaging within the city in the business of making sales at wholesale; as to such persons, the amount of tax with respect to such business shall be equal to the gross proceeds of such sales of the business multiplied by the rate of 0.180 of 1% one percent (0.0018).

4. Upon every person engaging within the city in the business of making sales at retail; as to such persons, the amount of tax with respect to such business shall be equal to the gross proceeds of such sales of the business multiplied by the rate of 0.050 of 1% one percent (0.0005).

5. Upon every person engaging within the city in the business of (a) printing, (b) both printing and publishing newspapers, magazines, periodicals, books, music, and other printed items, (c) publishing newspapers, magazines and periodicals, (d) extracting for hire, and (e) processing for hire; as to such persons, the amount of tax on such business shall be equal to the gross income of the business multiplied by the rate of 0.100 of 1% one percent (0.001).

6. Upon every person engaging within the city in the business of making sales of retail services; as to such persons, the amount of tax with respect to such business shall be equal to the gross proceeds of sales multiplied by the rate of 0.150 of 1% one percent (0.0015).

7. Upon every other person engaging within the city in any business activity other than or in addition to those enumerated in the above subsections; such persons shall report gross receipts under the "service and other tax" classification, and the amount of tax on account of such activities shall be equal to the gross income of the business multiplied by the rate of 0.100 of 1% one percent (0.001). This classification includes (among others, without limiting its scope and whether or not title to material used in the performance of such business passes to another by accession, merger or other than by outright sale): persons engaged in the business of developing or producing custom software or of customizing canned software, persons producing royalties or commissions, and persons engaged in the business of rendering any type of service which does not constitute a sale at retail, a sale at wholesale, or a retail service.

8. - Lottery Commissions are commissions received from the sales of lottery and scratch tickets to a consumer. Taxpayers he organization must report commissions received from such sales on the excise tax return under Service & Other B&O tax classification. Lottery payouts do not qualify for the payouts deduction.

9.8. Persons otherwise subject to the "service and other tax" classification who engage in business in multiple jurisdictions shall report their service income under the "service

and other apportionment" tax classification, and shall allocate their gross receipts in accordance with ACC 3.53.080 by using the city's service income apportionment supplemental form.

B. *Square Footage Tax.*

1. Upon every person who leases, owns, occupies, or otherwise maintains a warehouse or outdoor warehouse within the city for purposes of engaging in business activities in the city there shall be a tax measured by the number of square feet of business warehouse floor space or outdoor warehouse space. The amount of the tax shall be equal to $0.10 for each quarterly period of a calendar year for each square foot of warehouse or outdoor warehouse floor space that is leased, owned, occupied, or otherwise maintained within the city during the reporting period, calculated to the nearest square foot.

2. For purposes of this section, "warehouse" means every structure wherein facilities are offered for the storage of tangible personal property. It includes "storage warehouses," "cold storage warehouses" and "automobile storage garage" as defined in ACC 3.53.020(WW~~UU~~).

3. For purposes of this section, "outdoor warehouse" means an area that is outdoors and is primarily used for the storage of merchandise, goods, inventory, materials or equipment or other items~~, which are not intended for immediate sale,~~ (whether or not for compensation)~~,~~ in furtherance of engaging in business.

4. For purposes of this section, the square footage of a business warehouse shall be computed by measuring to the inside finish of permanent outer building walls and shall include space used by columns and projections necessary to the building. Square footage shall not include stairs, elevator shafts, flues, pipe shafts, vertical ducts, heating or ventilation shafts, janitor closets, and electrical or utility closets. Outdoor warehouse space is measured based on the entire space used for outdoor warehousing and is not measured solely based on the size of the goods, wares, merchandise, or commodities that are being stored.

