Planning Commission Meeting
November 4, 2020 - 7:00 PM

AGENDA

I. Virtual Participation Link

A. Virtual Participation Link

The City of Auburn Planning Commission Meeting scheduled for Wednesday, November 4, 2020 at 7:00 p.m. will be held virtually and telephonically. To attend the meeting virtually please clink the link or enter the meeting ID into the Zoom App or call into the meeting at the phone number listed below.

Per the Governor's Emergency Proclamation 20-28, the City of Auburn is prohibited from holding an in-person meeting at this time.

Per City of Auburn Resolution No. 5533, the location for the Planning Commission meetings will be virtual until King County enters into Phase 3 of the Governor's Safe Start Reopening Plan.

Join Zoom Meeting
https://zoom.us/j/95038060198
Meeting ID: 950 3806 0198

1 253 215 8782

II. CALL TO ORDER

B. **ROLL CALL/ESTABLISHMENT OF QUORUM**

C. **PLEDGE OF ALLEGIANCE**

III. APPROVAL OF MINUTES

A. October 20, 2020 Draft Minutes from the Special Planning Commission Meeting

IV. PUBLIC HEARINGS

A. CPA20-0003, 2020 Comprehensive Plan Text Amendment - Academy Special Planning Area Policies

B. CPA20-0002 & REZ20-0002, 2020 Annual Comprehensive Plan Map Amendment & Rezone – Westport Capital

C. Public Hearing for Zoning Code Amendments for Wireless Communication Faciities

The purpose of the changes are to modernize the code in response to changes in

federal regulations that affect the permitting of expansion of existing wireless communication facilitities.

V. OTHER BUSINESS

VI. COMMUNITY DEVELOPMENT REPORT

Update on Community Development Services activities.

VII. ADJOURNMENT

The City of Auburn Planning Commission is a seven member advisory body that provides recommendations to the Auburn City Council on the preparation of and amendments to land use plans and related codes such as zoning. Planning Commissioners are appointed by the Mayor and confirmed by the City Council.

Actions taken by the Planning Commission, other than approvals or amendments to the Planning Commission Rules of Procedure, are not final decisions; they are in the form of recommendations to the city council which must ultimately make the final decision.

AGENDA BILL APPROVAL FORM

Agenda Subject:
October 20, 2020 Draft Minutes from the Special Planning Commission Meeting

Date:
October 26, 2020

Department:
Community Development

Attachments:
October 20, 2020 Draft Minutes from the Special Planning Commission Meeting

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

Administrative Recommendation:

Planning Commission to approve October 20, 2020 Special Planning Commission Meeting Minutes

Background Summary:

Reviewed by Council Committees:

Councilmember:

Staff: Dixon

Meeting Date: November 4, 2020

Item Number:

I. CALL TO ORDER

Chair Judi Roland called the meeting to order at 7:00 p.m. via Zoom due to Governor Inslee's "Stay Home, Stay Healthy" initiative due to the Covid 19- Pandemic and City Ordinance No. 5533.

a.) ROLL CALL/ESTABLISHMENT OF QUORUM

Commissioners present: Chair Judi Roland, Vice-Chair Lee, Commissioner Mason, Commissioner Moutzouris, Commissioner Khanal and Commissioner Stephens.

Staff present: Kendra Comeau, City Attorney; Doug Ruth, Assistant City Attorney; Ingrid Gaub, Public Works Director; Jeff Dixon, Planning Services Manager; Jason Krum, Development Services Manager; Chris Barack, Code Enforcement Manager; Thaniel Gouk, Senior Planner; Anthony Avery, Senior Planner; Dustin Lawrence, Senior Planner; Jennifer Oliver, Administrative Assistant.

Members of the public present: Karen Stewart, Fire Marshal Valley Regional Fire Authority; Hans Thygeson; Meridee Pabst; Alison Moss; Greg Gratias; Bob Sanders; Kim Allen.

b.) PLEDGE OF ALLEGIANCE

II. APPROVAL OF MINUTES

A. **October 6, 2020 – Regular Meeting Minutes**

Commissioner Khanal moved and Vice Chair Lee seconded to approve the minutes from the October 6, 2020 meeting as written.

MOTION CARRIED UNANIMOUSLY. 6-0

III. PUBLIC HEARING

A. ACC Title 15 (Building and Construction)
Planning Commission to conduct a public hearing and recommend to the City Council to review and adopt the proposed updates to Title 15 "Buildings and Construction" of the Auburn City Code (ACC) relating to amendments to the regulations for building construction as shown in the attached exhibits.

Chair Roland opened the public hearing on October 20, 2020 at 7:07 p.m.

Development Services Manager, Jason Krum provided the staff report for Building Code updates.

The Washington State Building Code Council has adopted updated 2018 building codes and related standards and associated State amendments. This is a recurring update that typically occurs every three (3) years in response to the publication of updated codes and standards by the International Code Council and associated organizations. Updated codes are anticipated to be effective February 1, 2021.

Title 15 of the Auburn City Code (ACC) contains the City's adoption and amendments of the codes that regulate building and related construction.

The proposed changes are being originated by staff to prepare Auburn City Code for consistency with State adoption, provide additional clarity for currently adopted amendments where needed, and implement additional amendments in anticipation of future needs.

The proposed code changes are shown by strikeout/underline code attached to this memo as Exhibit 1, and a "clean" version, with all the proposed changes accepted as Exhibit 2. A narrative summary of the proposed amendments are included as Exhibit 3.
Staff presented an introductory memo and discussion proposed amendments to the Planning Commission on October 6, 2020. After it was discussed at the October regular Planning Commission meeting, Staff requested to proceed with preparing the proposed code amendments for a public hearing. Based on this discussion, no modification have been made to the previously reviewed proposed amendments.

The Commission and staff discussed the proposed updates to Title 15 "Buildings and Construction" of the Auburn City Code (ACC) relating to amendments to the regulations for building construction as shown in the attached exhibits.

Chair Roland asked staff if the proposed updates and amendments go thru the State Legislature. Staff responded that the State Building Code Council makes recommendations to the State Legislature where they then go on to vote and adopt the updates and amendments.

At the October 6, 2020 Planning Commission Regular Planning Commission meeting the Commissioners inquired about the Blower Test Cost and the typical individual test cost is $250-$500. Staff reached out to the Developer of the Copper Gate Apartments and their cost was $3700 per building. A follow up to Energy Code Applicability for Alterations Staff found that current code applies to alteration areas- not unaltered portions (the building cannot be less energy efficient), like materials for repairs- not for replacement. Windows are an exception.

The Planning Commission asked if the Energy Efficient Window Code was nationwide and Staff responded that it is Washington State specific but California has similar codes for energy efficiency. The Commission inquired if the energy efficient window code would apply to just residential or both residential and commercial as well as slider windows. Staff confirmed that it is both residential and commercial and sliders included. Staff included that although home owners may not be aware of the window code change, local installers, vendors and stores such as Home Depot or Lowes are aware and should offer that information to the public if they are replacing or installing new energy star windows. The City of Auburn Department of Community

Development is also available for any inquires from the public regarding the code change for energy efficient windows.

The Planning Commission inquired on a section of the Fire Code that mentions the obstruction of fire access road and asked if the intent was to give construction companies notice to not block the access road during construction. Staff responded that it is for that intent but also for long term enforcement if there is a fire lane established that's part of a development that should not have parking in it. Building and Fire Codes speak to having access available to occupants in the building to emergency vehicles to get to the building. This element existed in 15.38 A that was moved. City of Auburn engineering design standards will prevail over in the case were the existing standards are less restrictive then the fire code.

With no other public testimony, and not further questions from the Planning Commissioners, Chair Roland closed the public hearing at 7:44 PM.

Vice Chair Lee moved and Commissioner Khanal seconded to recommend ACC Title 15 (Building and Construction) Amendments and Code Change be moved forward to City Council for approval.

Motion Passed 6-0

IV. OTHER BUSINESS

A. Comprehensive Plan Amendment Briefing #2
Private annual Comprehensive Plan Amendments CPM20-0002 & CPM20-0003

Staff member, Anthony Avery, Senior Planner, presented the staff report for Comprehensive Plan Amendment Briefing Group #2 of amendments.

As part of the 2020 Annual Comprehensive Plan Amendment process, the city evaluates any private comprehensive plan amendments meeting submittal criteria. This year, the city received three applications. One was discussed at our last meeting concerning the Auburn School District Land Use Designation Amendment and Re-Zone. At this meeting, we'd like to discuss the other two private amendment applications the city received. The attached documents are an addendum of the physical binder the Planning Commission received prior to the October 6 briefing. At the October 20, 2020 Planning Commission meeting, staff would like to briefly review and discuss the **second group of docket items** consisting of:

Group #2 - Private Initiated Comprehensive Plan Text Amendments (CPA20-0003)

- **P/T #10 –** Volume 1: Land Use Element. The Auburn Adventist Academy is making multiple updates to their Adopted Area documents to better address their current needs and long-term direction. Some changes to maps as part of the

special area plan cannot be ruled out, and may be needed. No application to amend any maps have been received.

A number of documents are provided to complete and evaluate the application and are presented into the record. The staff report (Exhibit 1) references these documents in finding of fact and analysis of the application.

A map was provided by Staff to the Commission to show the proposed location.

Comprehensive Plan Map Amendments

Private-Initiated Map Amendments:

- **CPM#3** – CPA20-0002: Request by Request by Westport Capital Investments to change the designation of King County Parcel numbers 0004200024, 0004200022, and 0004200003 totaling approximately 32.4 acres and located approximately 650 feet east of the intersection of I Street and 40th Street NE, from "Single Family Residential" to "Multiple-Family Residential" and an associated rezone from “R-7, Residential 7 dwelling units per acre” to “R-16, Residential”. The requested changes are not directly related to a project, however, if approved it would allow any use permitted in the R-16 Residential zone. This includes uses such as apartments, assisted living facilities, mixed-use buildings, and single family houses.

  A map was provided by Staff to the Commission to show the proposed location along with maps to show the existing land use designation and proposed land use designation.

  Chair Roland asked staff how many acres of land does CPM#3 Map Amendment affect and does the new parcels extend it out to a road. Staff replied that it was 37.3 acres and confirmed the road would reach I street and 40th St NE..

  The Commission asked if the land would eventually become a school. The concern would be traffic impact if a school would be built. Staff offered to find out additional information and report back to the Commission and will invite the City of Auburn Traffic Engineer to attend the next meeting. The Commissioners asked if this area is also near the future development of the King County Bus Barn and how would traffic affect that. Staff provided a map during the presentation to show where that potential site could be. However, Public Works Director Ingrid Gaub announced that due to Covid 19, the King County Bus Barn project was put on hold due to budget deficits. Planning Services Manager Jeff Dixon said that there are also no plans for a school to be built on that site but the Commission requested that Staff reach out to the district to confirm the intentions for the site in the future. Planning Services Manager Dixon reminded the Commission that what is presented is the Comp Plan changes so the request is to change the land use designation in terms of the set of allowed uses that could go on at these sites. For those purposes, Staff has requested and received a general traffic

study that looks at a range of uses that could be in the future. There could be specific plans for some the properties such as the Academy that is interested in assisted living facilities but staff does not have the specific traffic studies for that use. In terms of the Westport Capital amendment they did not present a specific plan for that site, hence why there is only a general traffic study report for now. When the request comes in for an actual plan for the site is when a specific traffic study would be completed. Public Works Director, Ingrid Gaub mentioned that when they city is evaluating a comp plan amendment that deals with potential development, staff is looking at the classification of the roadway and how much traffic those roadways serve those properties and what those roadways can handle long term. That doesn't mean when they actually go to build or develop a site that the City wont require them to build roadway improvements. When the developer completes their detailed analysis for that design, staff will look at what is the specific mitigation that's required for that development. That's not a detail they will be able to give Staff during comp plan amendment time. The studies are showing that those specific roads referred to in the amendment, can handle traffic from future development. Roadway improvements could be specified by staff at the time of site development. Director Gaub went on to explain that roadway traffic counts are done every other year, and the off years turn movements at intersections are counted. That information gets fed into any future developments when the developer is actually performing their traffic study. Once that site a site is developed, that will serve as the baseline for future traffic impact studies.

B. Introductory Discussion on Proposed Code Amendments related to Wireless Telecommunications Regulations, ZOA20-0005.

The purpose of the changes are to modernize Titles 17, "subdivision" and Title 18, "Zoning", in response to changes in federal regulations that affect the permitting of expansion of existing wireless communication facilities.
Planning Services Manager, Jeff Dixon, presented to the Commission.

Commissioner Khanal excused himself from this portion of the meeting due to a conflict of interest with his employer.

"Wireless" is a broad term that encompasses many different types of technologies and devices that transmit data over the air rather than over wires, including cellular communications.
Most wireless communication facilities/tools are either located in public rights-of-way (ROW) or located outside of ROW on private or public property.

Those wireless communication facilities located in the public ROW are subject to local government oversight by exercising their authority to regulate the public ROW through franchises, master permits, and right-of-way use agreements that authorize utilities and other business entities to use the ROW under contractual obligation and subject to local ROW permitting requirements. Administration and enforcement of these requirements is generally the responsibility of the City's Public Works Department.

Those facilities located outside of the ROW and on private or public property, are regulated as a land use and are subject to local zoning and building code regulations, as a private utility. However, since the facilities most often include tall towers and are the subject of specific federal authority, they are not treated the same as other private utilities and substations and are usually given unique treatment by separate categorization in the zoning regulations. Administration and enforcement of these requirements is generally the responsibility of the City's Community Development Department.

Purpose of code changes
The City is systematically initiating changes to various city code sections to address consistency with changes in federal law requirements and to reflect changes in wireless communication technology among other changes. Due to the highly technical and litigious nature of the subject, the City hired a legal consultant specializing in the subjects of wireless communication and ROW permitting of franchises and that is familiar with the results of court decisions. City Legal Dept., Public Works Dept., and Community Development Dept. staff has been working with this consultant over the last year on drafting code changes.

Based on this code drafting, the City is simultaneously proposing to amend code sections affecting public right-of-way franchises, and right-of-way use permits among others and these changes are not the subject of Planning Commission consideration since they primarily address the subject of city rights-of-way. However, the city is proposing to amend city code section, Title 17 'Land Adjustment and Divisions' (the subdivision code) and Title 18 'Zoning' which are subject to review and recommendation by the Planning Commission.

For context for the Planning Commissioners, what follows is a list of the seven city code titles that are proposed to be changed simultaneously. It is necessary to change these simultaneously since there are cross references to definitions that are found in a different portion of the code. These cross references avoid duplication and aid future internal consistency of terms and facilities that are common to ROW and non-ROW locations. A listing of the Code Titles to be changed and a brief summary of the proposed changes is provided below:

Not subject to Planning Commission Review: (copy not provided)

Title 3, REVENUE AND FINANCE

- Chapter 3.42, Cable Television Utility Tax
- Chapter 3.84, Telephone Business
- Chapter 3.88, Utility Services

The key changes to Title 3, are:

- *Align definitions with those of Title 20 for utilities, telecommunications and cable.*
- *Modernize procedural provisions to reflect actual process.*
- *Repeal of ACC 3.84.110 as annexation notification is addressed by applicable state law.*

- *Repeal of ACC 3.88.030 as the provision is outdated and duplicative of requirements in Title 5.*

Title 5, BUSINESS LICENSES AND REGULATIONS

- Chapter 5.84, Licensing of Telecommunications Carriers, Operators, Providers, and Other Utilities

The key changes to Title 5, are:

- *Remove purpose statement of business licensing as it is duplicative.*
- *Align definitions with those of Title 20 for utilities, telecommunications and cable.*
- *Modernize procedural provisions to reflect actual process.*

Title 12, STREETS, SIDEWALKS AND PUBLIC WORKS

- Chapter 12.24, Construction Permits
- Chapter 12.32, Sidewalk Obstructions

The key changes to Title 12, are:

- *Modernize procedural provisions to reflect actual process.*
- *Ensure that any construction work performed under this title is done per the City's Engineering Design and Construction Standards.*

Title 13, WATER, SEWERS AND PUBLIC UTILITIES

- Chapter 13.32A, Underground Wiring
- Chapter 13.36, CATV Systems **(Repealed)**
- Chapter 13.44, Electrical Franchise **(Repealed)**

The key changes to Title 13, are:

- *Align definitions with those of Title 20 for utilities, telecommunications and cable.*
- *Modernize procedural provisions to reflect actual process.*
- *Ensure that any construction work performed under this title is done per the City's Engineering Design and Construction Standards.*
- *Update requirements, exemptions and process for undergrounding of utilities, telecommunications and cable.*
- *Repeal of Chapter 13.36 ACC as the provisions are being moved to Title 20 and updated to reflect current federal requirements.*
- *Repeal of Chapter 13.44 ACC as the provisions are outdated and addressed under the provisions of Title 20.*

Title 20, FRANCHISES, CABLE FRANCHISES, AND LEASES

- Chapter 20.02, General Provisions
- Chapter 20.04, Utility and Telecommunications Franchises
- Chapter 20.06, Cable Franchise
- Chapter 20.08, Facilities Lease
- Chapter 20.10, Conditions of Public Way Agreements, Franchises and Facilities Leases **(Repealed)**
- Chapter 20.12, Open Video Systems **(Repealed)**
- Chapter 20.14, Small Wireless Facilities

The key changes to Title 20, are:

- *Align definitions throughout the titles for utilities, telecommunications and cable.*

- *Update City Code in conformance with current federal and state requirements for utilities, telecommunications and cable in the public ways and on city owned facilities and property.*
- *Modernize procedural provisions to reflect actual process.*
- *Repeal of Chapter 20.10 ACC as the provisions of this chapter have been updated and moved to Chapter 20.02 ACC.*
- *Repeal of Chapter 20.12 ACC as this chapter was empty.*

Subject to Planning Commission Review and Recommendation: (copy provided, see attachments)

Title 17, LAND ADJUSTMENTS AND DIVISIONS

- Chapter 17.14, IMPROVEMENT REQUIREMENTS – SUBDIVISIONS
- Chapter 17.28, Infrastructure Conduit **(Repealed)**

The key changes to Title 17, are:

- *Minor changes to improve clarity and correct references.*
- *Repeal of ACC 17.28 because addressed in ACC 13.32A.*

Title 18, ZONING

- Chapter 18.02, General Provisions
- Chapter 18.04, Definitions
- Chapter 18.07, Residential Zones
- Chapter 18.23, Commercial and Industrial Zones
- Chapter 18.31, Supplemental Development Standards
- Chapter 18.35, Special Purpose Zones

The key changes to Title 18, are:

- *Changes to be consistent with the requirements of federal legislation that provide the city must approve additions or modifications to existing wireless communication facilities that do not exceed a "substantial increase" and that the city must approve within a specified timeframe. This requires new terminology, procedures, and regulations.*
- *Also changes were made to accommodate the new technology of "small cell wireless communication" facilities when located on private property.*
- *Other minor housekeeping or administrative changes were also made.*

The proposed changes are shown by ~~strikeout~~ (deletions) and underline (additions) in the code attached to this memo.

The following sections summarize the effect of federal regulations and the key points affecting City Titles 17 and 18.

Wireless Antenna Facilities

With the evolving technology and increased usage of wireless devices by the population, wireless antenna facilities have been given special consideration by federal regulations. Local jurisdictions across the country need to ensure that their regulations regarding wireless antenna facility siting are consistent with section 6409(a) of the Middle Class Tax Relief and Job Creation Act of

2012, as set forth in the Federal Communications Commission's (FCC's) October 2014 Acceleration of Broadband Deployment Order.

Regulating Wireless Antenna Facilities
Local governments can develop ordinances and policies to provide opportunities for wireless communication facilities (WCF) consistent with the statutory rights of wireless communication service providers provided by the federal regulations while also providing for an orderly development of the city and protecting the health, safety, and general welfare of the city's residents and property owners. A primary objective of these ordinances is to preserve the existing visual and aesthetic character of the jurisdiction and its neighborhoods, and minimize incompatibility, as well as minimizing the noise impacts generated by these facilities.

The City has regulated WCFs located on public and private property by zoning regulations since Ordinance No. 6245 in 2009. Most recently the Planning Commission reviewed changes to these regulations in April 2019 as a result of the need to address construction of a unique category of wireless communication by Puget Sound Emergency Radio Network (PSERN) for an emergency response communications facility. These changes were adopted by Ordinance No. 6716 in 2019.

Small Cell Communication Technology
In recent years, the dramatic increase in use of wireless devices has triggered the need for new subcategory of wireless communication facility referred to as "small cell" technology to increase signal coverage. (The term: "small wireless facility" is used in the proposed city code changes.) The signal coverage is increased by use of smaller antennas (less than 3 cubic feet), not mounted as high, and more closely-spaced. A typical small cell is between 25-45 feet in height, attaches to existing utility poles or light/traffic pole within the right-of-way, and requires an aerial or underground line to access power and fiber in order to transmit cellular phone and data signals. Small cell facilities may also be installed on public or private property outside of the right-of-way and thus are also addressed in zoning code changes.

As a result of the increased demand for this technology, there has been a substantial increase in applications from providers seeking to place small cell facilities in municipal rights-of-way. In 2018, the Federal Communications Commission (FCC) issued a 2-part Declaratory Ruling with the intent to streamline the deployment of Fourth Generation (4G) and Fifth Generation (5G) mobile communication system infrastructure.

Regulating Small Cell Technology
To meet rapidly increasing demand for wireless services and encourage investment in a national infrastructure for 5G, wireless communication providers must deploy infrastructure at significantly more locations using new, small cell facilities. This *Declaratory Ruling and Third Report and Order* is part of a national strategy to promote the timely buildout of this new infrastructure across the country by eliminating regulatory impediments, unnecessarily add

delays and costs to bringing advanced wireless services to the public. The ruling was effective January 14, 2019.

Some key provisions of the federal legislation:

- Clarify that federal regulations apply to support structures and to transmission equipment used in connection with any Commission-licensed or authorized wireless transmission.

- Define "transmission equipment" to encompass antennas and other equipment associated with and necessary to their operation, including power supply cables and backup power equipment.

- Define "tower" to include any structure built for the sole or primary purpose of supporting any Commission-licensed or authorized antennas and their associated facilities.

- Clarify that the term "base station" includes structures other than towers that support or house an antenna, transceiver, or other associated equipment that constitutes part of a "base station" at the time the relevant application is filed with municipal authorities, even if the structure was not built for the sole or primary purpose of providing such support, but does not include structures that do not at that time support or house base station components.

- Clarify that a modification "substantially changes" the physical dimensions of a tower or base station, as measured from the dimensions of the tower or base station inclusive of any modifications approved prior to the federal legislation, if it meets a defined set of criteria:
    - It increases the height of the tower by more than ten percent or by more than twenty feet, whichever is greater;
    - It involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater;
    - For any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets; or, for base stations, it involves installation of any new equipment cabinets on the ground if there are no preexisting ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than ten percent larger in height or overall volume than any other ground cabinets associated with the structure;
    - It entails any excavation or deployment outside the current site/lease area, as defined;
    - It would defeat the concealment elements of the eligible support structure; and
    - It does not comply with original approval conditions unrelated to a “substantial change”.

And thus is determined to be an “eligible facilities request” under the federal legislation.

- Provide that localities may continue to enforce and condition approval on compliance with generally applicable building, structural, electrical, and safety codes and with other laws codifying objective standards reasonably related to health and safety.

- Provide the following guidance for reviewing an application under federal legislation:
    - A local government may only require applicants to provide documentation that is reasonably related to determining whether the "eligible facilities request" meets the requirements;
    - Within 60 days from the date of filing, accounting for tolling, a local government shall approve an application meeting the "eligible facilities request";
    - The running of the period may be tolled by mutual agreement or upon notice that an application is incomplete provided in accordance with the same deadlines, but not by a moratorium; and
    - An application meeting the "eligible facilities request"; is deemed granted if a State or local government fails to act on it within the requisite time period.