5. For purposes of this section, the square footage of an outdoor warehouse shall only include those areas used for the receipt or storage of goods, wares, merchandise, or commodities that are being received and temporarily stored, whether or not for compensation, in furtherance of engaging in business. Square footage shall not include areas used only for employee, customer, or visitor parking, dock high loading areas used primarily for a business warehouse, buildings, areas used only for direct sales or rentals to consumers, landscaped areas, storm water facilities, maneuvering areas and drive aisles, areas used only for garbage or recycling pickup, rights-of-way, or other areas clearly not used for the temporary storage of goods, wares, merchandise, and commodities in transit. ~~Outdoor areas used for storage of agricultural products or for ancillary storage of materials utilized in, or products resulting from, on-site manufacturing operations are not considered outdoor warehouses.~~

6. Persons with more than one business warehouse or outdoor warehouse within the city must include all business warehouse floor space and outdoor warehouse space for all locations within the city. When a person rents space to another person, the person occupying the rental space is responsible for the square footage business tax on that rental space ~~only if the renter has exclusive right of possession in the space as against the landlord~~. Space rented for the storage of goods in a warehouse or outdoor warehouse where no walls or other barriers separate the goods, and where the exclusive right of possession in the space is not held by the person to whom the space is rented, shall be included in the business warehouse floor space of the person that operates the business warehouse, and not by the person renting the warehouse space.

7. If the square footage tax imposed in this subsection B is equal to or less than the gross receipts tax imposed in subsection A of this section, no square footage tax will be due. If the square footage tax imposed in this subsection B exceeds the gross receipts tax imposed in subsection A of this section, the square footage tax will be due, but no gross receipts tax will be due. The taxpayer shall remit the tax due on the higher of the two categories, but not both, under subsections A and B of this section.

C. *Gross Receipt and Square Footage Tax Thresholds.*

1. *Gross Receipts Threshold.* The gross receipts tax imposed in this section shall not apply to any person whose company-wide gross proceeds of sales, gross income of the business, and value of products, including by-products, as the case may be, from all activities during any calendar year is equal to or less than $500,000, nor shall it apply to any person who does not maintain a place of business in the city whose annual value of products, gross proceeds of sales, or gross income of the business in the city is equal to or less than $2,000.

2. *Square Footage Threshold.* The square footage tax imposed in subsection B of this section shall not apply to any person unless that person's total area of business space within the city exceeds one of the following thresholds:

a. Four thousand (4,000) taxable square feet of business warehouse space; or

b. Two hundred sixty-one thousand three hundred sixty (261,360) taxable square feet (six acres) of outdoor warehouse space.

If the square footage tax applies, it applies to all business space leased, owned, occupied, or otherwise maintained by the taxpayer during the applicable reporting period.

3.53.090 Allocation and apportionment of printing and publishing income when activities take place in more than one jurisdiction.

Notwithstanding RCW 35.102.130, effective January 1, 2008, gross income from the activities of printing, and of publishing newspapers, periodicals, or magazines, shall be allocated to the principal place in this state from which the taxpayer's business is directed or managed. As used in this section until December 31, 2023, the activities of printing, and of publishing newspapers, periodicals, or magazines, have the same meanings as attributed to those terms in RCW 82.04.280(1) by the department of revenue. Beginning January 1, 2024, until January 1, 2034, as used in this section, the activities of printing, and of publishing newspapers and periodicals or magazines are those activities to which the exemption in RCW 82.04.759 and the tax rate in RCW 82.04.280(1)(a) apply.

ACC 3.53.100 Exemptions.

This section applies only to the gross receipts tax imposed in ACC 3.53.040(A).

A. *Adult Family Homes.* This chapter does not apply to adult family homes as defined in ACC 3.53.020(A) that are licensed or specifically exempt from licensing under DSHS rules.

B. *Daycare Provided by Churches.* This chapter shall not apply to amounts derived by a church that is exempt from property tax under RCW 84.36.020 from the provision of care for children for periods of less than 24 hours.

C. *Child Care Resource and Referral Services by Nonprofit Organizations.* This chapter does not apply to nonprofit organizations in respect to amounts derived from the provision of child care resource and referral services.

D. *Nonprofit Organizations That Are Guarantee Agencies, Issue Debt, or Provide Guarantees for Student Loans.* This chapter does not apply to gross income received by nonprofit organizations exempt from federal income tax under 26 U.S.C. §501(c)(3), as hereafter amended, that:

1. Are guarantee agencies under the federal guaranteed student loan program or that issue debt to provide or acquire student loans; or

2. Provide guarantees for student loans made through programs other than the federal guaranteed student loan program.

E. *Nonprofit Organizations – Credit and Debt Services.* This chapter does not apply to nonprofit organizations in respect to amounts derived from provision of the following services:

1. Presenting individual and community credit education programs including credit and debt counseling;

2. Obtaining creditor cooperation allowing a debtor to repay debt in an orderly manner;

3. Establishing and administering negotiated repayment programs for debtors; or

4. Providing advice or assistance to a debtor with regard to subsection (E)(1), (E)(2), or (E)(3) of this subsection.

F. *Certain Fraternal and Beneficiary Organizations.* This chapter shall not apply to fraternal benefit societies or fraternal fire insurance associations, as described in RCW Title 48; nor to beneficiary corporations or societies organized under and existing by virtue of RCW Title 24, if such beneficiary corporations or societies provide in their bylaws for the payment of death benefits. This exemption is limited, however, to gross income from premiums, fees, assessments, dues or other charges directly attributable to the insurance or death benefits provided by such societies, associations, or corporations.

G. *Certain Corporations Furnishing Aid and Relief.* This chapter shall not apply to the gross sales or the gross income received by corporations which have been incorporated under any act of the Congress of the United States and whose principal purposes are to furnish volunteer aid to members of the armed forces of the United States and also to carry on a system of national and international relief and to apply the same in mitigating the sufferings caused by pestilence, famine, fire, floods, and other national calamities and to devise and carry on measures for preventing the same.

H. *Community Services Provided by DSHS.* This chapter shall not apply to the first $2,000,000 in annual ~~taxable~~gross income received from ~~the~~ DSHS by a business or organization otherwise subject to this chapter for the cost of care, maintenance, support and training of persons with developmental disabilities at nonprofit group training homes (as defined by Chapter 71A.22 RCW), or to the business activities of nonprofit organizations from the operation of community services. For the purposes of this subsection, “the operation of community services” means performance of business activities of any kind on or off the premises of such nonprofit organizations which are performed for the primary purpose of:

1. Providing gainful employment or rehabilitation services to the handicapped as an interim step in the rehabilitation process for those who cannot be readily absorbed in the competitive labor market or during such time as employment opportunities for them in the competitive labor market do not exist; or

2. Providing evaluation and work adjustment services for handicapped individuals.

I. *Investments – Dividends From Subsidiary Corporations.* This chapter shall not apply to amounts derived by persons, other than those engaging in banking, loan, security or

other financial businesses, from investments or the use of money as such, and also amounts derived as dividends by a parent from its subsidiary corporations.

J. The city of Auburn is exempt from the tax levied by this chapter.

K. *Gross Receipts Taxed Under Other Sections of This Code.* This chapter shall not apply to:

1. Any person in respect to a business activity with respect to which tax liability is specifically imposed under the provisions of Chapter 3.88 ACC, Utility Services; or

2. Any person in respect to a business activity with respect to which tax liability is specifically imposed under the provisions of Chapter 3.80 ACC, Gambling Activities.

L. *Credit Unions.* This chapter shall not apply to the gross income of credit unions organized under the laws of this state, any other state, or the United States.

M. *International Banking Facilities.* This chapter shall not apply to the gross receipts of an international banking facility. As used in this subsection, an "international banking facility" means:

1. A facility represented by a set of asset and liability accounts segregated on the books and records of a commercial bank whose principal office is located in this state, and which is incorporated and doing business under the laws of the United States or of this state;

2. A United States branch or agency of a foreign bank;

3. An Edge corporation organized under 12 U.S.C. §§611 through 631; or

4. An agreement corporation having an agreement or undertaking with the Board of Governors of the Federal Reserve System under 12 U.S.C. §§601 through 604a, that includes only international banking facility time deposits as defined in 12 C.F.R. §204.8(a)(2) and international banking facility extensions of credit as defined in 12 C.F.R. §204.8(a)(3).

N. *Insurance Business.* This chapter shall not apply to amounts received by any person who is an insurer or their appointed insurance producer upon which a tax based on gross premiums is paid to the state pursuant to RCW 48.14.020; and provided further, that the provisions of this subsection shall not exempt any bonding company from tax with respect to gross income derived from the completion of any contract as to which it is a surety, or as to any liability as successor to the liability of the defaulting contractor.

O. *Farmers – Agriculture.* This chapter shall not apply to any farmer in respect to amounts received from selling fruits, vegetables, berries, butter, eggs, fish, milk, poultry,

meats or any other agricultural product that is raised, caught, produced or manufactured by such persons.