- Clarify that federal legislation applies only to State and local governments acting in their role as land use regulators and does not apply to such entities acting in their proprietary capacities.

- Provide that parties may bring disputes-including disputes related to application denials and deemed grants-in any court of competent jurisdiction.

- Establish new "presumptively reasonable" permit review timelines (referred to as shot clocks) applicable to small cell facilities.

- Clarify the use of the term "collocation" in relation to small cell facilities.

- Publishes fee limitation for the use of city-owned infrastructure (such as light and signal poles).

- Establish guidelines for imposing aesthetic standards that must be: reasonable, no more burdensome than those applied to other types of infrastructure deployments, objective, and published in advance.

- Interpret the term "effectively prohibit".

Next steps
If the Planning Commission feels like the changes are ready to proceed, Staff will move forward with scheduling the public hearing for November 4, 2020.

The Planning Commission asked if this code change would include the cosmetic aspects of the code. Meaning would the towers be painted to blend in with the trees, or painted a specific color? Staff responded that not existing ones but possibly new

ones in the future. The City does requests the towers be painted the same color of the base installation.

V. COMMUNITY DEVELOPMENT REPORT

Planning Services Manager, Jeff Dixon reported that Copper Gate Development located at the North end of Auburn at the old Valley 6 Drive Ins site has been issued a temporary building occupancy permits. The Commission asked if that site would have any retail attached to it. Staff reported that Phase 1 was just multi family development but that future development would be commercial or professional office space. No permits have been applied for as of right now for the commercial portion of the site.

VI. ADJOURNMENT

There being no further business to come before the Planning Commission, Chair Roland adjourned the meeting at 9:27 p.m.

AGENDA BILL APPROVAL FORM

Agenda Subject:
CPA20-0003, 2020 Comprehensive Plan Text Amendment - Academy Special Planning Area Policies

Date:
October 27, 2020

Department:
Community Development

Attachments:
Staff Report
Application Form
Written Narrative
SEPA Checklist
CAA
TIA Scoping Doc
Illustrative Site Plan
DNS
Affidavits

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

Administrative Recommendation:

Background Summary:

Reviewed by Council Committees:

Councilmember:

Staff: Dixon

Meeting Date: November 4, 2020

Item Number: PH.1

AGENDA BILL APPROVAL FORM
PLANNING COMMISSION

Agenda Subject/Title:
CPA20-0003, 2020 I Comprehensive Plan Text Amendment – Academy Special Planning Area Policies

Date:
November 4, 2020

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 2020 Privately-Initiated Comprehensive Plan Amendments (Policy/Text Amendments).

Applicant:
Bob Sanders
Creations Northwest, LLC
14020 SE Johnson Rd, Suite 102
Milwaukie, OR 97267

Agent:
Alison Moss
Schwabe, Williamson & Wyatt
700 Washington St, Suite 701
Vancouver, WA 98660

Owner
Doug Bing
Western Washington Conference Corporation of SDA
32229 Weyerhaeuser Way S
Federal Way, WA 98001

Request: Comprehensive Plan Text Amendment to Land Use Policy LU-135 and to the Academy Special Planning Area policies A.1.2 and A.1.8. The purpose of the amendments is to clarify that multifamily uses providing long-term revenue to the Western Conference of the Seventh Day Adventists supporting its educational mission are allowed.

Location: The site abuts Auburn Way South, between 32nd Street SE & Academy Drive SE. While the Academy occupies multiple parcels within this area, the proposed text amendment is primarily associated with King County Parcel Numbers 2721059117, 2721059090, 2721059055, 2721059086, and 2721059079.

Existing Zoning: The zoning designation of the site is "I" Institutional. The entire site is located within the Academy Special Planning Area, adopted under Resolution No. 2254 on November 14, 1991.

Existing Comprehensive Plan Designation: The Comprehensive Plan Map Designation of the site is "Institutional".

SEPA Status: A Determination of Non-Significance (DNS) was issued under City File No. SEP20-0012 on September 15, 2020. The comment period ended on September 30, 2020. No comments were provided in response to the DNS.

Findings

1. Agent, Alison Moss with Schwabe, Williamson & Wyatt, representing Bob Sanders of Creations Northwest LLC, submitted an application for a Comprehensive Plan Text amendment (File No. CPA20-0003). More specifically, the purpose of the text amendment is the amend Land Use Policy LU-135 and Academy Special Planning Area policies A.1.2 and A.1.8. The purpose of the amendments is to clarify that multifamily uses providing long-term revenue to the Western Conference of the Seventh Day Adventists supporting its educational mission are allowed. The Applicant identifies that this is a non-project action.

2. The applicant proposes to develop a portion of the Academy's property with a combination of multi-family, memory care, independent living, and assisted living residential units. An illustrative site plan was provided with the application. The plan is marked as Exhibit 7.

3. Any future development of the site will be analyzed separately from the subject Comprehensive Plan Text amendment for consistency with local, state, and federal regulations, including the Auburn City Code (ACC) and Public Works Design Manual.

4. The site abuts Auburn Way South, between 32nd Street SE & Academy Drive SE. While the Academy occupies multiple parcels within this area, the proposed text amendment is primarily associated with King County Parcel Numbers 2721059117, 2721059090, 2721059055, 2721059086, and 2721059079.

5. The Auburn Adventist Academy is a multi-use campus located on approximately 250 acre property owned and operated by the Western Conference of the Seventh Day Adventists. It play a large role in Washington Conference. It is designated on Comprehensive Plan Map 1.4 as an Adopted Area, a category of Special Planning Area. The City Council adopted the Academy Special Planning Area Plan (Academy Plan) by Resolution 2254, in 1991.

6. According to the applicant, in the earlier years, agriculture was the way the Academy supported the school financially. Agricultural uses and products included orchards, crops, berries, a large dairy farm. See Exhibit 3

7. According to the applicant, in 1987, the City established the Institutional Use District (I) for Auburn Adventist Academy (Academy). The I Zone permitted such uses as schools, day care, churches, nursing homes, recreation and single family uses outright. It authorized other uses, including multifamily dwellings, through administrative or conditional use permits. The City Council rezoned the Academy Planning Area "I" as part of its adoption of the *Academy Plan.* See Exhibit 3

8. According to the owner, (the Academy), its mission is to continuously create a strong private Christian education that is academically significant, while providing whole life development, personal reliance, and personal accountability. Pursuing this mission requires extensive programing, staffing, and facilities that are maintained on its 250+ acres. Only approximately one-third of the Academy's operating income comes from student tuition. Over many years the governance of the Academy has sought ways to be better stewards of the Academy

properties by creating income from the parcels not occupied by the church and school facilities (Supporting Parcels) to fund its mission. See Exhibit 3

9. A Determination of Non-Significance (DNS) the environmental review decision required under the State Environmental Policy Act (SEPA), for a Comprehensive Plan Text Amendment was issued under City File No. SEP20-0012 on September 15, 2020. The comment period ended September 30, 2020 and the appeal period ended October 14, 2020.

10. The applicant provided a Traffic Impact Analysis Scoping Document, prepared by Heath and Associates, Inc., dated August 25, 2020. The analysis identifies how traffic impacts will be analyzed in the future should the site subject to the text amendments be developed. A more detailed Traffic Impact Analysis will be prepared once the specific design of the site is determined, at which point, specific mitigation (if any) will be determined. The applicant's Traffic Impact Analysis Scoping Document is marked as Exhibit 6

11. The applicant provided a Critical Areas Assessment, prepared by Habitat Technologies, dated July 9, 2019. The assessment notes that there is one, .25 acre, Category IV wetland within the area associated with the Comprehensive Text Amendment. Any future impacts to wetlands or other critical areas will be reviewed as part of the project specific SEPA review for the site. The Critical Areas Assessment is marked as Exhibit 5

12. The public hearing notice was published on September 15, 2020 in the Seattle Times at least 10-days prior to the Planning Commission public hearing scheduled for November 4, 2020. Public notice was also mailed to property owners of record within 300 feet, posting on-site and on the city's webpage.

13. The following report identifies a Comprehensive Plan text amendment request scheduled for the Planning Commission's November 4, 2020 public hearing with a staff recommendation.

14. 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.

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

16. 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).

17. This staff report and recommendation describes and addresses a Comprehensive Plan text amendment. The other private initiated Comprehensive Plan amendment applications received this year, as well as the 2020 City initiated Comprehensive Plan Amendments are addressed in separate staff reports.

18. 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.

19. RCW 36.70A.130 (The Washington State Growth Management Act (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.

20. The City of Auburn established a June 5, 2020 submittal deadline for comprehensive plan amendments for the year 2020 (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.

21. No comment letters from the surrounding neighborhood were received by the City in response to the combined public Notice of Application and DNS.

22. 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.)"

23. 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.

24. 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.

25. 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

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.

LU-90. Innovative strategies to integrate the uses and sites into the areas where they are sited is encouraged. These strategies should maximize use of the site while minimizing fiscal impacts and impacts to adjacent areas."

"Institutional Designation"
Description"

"This category includes those areas that are reserved for public or institutional uses. These public uses include public schools and institutional uses such as large churches and schools. It is also intended to include those of a significant impact, and not those smaller public uses that are consistent with and may be included in another designation. For

example, 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"

"Designation Criteria
1. Previously developed institutional uses; or
2. Located along major arterial streets;
3. Properties that are 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 Institutional designation.
5. Properties identified in the Airport Master Plan as Landing Field."

"Policies

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

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

26. 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

CONCLUSIONS

The City Code provides certain criteria for decisions on amending the Comprehensive Plan 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: As identified in the submittal information, the Applicant's purpose for the Comprehensive Plan text amendment is to clarify that multifamily uses providing long-term revenue to the Western Conference of the Seventh Day Adventists supporting its educational mission are allowed. The applicant notes that when the site was originally zoned "I" Institutional and when the Academy Special Planning Area was established, multi-family was a use that was permitted. The proposal to change the text of LU-135 and Academy Special Planning Area policies A.1.2 and A.1.8 is meant to add further clarity that multi-family and similar uses will support the Academy's long term mission and are permitted. Because the Academy Special Planning area policy A.1.8 currently indicates that 'residential and nursing home uses' are allowed within the area immediately to the north of Auburn Way South and that multi-family uses are allowed within the Institutional zoning district, the goals and objectives of the comprehensive plan will remain internally consistent.

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 application for changes to the Comprehensive Plan text policies 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 text 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. As such, it is not anticipated that approval of the request will negatively affect the provision of services. Utility and street frontage improvements, and possibly off-site improvements, would be required to support the development.

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 current text amendment attempts to clarify existing policies and how they integrate with the Academy's long term mission. The intent of the Academy is to continue their operation as a religious and educational institution offering vocational training. By amending the text policies to clarify that multi-family and senior housing type uses are allowed, the Academy will have the financial means to continue to operate.

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 circumstances that generates the need for the text amendment. According to the Applicant, the original agricultural uses associated with the site are no longer economically viable, the surrounding area has become considerably more urban, and water and sewer infrastructure has greatly improved near the site. Further, the region is experiencing a higher demand for affordable housing and senior housing options. By making updates and refinements to the Academy Special Area plan, the Academy will be able to utilize multiple under-utilized parcels in a manner that will help them continue to operate and carry out their mission of providing religious and vocational related instruction. Based on this information, it is necessary for the Academy to make updates to the Comprehensive Plan and the Academy Special Planning Area.

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 intends to clarify existing policies without materially changing them. Further, the existing Institutional Comprehensive Plan Map designation and Institutional zoning will remain.

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: Because no Comprehensive Plan map change is proposed, the above criterion is not applicable.

STAFF RECOMMENDATION

Planning Commission to recommend approval of a text amendment to land use policy LU-135 and to the Academy Special Planning Area policies A.1.2 and A.1.8.

EXHIBIT LIST (As provided to Planning Commission October 20, 2020)

Exhibit 1	Staff Report
Exhibit 2	Completed Comprehensive Plan Amendment Application Form
Exhibit 3	Applicant's Narrative Statement
Exhibit 4	SEPA Environmental Checklist
Exhibit 5	Critical Areas Assessment, Habitat Technologies
Exhibit 6	Traffic Impact Analysis (Scoping Document), Heath & Associates
Exhibit 7	Illustrative Site Plan
Exhibit 8	Combined Notice of Application and Determination of Non-Significance SEP20-0012
Exhibit 9	Notice of Public Hearing
Exhibit 10	Affidavits of Publication, Mailing, and Posting

MASTER LAND USE APPLICATION FORM

CITY OF AUBURN WASHINGTON

Date Received:

Physical Address:	Mailing Address:	Webpage & Application Submittal:	Phone and Email:
Auburn City Hall Annex, 2nd Floor 1 E Main St	25 W Main St Auburn, WA 98001	www.auburnwa.gov applications@auburnwa.gov	253-931-3090 permitcenter@auburnwa.gov

Project Name:	Oak Vista
Parcel Number(s):	272105-9117, 272105-9055, 272105-9090, 272105-9079, 272105-9086

APPLICANT ☒ Check Box if Primary Contact				OWNER ☐ Check Box if Primary Contact			
Name:	Bob Sanders			Name:	Doug Bing		
Title:	Sr Development Manager			Title:	President		
Company:	Creations Northwest, LLC			Company:	Western Washington Conference Corporation of SDA		
Email:	bob@HTIPLLC.com			Email:	doug.bing@wc.npuc.org		
Address:	14020 SE Johnson Rd., Suite 102			Address:	32229 Weyerhaeuser Way S.		
City:	Milwaukie	State: OR	Zip: 97267	City:	Federal Way	State: WA	Zip: 98001
Phone:	503-319-5946			Phone:	253- 681-6008		
Signature:	Bob Sanders			Signature:	Doug Bing		
	(Signature Required)				(Signature Required)		

AGENT ☑ Check Box if Primary Contact				ARCHITECT / ENGINEER ☐ Check Box if Primary Contact			
Name:	Alison Moss			Name:			
Title:	Shareholder			Title:			
Company:	Schwabe, Williamson & Wyatt			Company:			
Email:	amoss@schwabe.com			Email:			
Address:	700 Washington St., Suite 701			Address:			
City:	Vancouver	State: WA	Zip: 98660	City:		State:	Zip:
Phone:	206-407-1563			Phone:			
Signature:	Alison Moss			Signature:			
	(Signature Required)				(Signature Required)		

Brief Description:	Comprehensive Plan text amendment to Land Use Policy LU–135 and related text amendments to the Auburn Academy Special Planning Area plan adopted under Resolution 2254 to clarify that multifamily uses providing long-term revenue to the Western Conference of the Seventh Day Adventists supporting its educational mission are allowed.

LAND USE APPROVALS BEING APPLIED FOR UNDER THIS APPLICATION (Check all That Apply)

- ☐ Administrative Appeal
- ☐ Administrative Use Permit
- ☐ Administrative Variance
- ☐ Architectural and Site Design Review
  - ☐ Multi-Family / Mixed-Use
  - ☐ DUC Design Review
- Binding Site Plan
  - ☐ Preliminary
  - ☐ Final
- ☐ Boundary Line Adjustment
- ☐ Boundary Line Elimination
- ☐ Comp. Plan Map Amendment
- ☒ Comp. Plan Text Amendment
- ☐ Conditional Use Permit
- Critical Areas
  - ☐ Exemption
  - ☐ Reasonable Use
  - ☐ Variance ☐ Determination / Study Review
- ☐ Director's Interpretation
- ☐ Landscape Plan Alteration / Tree Removal
- ☐ Master Sign Plan (New or Adjustment)
- Plat (Subdivision Greater Than 9 Lots)
  - ☐ Preliminary
  - ☐ Final
  - ☐ Adjustment (Major)
  - ☐ Adjustment (Minor)
  - ☐ Extension
- ☐ Real Estate Tax Exemption
- ☐ SEPA Environmental Review
- Shoreline
  - ☐ Exemption
  - ☐ Substantial Development
  - ☐ Variance
- Short Plat (Subdivision 9 Lots or Less)
  - ☐ Preliminary
  - ☐ Final
- ☐ Site Plan Approval (Outlet Collection)
- ☐ Site Plan Approval (Lakeland PUD)
- ☐ Sign Area Deviation
- ☐ Special Exception
- ☐ Special Home Occupation
- Temporary Use Permit (See Checklist)
  - ☐ Type I
  - ☐ Type II
  - ☐ Special Event
- ☐ Variance
- ☐ Zoning Code Text Amendment
- ☐ Zoning Map Amendment (Rezone)

Written Statement - Decision criteria for plan amendments.

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

7. *Describe why the text amendment is being proposed. Identify the anticipated benefits to making the change.*

The Auburn Adventist Academy is a multi-use campus located on approximately 250 acre property owned and operated by the Western Conference of the Seventh Day Adventists. It play a large role in Washington Conference. It is designated on Comprehensive Plan Map 1.4 as an Adopted Area, a category of Special Planning Area. The City Council adopted the Academy Special Planning Area Plan (*Academy Plan*) by Resolution 2254, in 1991.

At that time and since the following uses have been located and events occurred on the campus:

- Meeting place for many events.
- Several events over the summer include meetings called "camp meetings" where Adventists from Washington and around the world come together to celebrate the Adventist culture. Attendance is often more than 10,000 people.
- 150 RV sites, most with full hookups
- Site of NBC basketball camps.
- One of the largest Adventist churches in the northwest.
- The Conference's largest elementary school, Buena Vista.
- A retail store for literature and health foods.
- 23 single family residences.
- Three dormitory structures used for students and community.
- A swimming pool that is used by the community including scuba lessons and a pre-olympic swim team training.
- A large auditorium that was used for the Auburn High School graduation for many years.
- A large food service building regularly used as a banquet facility.
- Green houses built to generate income and jobs.
- Several industrial buildings occupied by approximately 10 separate businesses.
- A large airstrip and hangars used by the School and Adventist community.

In the earlier years, agriculture was the way the Academy supported the school financially. Agricultural uses and products included orchards, crops, berries, a large dairy farm. As explained in more detail below, the Academy always sought income from its property to subsidize operations. *See* 1936 map, **Attachment A**.

In 1987, the City established the Institutional Use District (I), created primarily for Auburn Adventist Academy (Academy). The I Zone permitted such uses as schools, day care, churches, nursing homes, recreation and single family uses outright. It authorized other uses, including multifamily dwellings, through administrative or conditional use permits. The City Council

rezoned the Academy Planning Area "I" as part of its adoption of the *Academy Plan*. *See, Academy Plan* §III.C.

As explained in the June, 2020 letter from the Western Conference to the City Council, **Attachment B**, its mission is to continuously create a strong private Christian education that is academically significant, while providing whole life development, personal reliance, and personal accountability. Pursuing this mission requires extensive programing, staffing, and facilities that are maintained on its 250+ acres. Only approximately one-third of the Academy's operating income comes from student tuition. Over many years the governance of the Academy has sought ways to be better stewards of the Academy properties by creating income from the parcels not occupied by the church and school facilities (Supporting Parcels) to fund its mission. We refer to these income producing uses as Supporting Uses.

At the time of its development, the Purpose Section of the *Academy Plan* focused on redevelopment of the closed Harris Pine Mills buildings, active agricultural uses, and aviation training. This focus is reflected in Comprehensive Plan Policy LU-135.

In the intervening 29 years since adoption of the *Academy Plan*, Auburn's population has grown from approximately 33,000 to 87,000, an increase of 160%. The area is considerably more urban. Infrastructure has been vastly improved, the industrial buildings are continuously rented by about 10 separate businesses, and some historic agricultural uses are no longer an economically viable means of generating income to fund the Academy's mission. *See*, **Attachment B**. The Academy is currently working with Creations Northwest, LLC on a long term land lease which will allow the development of the Academy parcels north of Auburn Way S. and south of 32nd Street SE for multifamily use and a senior housing community. An illustrative site plan of this property is attached as **Attachment C**.

While the multifamily uses will provide workforce housing offering a limited amount of employment and vocational opportunities for some students, they support the Academy's mission primarily by providing long term revenue. The long term revenue generated through a land use for the senior housing and multifamily developments on the Academy parcels will allow the Academy to do such things as create an endowment to subsidize student tuition and provide financial aid to students needing tuition assistance, for new educational programs, additional faculty, and facility maintenance and upgrades and other needs that cannot be funded through tuition. The senior housing and multifamily land use would generate much more revenue for the Academy mission than the previous agricultural uses on these parcels were able to produce.

The Academy wishes to more fully capture in the *Academy Plan* and Comprehensive Plan Policy LU-135 the fact that developing Supporting Parcels for profitable uses has contributed and continues to contribute to its mission in far more ways than simply providing student employment opportunities and vocational training on the developed parcels.

The proposed text amendment is consistent with the following Comprehensive Plan text and policies:

Land Use Element

- Introduction, p. LU-1. 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 pattern, previously approved subarea plans, topography, natural features, and targeted goals for shifting the character of specified areas.

  Analysis: Clarifying that multifamily and senior community uses are allowed secondary uses of the Academy parcels north of Auburn Way S. and south of 32nd Street SE builds off the previously approved subarea plan, the *Academy Plan,* which, as explained above, not only recognized that Supporting Uses are essential to the Academy's ability financially to fulfill its mission but also envisioned multifamily and senior community uses of the property.

- Public and Institutional Land Use Designations, General Policies

  LU-90 Innovative strategies to integrate the uses and sites into the areas where they are sited is encouraged. These strategies should maximize use of the site while minimizing fiscal impacts and impacts to adjacent areas.

  Analysis: A long-term lease for the development of workforce multifamily housing and a senior community is an innovative strategy to support the Academy's mission. As described throughout this analysis, it will, among other things, allow the Academy to fund an endowment for the benefit of the school and its students.

- Subarea Policies

  LU-124 Each subarea will contain its own vision, goals, policies and strategies.

  Analysis: Policy LU-135 essentially summarizes the Purpose statement of the *Academy Plan*. Amending it to specifically authorize multifamily and senior community uses in the area lying north of Auburn Way S. and south of 32nd Street SE implements the *Plan's* intent to allow viable Supporting Uses.

Housing Element

Workforce housing promotes many housing policies including H-4 (promote housing that meets the needs of Auburn's workforce); and H-10 (provide a land use plan and zoning that offers opportunities to achieve a variety of housing styles and densities).

This clarifying amendment will not create an inconsistency.

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

Providers' ability to provide adequate services should not be affected by this proposal. *Academy Plan* Land Use Policy A.1.8 currently expressly allows academic, church, nursing and retirement

homes, and limited retail sales and service. We do not anticipate that the proposed multifamily housing and senior community will generate a significantly different service need that these uses.

The following discussion is taken from the March 23, 2020 Pre-Application Conference Summary, City File number PRE 20-0011.

Sewer: There is a 24 inch sewer trunk line in Academy Drive SE and 32nd Street SE that has adequate capacity to convey flow from the proposed multifamily site.

Water: There is an existing 6 inch water main along 37th Place SE stubbed at the north property line of the area proposed for multifamily uses, an existing 12 inch water main stubbed at the northeast corner, and an existing 12 inch water main along Auburn Way S. to the south of the proposed multifamily parcels.

Transportation: Development of the property proposed for multifamily uses will require the preparation of a traffic study, half street improvements to Auburn Way S. rechannelization of Auburn Way S. to match the existing 3-lane section to the east, frontage improvements, and payment of a Transportation Impact fee. The illustrative site plan **Attachment C** depicts a 3 phase project including 372 multifamily units and a senior care facility. A scope for a Transportation Impact Analysis is provided as **Attachment D**. Based on the illustrative site plan, the impact fee would be approximately $1,157,630.)