P. *Athletic Exhibitions.* This chapter shall not apply to any person in respect to the business of conducting boxing contests and sparring or wrestling matches and exhibitions for the conduct of which a license must be secured from the State Boxing Commission.

Q. *Racing.* This chapter shall not apply to any person in respect to the business of conducting race meets for the conduct of which a license must be secured from the Washington State Horse Racing Commission.

R. *Ride Sharing.* This chapter does not apply to any funds received in the course of commuter ride sharing or ride sharing for persons with special transportation needs in accordance with RCW 46.74.010.

S. *Employees.* This chapter shall not apply to any person in respect to the person's employment in the capacity as an employee or servant as distinguished from that of an independent contractor. For the purposes of this subsection, the definition of "employee" shall include those persons defined as employees in 26 U.S.C. §3121(d), as now enacted or hereafter amended. A booth renter as defined in RCW 82.04.360(3) is an independent contractor for purposes of this chapter.

T. *Amounts Derived from Sale of Real Estate.* This chapter shall not apply to gross proceeds derived from the sale of real estate. This, however, shall not be construed to allow an exemption of amounts received as commissions from the sale of real estate, nor as fees, handling charges, discounts, interest or similar financial charges resulting from, or relating to, real estate transactions. This chapter shall also not apply to amounts received for the rental of real estate if the rental income is derived from a contract to rent for a continuous period of 30 days or longer.

U. *Mortgage Brokers' Third-Party Provider Services Trust Accounts.* This chapter shall not apply to amounts received from trust accounts to mortgage brokers for the payment of third-party costs if the accounts are operated in a manner consistent with RCW 19.146.050 and any rules adopted by the Director of Financial Institutions.

V. *Amounts Derived from Manufacturing, Selling or Distributing Motor Vehicle Fuel.* This chapter shall not apply to manufacturing, selling or distributing motor vehicle fuel, as the term "motor vehicle fuel" is defined in RCW 82.38.020 and exempt under RCW 82.38.280; provided, that any fuel not subjected to the state fuel excise tax, or any other applicable deduction or exemption, will be taxable under this chapter.

W. *Amounts Derived from Liquor, and the Sale or Distribution of Liquor.* This chapter shall not apply to liquor as defined in RCW 66.04.010 and exempt in RCW 66.08.120.

X. *Casual and Isolated Sales.* This chapter shall not apply to the gross proceeds derived from casual or isolated sales.

Y. *Accommodation Sales.* This chapter shall not apply to sales for resale by persons regularly engaged in the business of making retail sales of the type of property so sold to other persons similarly engaged in the business of selling such property where:

1. The amount paid by the buyer does not exceed the amount paid by the seller to the vendor in the acquisition of the article; and

2. The sale is made as an accommodation to the buyer to enable the buyer to fill a bona fide existing order of a customer or is made within 14 days to reimburse in kind a previous accommodation sale by the buyer to the seller.

Z. *Real Estate Brokers and Associated Brokers, Agents, or Salesmen.* This chapter does not apply to that portion of a real estate commission assigned to another brokerage office pursuant to the division of revenue between the originating brokerage office and a cooperating brokerage office on a particular transaction. Each brokerage office shall pay the tax upon its respective revenue share of the transaction. Furthermore, where a brokerage office has paid the business and occupation tax on the gross commission earned by that brokerage office, associate brokers, salesmen or agents within the same office shall not be required to pay the tax upon their share of the commission from the same transaction.

AA. *Taxes Collected as Trust Funds.* This chapter shall not apply to amounts collected by the taxpayer from third parties to satisfy third party obligations to pay taxes such as the retail sales tax, use tax, and admission tax.

BB. *Health Maintenance Organization, Health Care Service Contractor, Certified Health Plan.* This chapter does not apply to any health maintenance organization, health care service contractor, or certified health plan with respect to premiums or prepayments that are taxable under RCW 48.14.0201. However, per RCW 48.14.0201(7), this exemption is not intended to, and shall not, impair the city's ability to impose a tax hereunder upon the health care services directly delivered by the employees of a health maintenance organization under Chapter 48.46 RCW.