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

No assumptions upon which the Comprehensive Plan was based are invalid. However, as mentioned above, the *Academy Plan* is now nearly 3 decades old and reflects outdated assumptions regarding infrastructure and viable Supporting Uses and does not fully reflect the ways in which Supporting Parcels and Uses serve the Academy's mission.

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;

Please see our responses to criteria 1-3. In summary:

- Some of the historical agricultural uses of the area north of Auburn Way S. and south of 32nd Street SE are no longer economically viable
- The surrounding area is considerably more urban
- Auburn's population has dramatically increased
- The Puget Sound Region is suffering an affordable housing crisis
- Water and sewer infrastructure serving the proposed multifamily property is greatly improved
- Neither the *Academy Plan* nor Comprehensive Plan Policy LU-135 fully captures the ways in which Supporting Uses financially advance the Academy mission.

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.

The proposed amendments are consistent with VISION 2040 and the 2012 King County Countywide Planning Policies.

VISION 2040 designates Auburn as a Core City. Core cities are intended to accommodate a significant share of future growth, contain key hubs for the region's long-range multimodal transportation system. They are major civic, cultural, and employment centers within their counties. The *Regional Growth Strategy* envisions a major role for these cities in accommodating growth: the 14 Core Cities are called upon to accommodate 22 percent of the region's population growth and 29 percent of its employment growth by the year 2040. (This is an increased role compared to current adopted targets for the year 2025, which call for approximately 17 percent of regional population growth and 26 percent of regional employment growth to occur in Core Cities.) VISION 2040 Regional Growth Strategy, p. 21. Making clear that multifamily housing is allowed on the property north of Auburn Way S. and south of 32nd Street SE helps Auburn fulfill its role as a Core City.

It is also consistent with the 2012 King County Countywide Planning Policies for housing, including H-5 (adopt policies, strategies, actions and regulations at the local and countywide levels that promote housing supply, affordability and diversity…); H-9 (plan for housing that is accessible to major employment centers and affordable to the workforce in them so people of all incomes can live near or within reasonable commuting distance of their places of work…); and H-12 (plan for residential neighborhoods that protect and promote the health and well-being of residents by supporting active living and healthy eating and by reducing exposure to harmful environments). *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:*

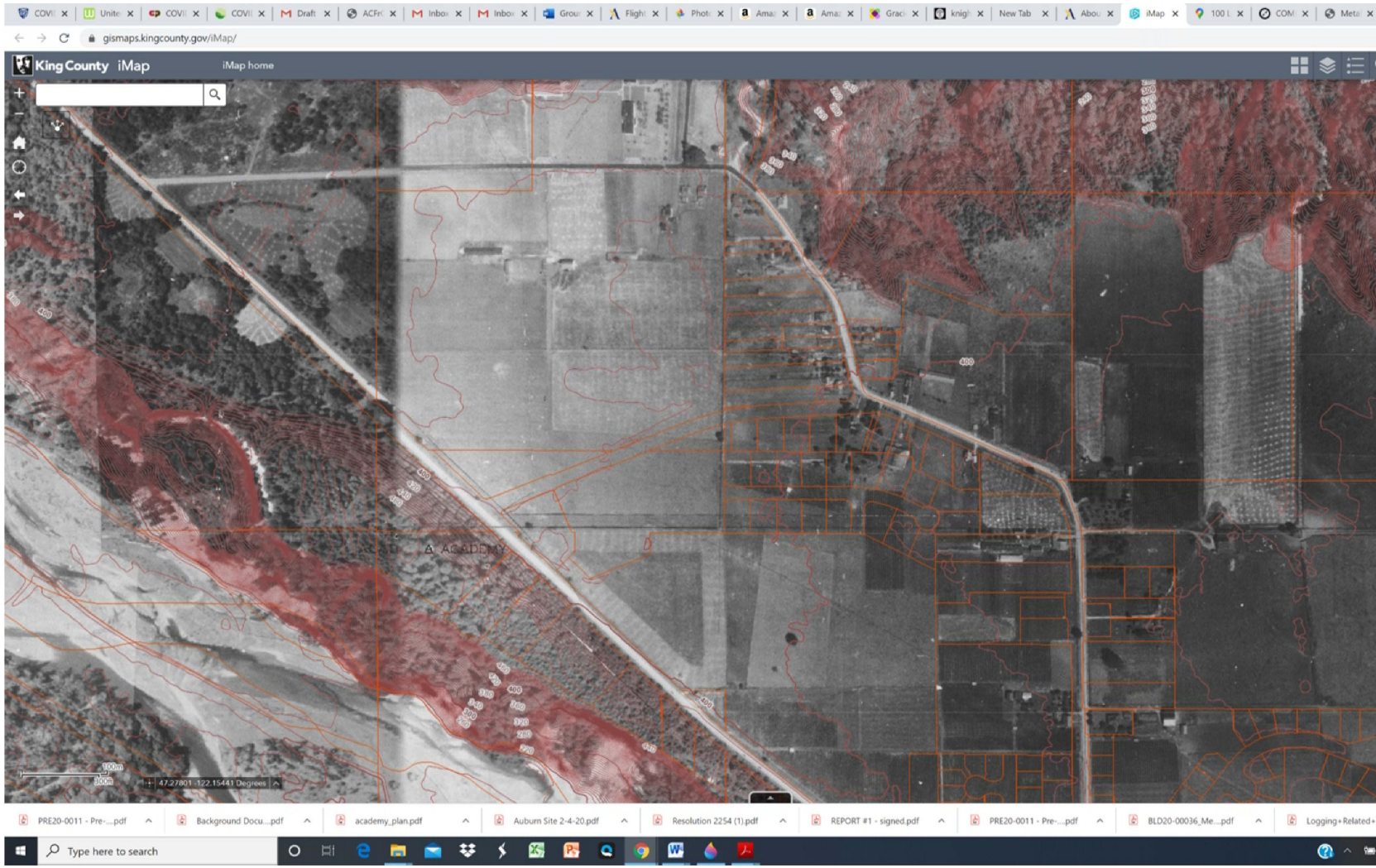
a. The current land use designation was clearly made in error or due to an oversight;
b. The proposed land use designation is adjacent to property having a similar or compatible designation, or other conditions are present to ensure compatibility with surrounding properties;
c. There has been a change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

Not Applicable.

6. Describe the proposed text amendment, indicating the exact nature of the change sought. If possible, provide suggested text language. If the proposal is to amend or delete existing text, include the applicable Conference of Plan citation and use underline to indicate new text and ~~strikeout~~ for text proposed for deletion.

The requested amendments to Comprehensive Plan Policy LU-135 and the *Academy Plan* are attached as **Attachment E** and **Attachment F**, respectively.

ATTACHMENT A


gismaps.kingcounty.gov/iMap/
King County iMap
iMap home
ACADEMY
47.27801 -122.15441 Degrees
Type here to search

ATTACHMENT B

WASHINGTON CONFERENCE
of Seventh-day Adventists

32229 Weyerhaeuser Way S
Federal Way, WA 98001-9347
Telephone: (253) 681-6008
Fax: (253) 681-6009
Washingtonconference.org

RE: Comprehensive Plan Text Amendment to Policy LU – 135 and calf Academy Special Planning Area

Summary: Auburn Adventist Academy (AAA) is currently working with Creations Northwest on a long term lease to allow the development of the Academy parcels north of Auburn Way South and south of 32nd Street SE with the goal of creating multifamily use and a Senior Community. The multifamily use would provide workforce housing that will generate income to further the mission of AAA. The Academy Special Planning Area (*Academy Plan*) which was adopted by Resolution 2254 in 1991, references many potential uses of its property all intended to provide the environment necessary for a successful institution, including maintaining and creating income producing uses which would support our Mission over the long term. Over the last 30 years, the City of Auburn population has created a more urban reality that to which AAA and our vision today and tomorrow needs to adapt.

Mission: Auburn Adventist Academy's mission is to continuously create a strong private Christian education that is academically significant while providing whole life development, personal reliance, and personal accountability.

Financial Support for our Mission: Pursuing this mission requires extensive programing, staffing, and facilities that are maintained on our 250+ acres. With only about one third of the Academy operating income coming from student tuition we are required to create subsidy from many sources. Over many years the governance of the Academy has sought ways to be better stewards of the Academy properties by creating income from the parcels not occupied by the church and school facilities (Supporting Parcels).

Most private institutions create endowments that live in perpetuity to aid the organization's mission through income. Following is an excerpt from Harvard's endowment materials:

> "Harvard's endowment, the University's largest financial asset, is a perpetual source of support for the University and its mission of teaching and research. The endowment is made up of more than 13,000 funds; the two largest categories of funds support faculty and students, including professorships and financial aid for undergraduates, graduate fellowships, and student life and activities."

Today more than ever, we see the need to use the Supporting Parcels of our "property endowment" to create income to continue and advance the mission of our school.

To that end, we are pursuing development of the parcels north of Auburn Way South and south of 32nd Street SE. The long-term income from this development will directly aid the mission of the Academy. Financial benefit can include support for student financial aid, new educational programs, additional faculty, and facilities' maintenance and upgrades.

Student Employment: Student employment has always been part of the Academy's program. It teaches our students personal responsibility as well as life skills and specific job skills that many graduates build on. Over the years student

employment has become less available as employment laws and academic requirements have changed. The proposed development will offer high quality student employment opportunities creating income from the community. The opportunities would include office, grounds, janitorial, and senior care. When the senior care facilities are completed, it is expected that, in addition to employment, there will be opportunities for students to graduate with certificates such as Certified Nursing Assistant (CNA).

Community Change: Over time, the city of Auburn has had significant population growth. In 1919, when the Academy was formed, the city of Auburn had a population of about 3,000. In 1991, when the *Academy Plan* was adopted, the city of Auburn had a population of about 33,000 and today, in thirty years, the population has grown by 54,000 (160%) to about 87,000. Twenty-nine years ago when the *Academy Plan* was developed, we indicated that the Academy would be giving more focus to active agricultural uses of land with possibilities of growing Christmas trees, corn, hay and a variety of consumable products. (*See Academy Plan,* Section 1.A.) Our community has changed and will continue to change; agriculture is no longer viable and we are now part of an urban community. Therefore, we have looked toward supporting uses which are more consistent with our urban setting. We believe our vision of creating a work-force-housing development and a Senior Community is beneficial to our AAA community as well as the broader community of the city of Auburn.

Change in Services: As Section III.C of the *Academy* Plan makes evident, in 1991, lack of capacity in facilities limited development of the Supporting Parcels. Since that time, the city of Auburn has upgraded the key services. The city has advised that there is a 24 inch sewer trunk line in Academy Drive SE and 32nd Street SE that has adequate capacity to convey flow from the proposed multifamily site. There is an existing 6 inch water main along 37th Place SE stubbed at the north property line of the area proposed for multifamily uses, an existing 12 inch water main stubbed at the northeast corner, and an existing 12 inch water main along Auburn Way South to the south of the proposed multifamily parcels. (See March 23, 2020 Pre-Application Conference Summary, City File number PRE 20-0011.)

We trust we are pursuing a vision that can be supported by the city of Auburn, together creating the opportunity for Auburn Adventist Academy to continue to excel.

X Peter Fackenthall

Peter Fackenthall
Auburn Adventist Academy's Principal

X Doug L. Bing

Douglas L. Bing
Washington Conference of SDA's President

ATTACHMENT C

	PHASE 1 13.11 AC	PHASE 2 6.08 AC	PHASE 3 4.78 AC
24 1 BEDROOM, 1 BATH (SOLO)	3	3	
12 1 BEDROOM 1 BATH 12 2 BEDROOM 2 BATH (MILLENNIUM)	3	1	
24 2 BEDROOM 2 BATH (EMPIRE)	2	2	
12 2 BEDROOM 2 BATH (ALLIANCE)	3		
12 3 BEDROOM 2 BATH (SKYWALK)	2		
			Senior Community / Memory Care
			Proposed Building Area: 64,000 sq ft
			Residence Type / No. Units / Proposed Parking
			Memory Care: 60 / 36
			Assisted Living: 84 / 30
			Independent Living: 80 / 50
			Total Units: 224 / 116 parking spaces

TOTALS	
TOTAL 1 BEDROOM Units	108 120 24
TOTAL 2 BEDROOM Units	84 60
TOTAL 3 BEDROOM Units	192 180 24
TOTAL UNITS	252 (19.22/AC)	144 (23.68/AC)	396 (20.63/AC)

5 CAR GARAGE	1	1 (5)	
6 CAR GARAGE		1 (6)	
9 CAR GARAGE W/ ADA	2	1	3 (27)
10 CAR GARAGE	1		1 (10) (48 GARAGES)
PARKING SPACES	484 (1.70 SPACES/ UNIT)	245 (1.92 SPACES / UNIT)	729 (1.84 SPACES/ UNIT)

OVERALL SITE: 23.961 AC

PROPOSED SITE DEVELOPMENT

5000 AUBURN WAY S
AUBURN, WASHINGTON

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 INCH = 100 FT.

PHASE I
252 UNITS
484 PARKING SPACES
33 GARAGES

PHASE II
144 UNITS
245 PARKING SPACES
15 GARAGES

5000 AUBURN WAY S
AUBURN, WASHINGTON

C:\Users\Robert\Dropbox (HTIP)\Auburn Investment and Development, LLC\5000 Site Development\Auburn Site 2-4-20.gxd -- 02/10/2020 -- 11:13 AM -- Scale 1 : 1200

ATTACHMENT D

TRAFFIC IMPACT ANALYSIS SCOPING INFORMATION

Project Title: **Auburn Site G: Phase I**
Project Description: Phase I of a residential development— 204 apartment units
Address: 5000 Auburn Way, Auburn, WA 98092
Parcel(s): 272105-9117; -9055; -9079; -9086; -9090

Trip Generation:

Phase	Quantity	Land Use Code	Description	AWDT Rate	AM Peak Hour Rate	PM Peak Hour Rate	Pass-By Rate
I	**204 units**	**220**	**Multi-Family Low-Rise**	**T = 7.56(X) - 40.86**	**Ln(T) = 0.95 Ln(X) - 0.51**	**Ln(T) = 0.89 Ln(X) - 0.02**	**0%**
II	168 units	220	Multi-Family Low-Rise	T = 7.56(X) - 40.86	Ln(T) = 0.95 Ln(X) - 0.51	Ln(T) = 0.89 Ln(X) - 0.02	0%
III	Unknown	-	Senior Care Facility	-	-	-	-

AWDT: Average Weekday Daily Trip

Total Daily Trips 1501
Total AM Peak Hour Trips: 94 (22 Enter / 72 Exit)
Total PM Peak Hour Trips: 111 (70 Enter / 41 Exit)
Time Period to Evaluate: Weekday: 7:00 AM - 9:00 AM; 4:00 PM - 6:00 PM
Horizon Year: 2022
Background Growth: 2%[1]
Pipeline Projects: Brown's Corner
Left Turn Warrant: Will be analyzed where applicable

Intersections to Study:

1. Auburn Way S & 32nd Street SE
2. Auburn Way S & Academy Dr SE
3. Auburn Way S & Project Entrance

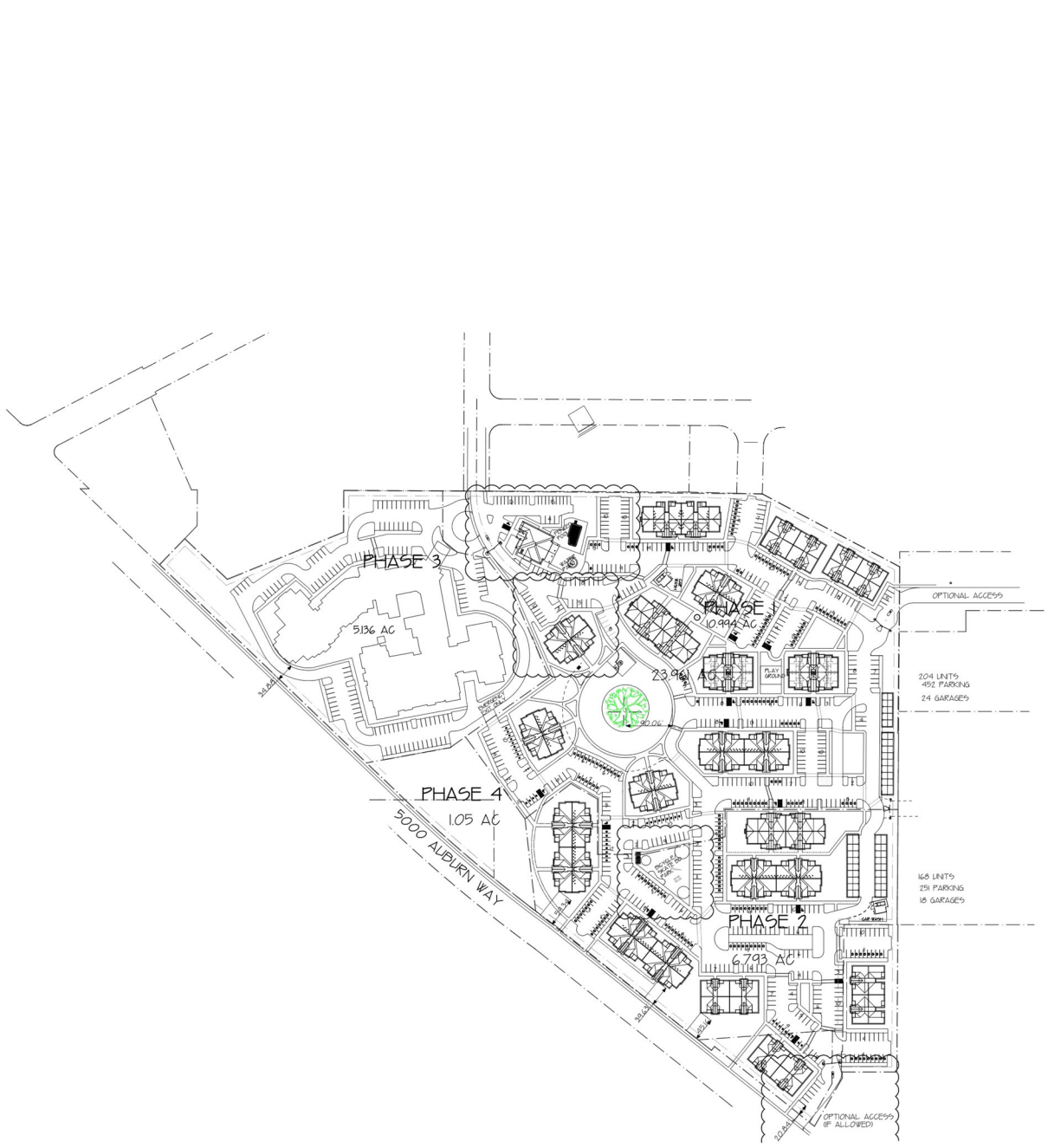
Preliminary Trip Distribution:

See attached figure. May modify based on field counts.

Additional Comments:

1. The TIA will only analyze Phase I of the proposed development

[1] Growth rate derived from historical 2016 and 2018 city of Auburn turning movement counts taken at the nearby intersections of Auburn Way S & 32nd Street SE and Auburn Way S & Academy Drive SE