CC. *Nonprofit Hospital.*

1. This chapter shall not apply to nonprofit hospitals~~,~~ (as "hospital" is defined in ACC 3.53.020(Y~~X~~)) to the extent that the ~~; provided, that a~~ nonprofit hospital's annual net operating income is less than $10,000,000. For purposes of this subsection, "net operating income" shall mean income in an amount equal to:

a. The organization's aggregate gross revenue generated from operating activities and services, less –

b. Uncollectable debts and uncompensated services, and less –

c. Total expenses related to operating activities.

Capital expenditures, debt service and noncash charges, such as depreciation of assets or amortization of financing costs, shall not be included in the calculation of net operating income.

2. Nonprofit hospitals exceeding $10,000,000 in net operating income are not eligible for ~~subject to~~ the exemptions within this subsection.

DD. *County, City, Town, School District, or Fire District Activity.* This chapter shall not apply to any county, city, town, school district, or fire district activity, regardless of how financed, other than a utility or enterprise activity as defined by the State Auditor pursuant to RCW 35.33.111 and 36.40.220 and upon which the tax imposed pursuant to this chapter had previously applied. Nothing contained in this section shall limit the authority of the city to authorize the imposition of such tax prospectively upon such activities as the city shall specifically designate.

EE. This chapter shall not apply to the gross income received by the United States or any instrumentality thereof, or by the state of Washington or any municipal subdivision thereof; provided, however, that the exemption contained in this subsection shall only apply to gross income which the city is prohibited from taxing pursuant to the terms of any federal or state law.

FF. This chapter shall not apply to any person conducting business in an area that becomes a part of the city by annexation in accordance with ~~Chapter 35.10 or 35.13~~ RCW 35.10 or 35.13 after this chapter's effective date. The exemption provided in this subsection shall expire at the end of the calendar quarter three years after the date of such annexation.

ORD. 6898—Exhibit B

3.54.030 Definitions.

For purposes of this chapter:

The definitions contained in Chapter 3.53 ACC shall apply equally to the provisions of this chapter unless the term is defined otherwise in this chapter. In addition, the following definitions will apply:

A. "Cash basis" means a basis of accounting which recognizes revenues and expenses as occurring in the reporting period when they were actually either received or paid.

B. "City" means the City of Auburn and all of its departments, including Auburn Public Libraries and Auburn Public Utilities.

C. "Department" means the Tax Division of the Finance Department of the City or any successor department.

D. "Director" means the Director of the Finance Department of the City or any officer, agent, or employee of the City designated to act on the Director's behalf.

~~B~~E. "Generally accepted accounting principles" means those national accounting standards promulgated by the Financial Accounting Standards Board for businesses and nonprofit associations or by the Governmental Accounting Standards Board for state agencies or local governments.

F~~C~~. "Records" means the books of accounts and other business-related records of a taxpayer subject to the city's tax code or license code. Such records include ledgers, subsidiary ledgers, invoices, receipts, registration and incorporation documents, federal, state and local tax returns, and any other records necessary to establish the amounts due under the provisions of this code.

G~~D~~. "Reporting period" means:

1. A one-month period beginning the first day of each calendar month (monthly); or

2. A three-month period beginning the first day of January, April, July or October of each year (quarterly); or

3. A twelve-month period beginning the first day of January of each year (annual).

H~~E~~. “Return” means any document a person is required by the city to file to satisfy or establish a tax or fee obligation that is administered or collected by the city and that has a statutorily defined due date.

I~~F~~. “Successor” means any person to whom a taxpayer quitting, selling out, exchanging, or disposing of a business sells or otherwise conveys, directly or indirectly, in bulk and not in the ordinary course of the taxpayer’s business, any part of the materials, supplies, merchandise, inventory, fixtures, or equipment of the taxpayer. Any person obligated to fulfill the terms of a contract shall be deemed a successor to any contractor defaulting in the performance of any contract as to which such person is a surety or guarantor.

J~~G~~. “Tax” means the amount, usually based upon gross income, assessed upon a person doing business under the provisions of Chapter 3.53 ACC.

K~~H~~. “Tax year” or “taxable year” means the calendar year.

3.54.060 When due and payable – Reporting periods – Monthly, quarterly, and annual returns – Threshold provisions or relief from filing requirements – Computing time periods – Failure to file returns.