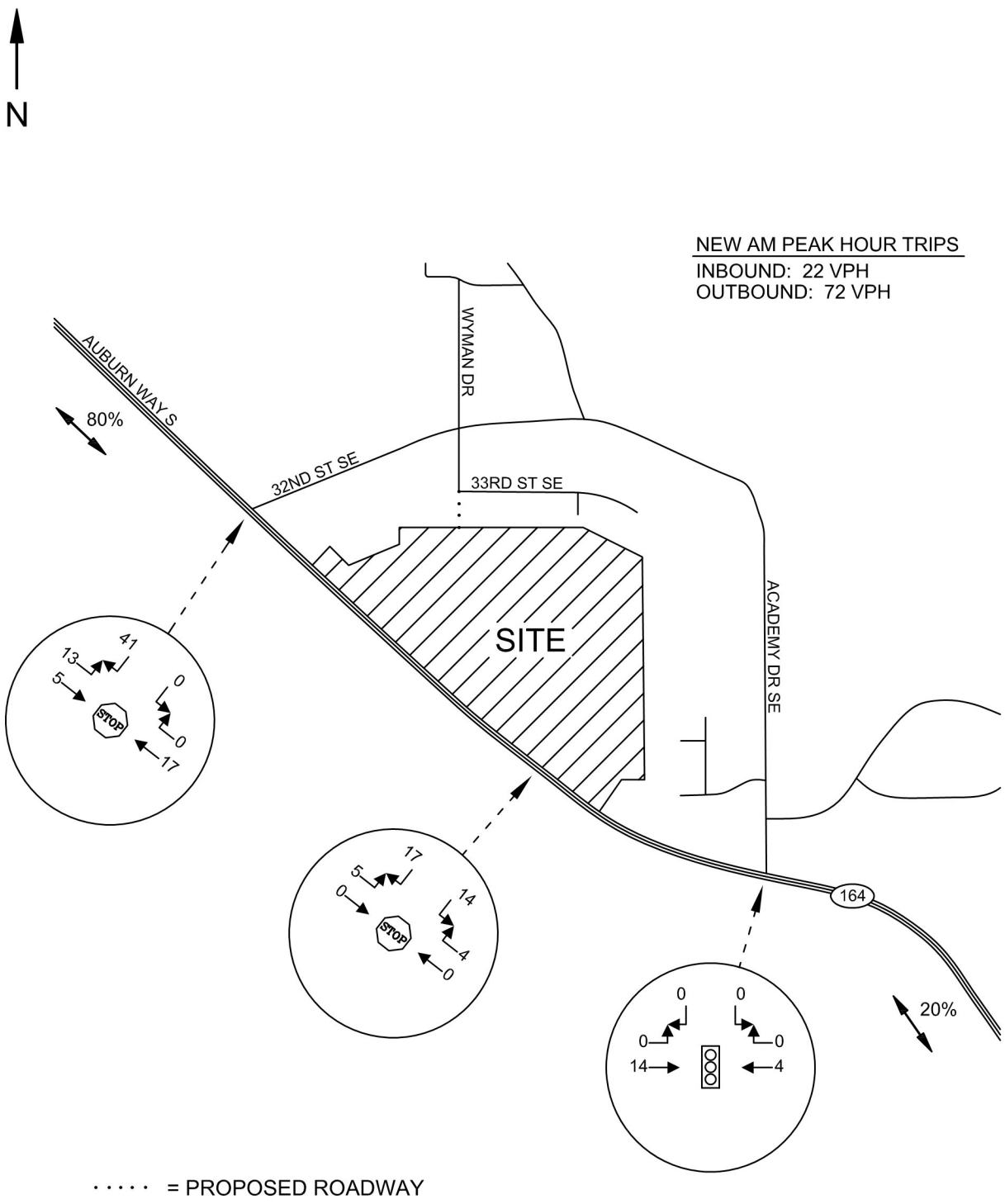


HEATH & ASSOCIATES

TRAFFIC AND CIVIL ENGINEERING

AUBURN SITE G

SITE PLAN
FIGURE 1

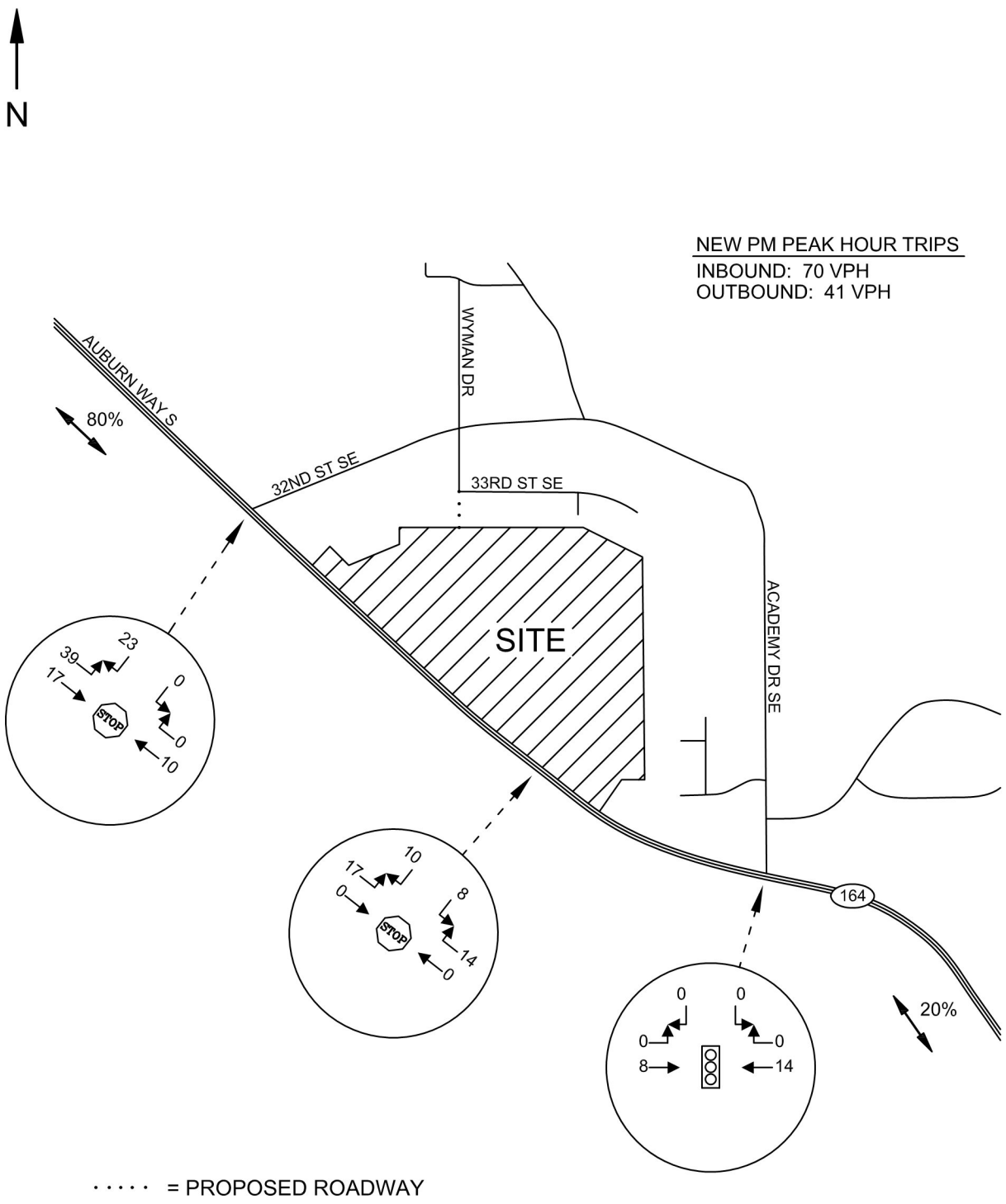


HEATH & ASSOCIATES

TRAFFIC AND CIVIL ENGINEERING

AUBURN SITE G

AM PEAK HOUR TRIP DISTRIBUTION & ASSIGNMENT
FIGURE 2

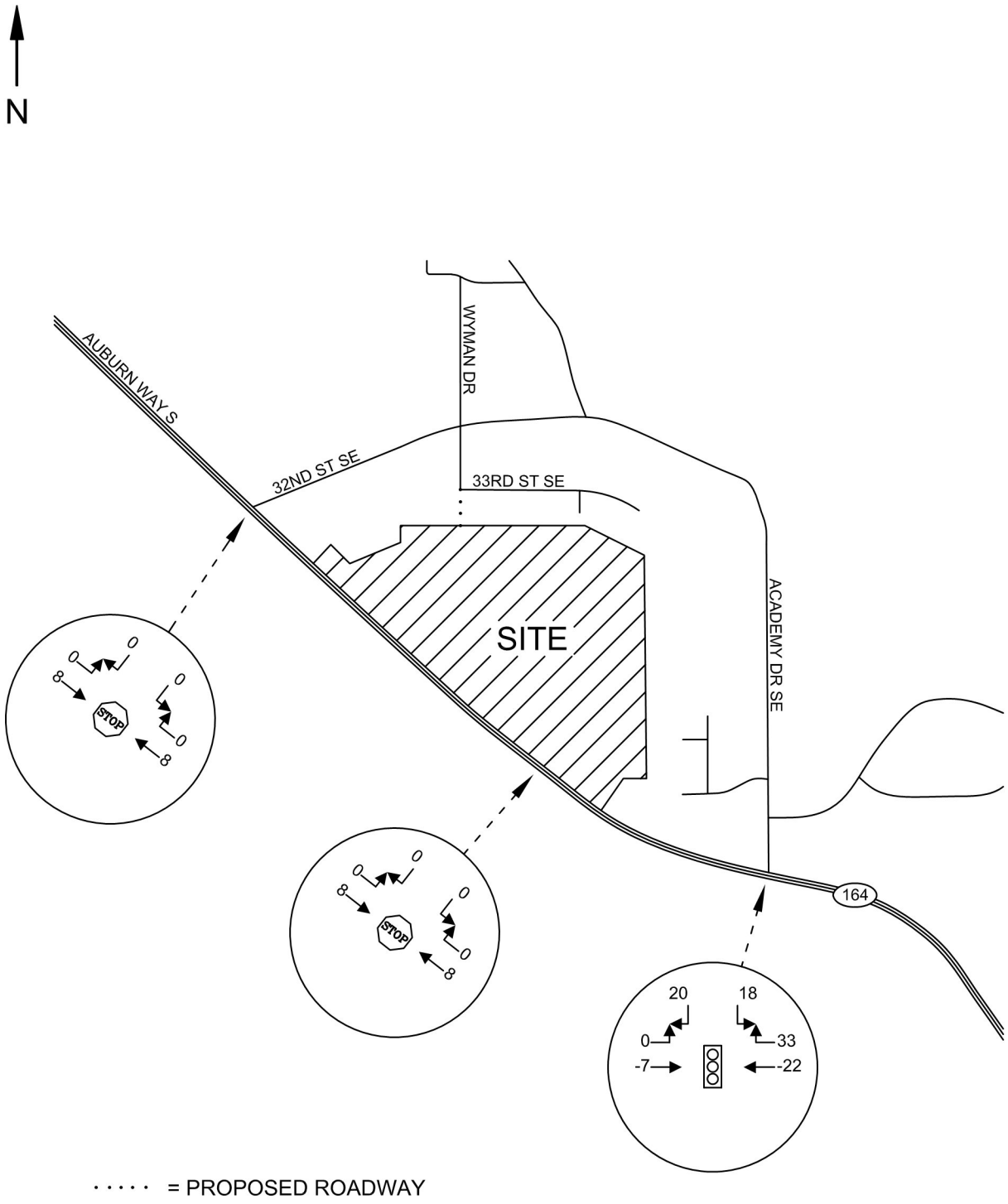


HEATH & ASSOCIATES

TRAFFIC AND CIVIL ENGINEERING

AUBURN SITE G

PM PEAK HOUR TRIP DISTRIBUTION & ASSIGNMENT
FIGURE 3

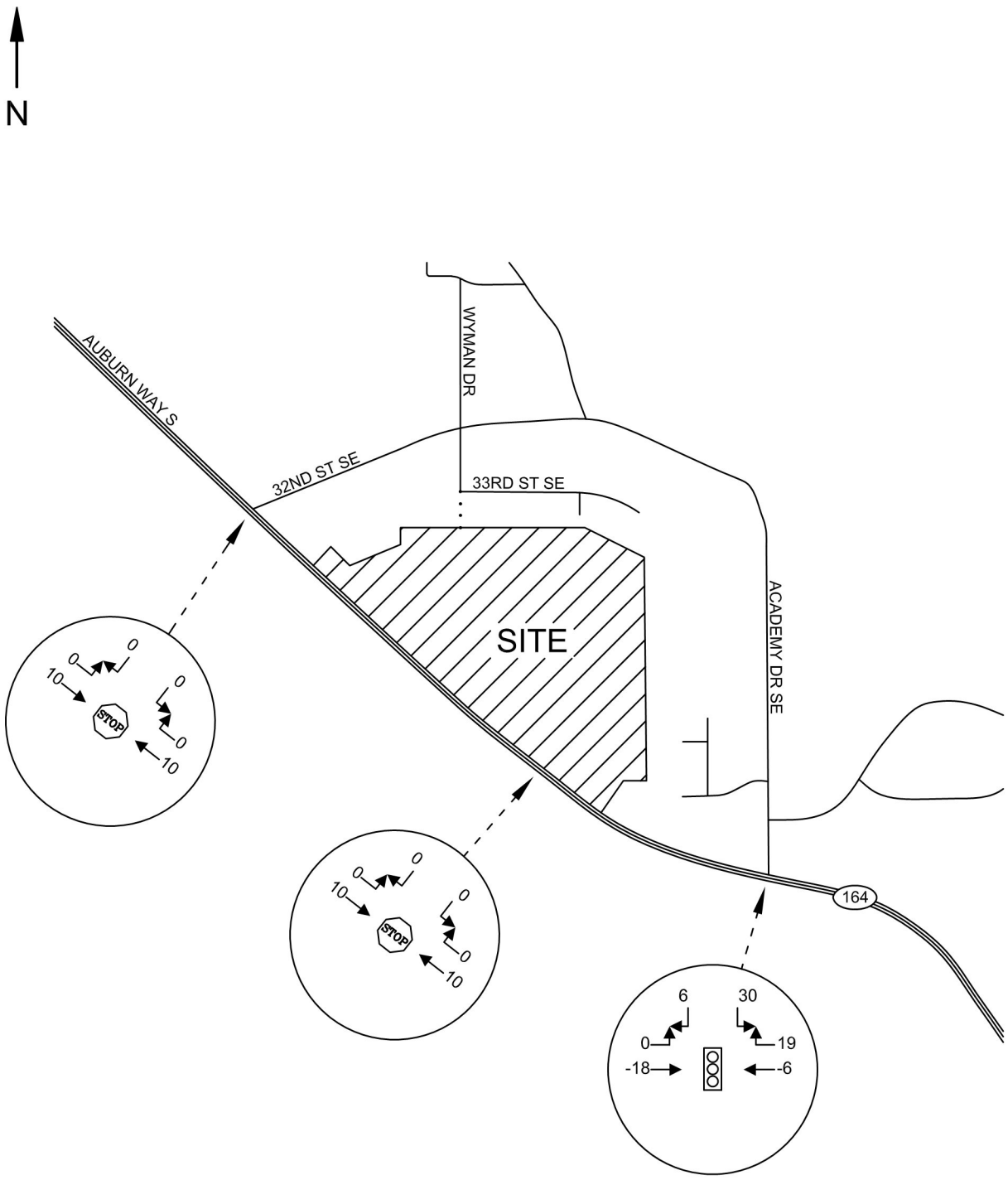


HEATH & ASSOCIATES

TRAFFIC AND CIVIL ENGINEERING

AUBURN SITE G

AM PEAK HOUR PIPELINE VOLUMES
FIGURE 4



HEATH & ASSOCIATES

TRAFFIC AND CIVIL ENGINEERING

AUBURN SITE G

PM PEAK HOUR PIPELINE VOLUMES
FIGURE 5

Multifamily Housing (Low-Rise)
(220)