A. Other than any annual license fee or registration fee assessed under this chapter, ~~the tax imposed by this chapter shall be due and payable in quarterly installments. At the director’s discretion, businesses may be assigned to a monthly or annual reporting period depending on the tax amount owing or type of tax. Until December 31, 2020, tax payments are due on or before the last day of the next month following the end of the assigned reporting period covered by the return. Effective January 1, 2021, tax payments are due on or before the time as provided in RCW 82.32.045(1), (2), and (3).~~the tax imposed by Chapter 3.53 shall be submitted using only city authorized tax return forms, and shall be due and payable as follows:

1. Taxpayers with gross income of less than $2,000 per calendar year that do not maintain a permanent operating location within the city are exempt from the tax and return requirements imposed by this chapter.

2. Taxpayers who were directly contacted by the director or the total estimated tax due imposed under Chapter 3.53 for a calendar year exceeds $3,000, shall be due in quarterly installments, and paid on or before the thirtieth day of the month after the end of the quarterly period in which the income was received.

3. All other businesses, who did not receive a written notification from the director or whose estimated annual tax due imposed by this chapter is less than $3,000, shall be due annually, and paid on or before April 30th of the year following the year in which the income was received. The gross receipts and deduction amounts shall be entered on the tax return even though no tax may be due.

B. Director reserves the right to review and reassign tax return filing frequency on a case-by-case basis, as warranted by administrative requirements and applicable under this chapter.

C. For purposes of the tax imposed by Chapter 3.53 ACC, any person whose value of products, gross proceeds of sales, or gross income of the business is equal to or less than $500,000 in the current calendar year and/or whose combined taxable business warehouse square footage within the city is 4,000 square feet or less, shall file a return declaring no tax due and submit the return to the director. The gross receipts and deduction amounts shall be entered on the tax return even though no tax may be due.

~~B~~D. Taxes shall be paid as provided in this chapter and accompanied by a return on city authorized forms as prescribed by the director. The return shall be signed by the taxpayer personally or by a responsible officer or agent of the taxpayer. The individual signing the return shall swear or affirm that the information in the return is complete and true.

E~~C~~. Tax returns must be filed and returned by the due date whether or not any tax is owed, unless a taxpayer qualifies for an exemption under the subsection A.1 and C and will be placed on the non-reporting status. Each taxpayer who claims a tax filling exemption must submit a written request to director providing the detailed explanations. Director will inform a taxpayer in writing about the status change and only written notice from the director confirms the non-reporting status.~~.~~

~~D. For purposes of the tax imposed by Chapter 3.53 ACC, any person whose value of products, gross proceeds of sales, or gross income of the business is equal to or less than $500,000 in the current calendar year and/or whose combined taxable business warehouse square footage within the city is 4,000 square feet or less, shall file a return declaring no tax due and submit the return to the director. The gross receipts and deduction amounts shall be entered on the tax return even though no tax may be due.~~

~~E~~F. A taxpayer that commences to engage in business activity shall file a return and pay the tax or fee for the portion of the reporting period during which the taxpayer is engaged in business activity.

G~~F~~. Except as otherwise specifically provided by any other provision of this chapter, in computing any period of days prescribed by this chapter the day of the act or event from which the designated period of time runs shall not be included. The last day of the period shall be included unless it is a Saturday, Sunday, or city or federal legal holiday, in which case the last day of such period shall be the next succeeding day which is neither a Saturday, Sunday, or city or federal legal holiday.

H~~G~~. Unless otherwise provided in this chapter, if any taxpayer fails, neglects or refuses to make a return as and when required in this chapter, the director is authorized to determine the amount of the tax or fees payable by obtaining facts and information upon which to base the director's estimate of the tax or fees due. Such assessment shall be

deemed prima facie correct and shall be the amount of tax owed to the city by the taxpayer. The director shall notify the taxpayer by mail of the amount of tax so determined, together with any penalty, interest, and fees due; the total of such amounts shall thereupon become immediately due and payable.

3.54.070 Payment methods – Mailing returns or remittances – Time extension – Deposits – Recording payments – Payment must accompany return – NSF checks.

A. Taxes shall be paid to the director in United States currency by bank draft, certified check, cashier's check, personal check, money order, cash, or by wire transfer or electronic payment if such wire transfer or electronic payment is authorized by the director. If payment so received is not paid by the bank on which it is drawn, the taxpayer, by whom such payment is tendered, shall remain liable for payment of the tax and for all legal penalties, the same as if such payment had not been tendered. Acceptance of any sum by the director shall not discharge the tax or fee due unless the amount paid is the full amount due.

B. A return or remittance that is transmitted to the city by United States mail shall be deemed filed or received on the date shown by the cancellation mark stamped by the post office upon the envelope containing it. The director may allow electronic filing of returns or remittances from any taxpayer. A return or remittance which is transmitted to the city electronically shall be deemed filed or received according to procedures set forth by the director.

~~C. If a written request is received prior to the due date, the director, for good cause, may grant, in writing, additional time within which to make and file returns.~~

~~D~~C. The director shall keep full and accurate records of all funds received or refunded. The director shall apply payments first against all penalties and interest owing, and then upon the tax, without regard to any direction of the taxpayer.

~~E~~D. For any return not accompanied by a remittance of the tax shown to be due thereon, the taxpayer shall be deemed to have failed or refused to file a return and shall be subject to the penalties and interest provided in this chapter.

~~F~~E. Any payment made that is returned for lack of sufficient funds or for any other reason will not be considered received until payment by certified check, money order, or cash of the original amount due, plus a "nonsufficient funds" (NSF) charge of $~~20~~35.00 is received by the director. Any license issued upon payment with a NSF check will be considered void, and shall ~~be returned to the director. No license shall~~ not be reissued until payment (including the $~~20~~35.00 NSF fee) is received.

F~~G~~. The director is authorized, but not required, to mail tax return forms to taxpayers, but failure of the taxpayer to ~~receive~~ obtain any such forms shall not excuse the taxpayer from filing returns and making payment of the taxes or fees, when and as due under this chapter.

3.54.150 ~~Cancellation~~ Waiver of penalties and interest.

A. The director may cancel any penalties imposed under ACC 3.54.140(A) if the taxpayer shows that its failure to timely file or pay the tax was due to reasonable cause and not willful neglect. Willful neglect is presumed unless the taxpayer shows that it exercised ordinary business care and prudence in making arrangements to file the return and pay the tax but was, nevertheless, due to circumstances beyond the taxpayer's control, unable to file or pay by the due date. The director has no authority to cancel any other penalties or to cancel penalties for any other reason except as provided in subsection C of this section.

B. A request for cancellation of penalties must be received by the director within 30 days after the date the finance department mails the notice that the penalties are due. The request must be in writing and contain competent proof of all pertinent facts supporting a reasonable cause determination. In all cases the burden of proving the facts rests upon the taxpayer.

C. The director may waive or cancel a penalty imposed under ACC 3.54.140 (A) when a taxpayer is ineligible for a penalty waiver or cancellation under subsection A of this section, if:

1. Was not licensed, and filing returns; and

2. The taxpayer has timely filed all tax returns and paid all required taxes due under those RCW sections for 24-months immediately preceding the period for which the waiver was requested.

D. The director may also waive or cancel interest imposed under this chapter if:

1. The timing of the taxpayer's tax payment was in direct reliance on written instructions from the director to the taxpayer; or

2. The timing of a taxpayer's assessment deficiency payment was based on a due date established for the sole convenience of the director.

E. The director may adopt rules for the waiver or cancellation of penalties and interest under this section. ~~C. The director may cancel the penalties in ACC 3.54.140(A) one time if a person:~~

~~1. Is not currently licensed and filing returns,~~

~~2. Was unaware of its responsibility to file and pay tax, and~~

~~3. Obtained business licenses and filed past due tax returns within 30 days after being notified by the finance department.~~

~~D. The director shall not cancel any interest charged upon amounts due.~~

Ordinance 6898

B&O Tax Code (3.53), and Administrative Provisions (3.54)

CITY COUNCIL STUDY SESSION

NOVEMBER 13, 2023

B&O Tax Code: Chapter 3.53

1. Definitions:
   - Athletic or fitness facility
   - Extractor and Manufacturer
   - Lottery Commissions
   - Outdoor warehouses (clarifications)
2. Allocation and Apportionment for printing and publishing services
3. Exemptions for DSHS funded organizations

Administrative Provisions: Chapter 3.54

1. Definitions
   - City
   - Department
   - Director
2. Reporting Requirements
   - Thresholds
   - Reporting periods
   - Authorized tax forms
   - Non-reporting status
3. Waivers

Questions