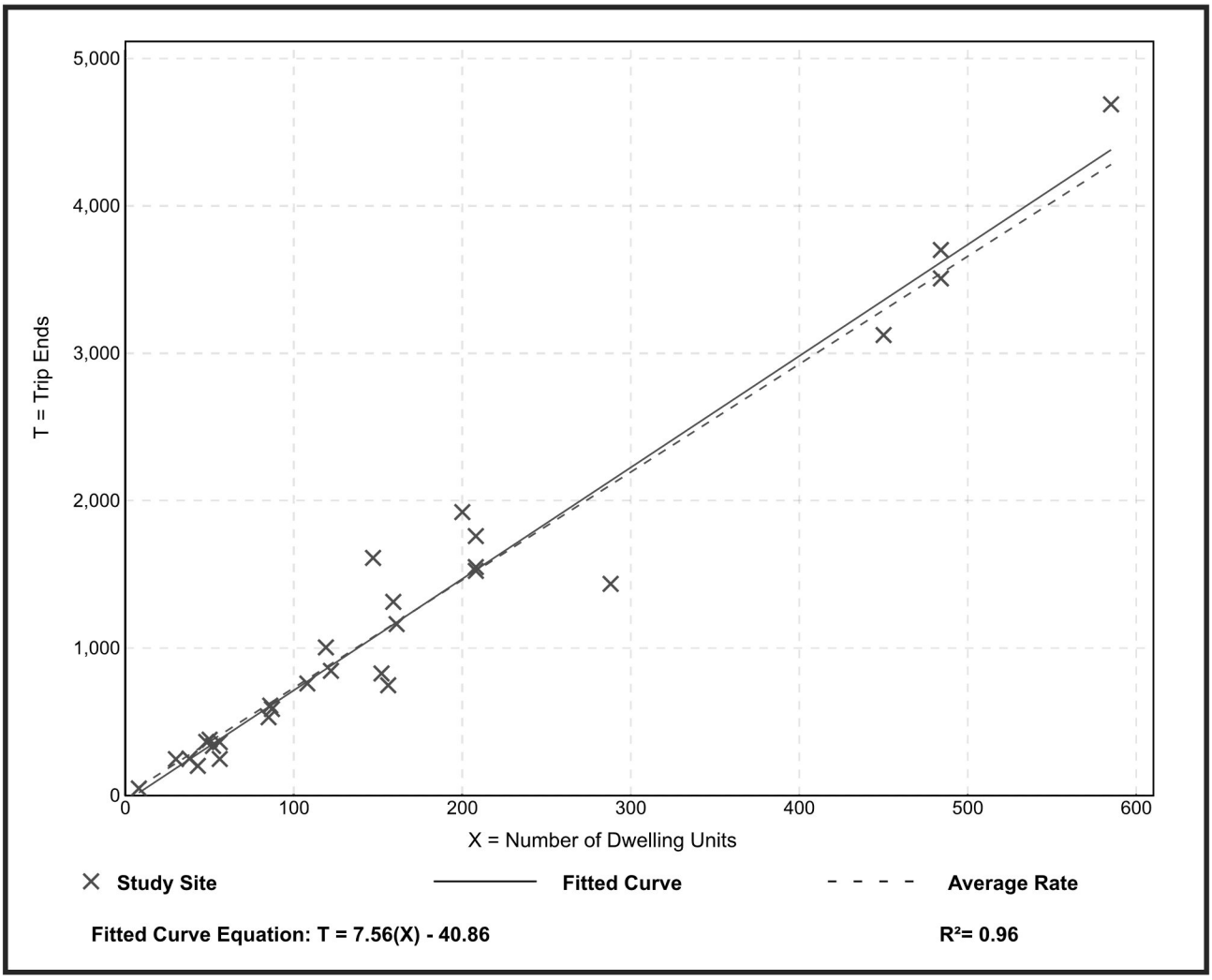
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 29
Avg. Num. of Dwelling Units: 168
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.32	4.45 - 10.97	1.31

Data Plot and Equation



Trip Generation Manual, 10th Edition ● Institute of Transportation Engineers

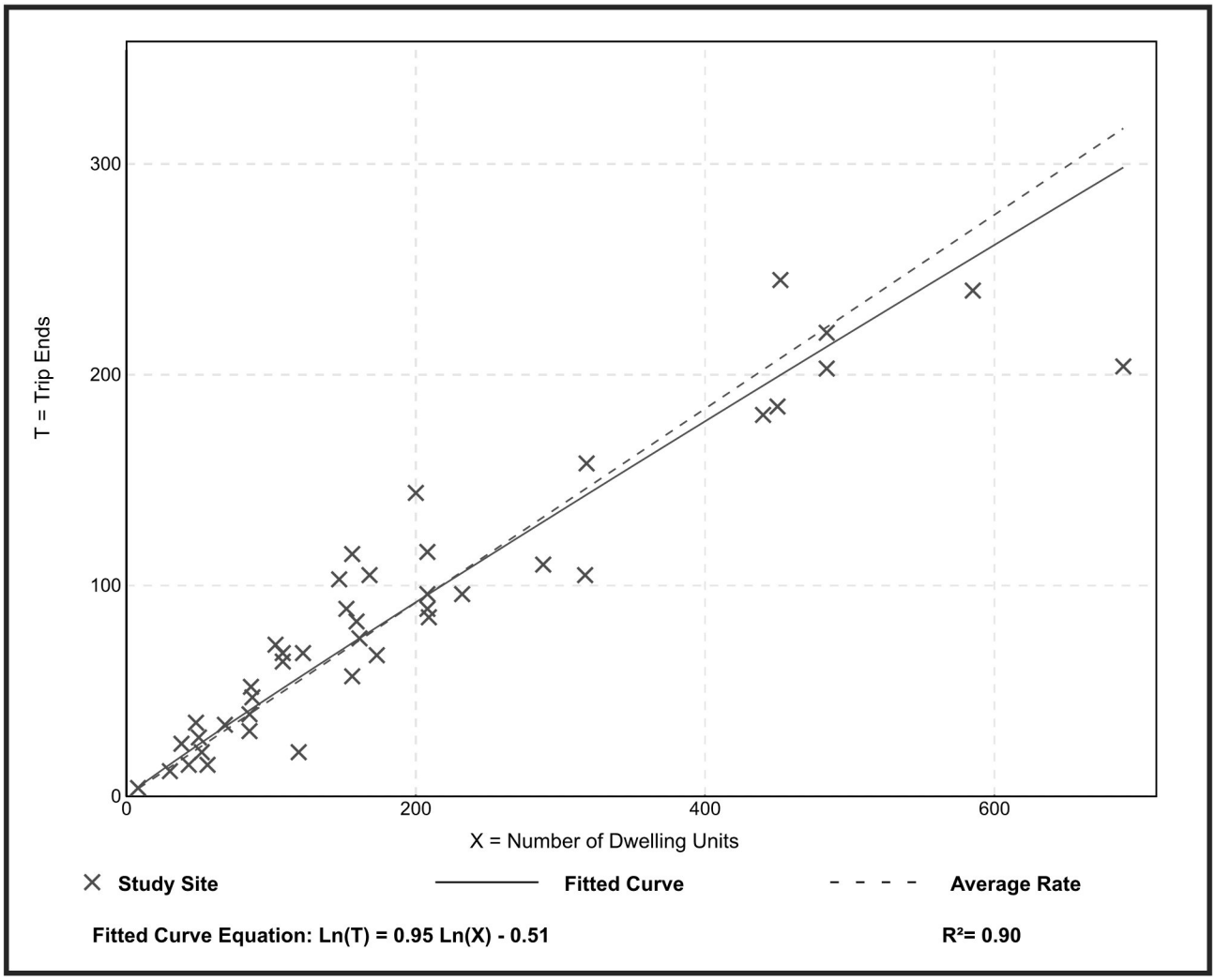
Multifamily Housing (Low-Rise)
(220)

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: 42
Avg. Num. of Dwelling Units: 199
Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.46	0.18 - 0.74	0.12

Data Plot and Equation



Trip Generation Manual, 10th Edition ● Institute of Transportation Engineers

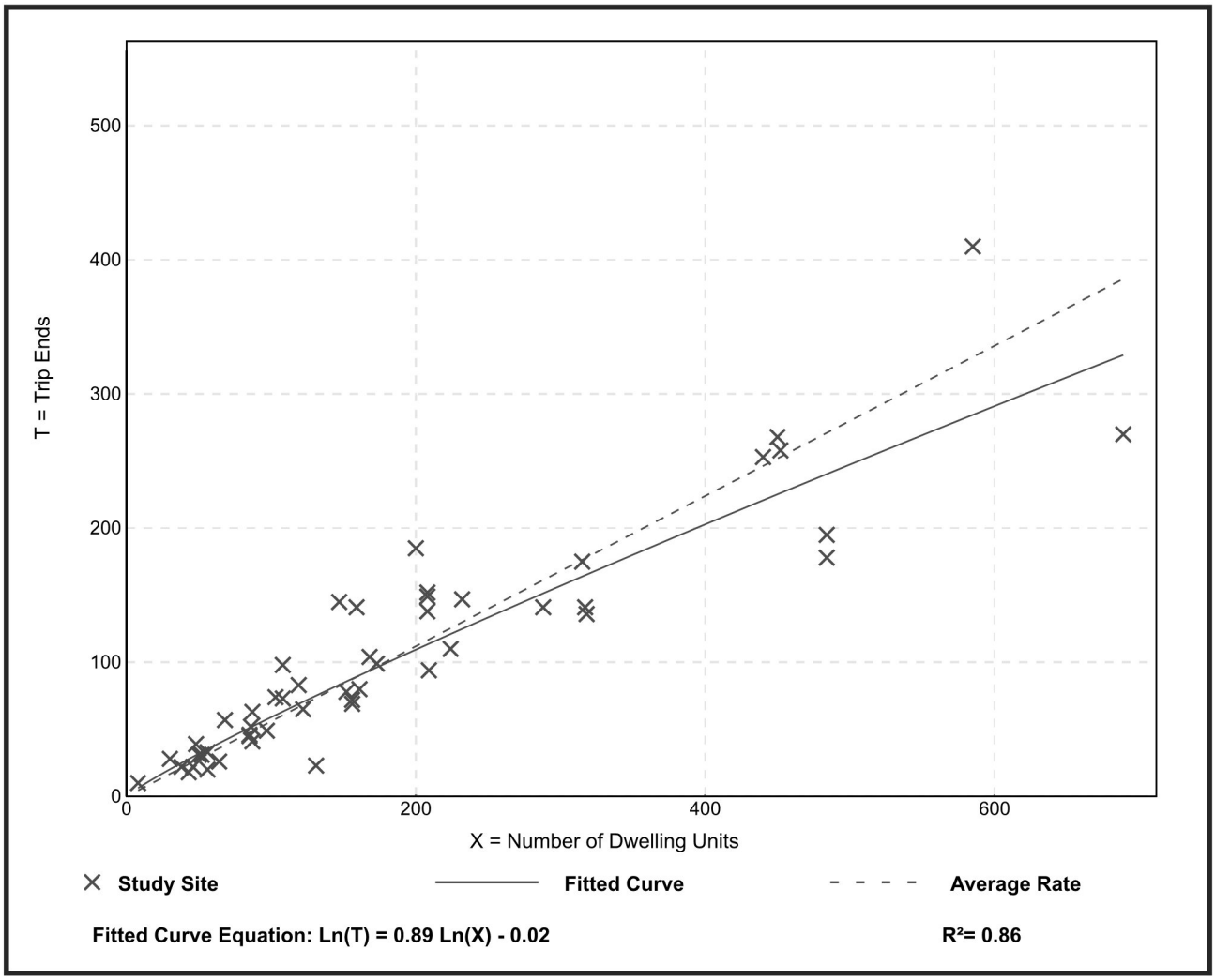
Multifamily Housing (Low-Rise)
(220)

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: 50
Avg. Num. of Dwelling Units: 187
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.18 - 1.25	0.16

Data Plot and Equation



Trip Generation Manual, 10th Edition ● Institute of Transportation Engineers

Prepared for: **City of Auburn**

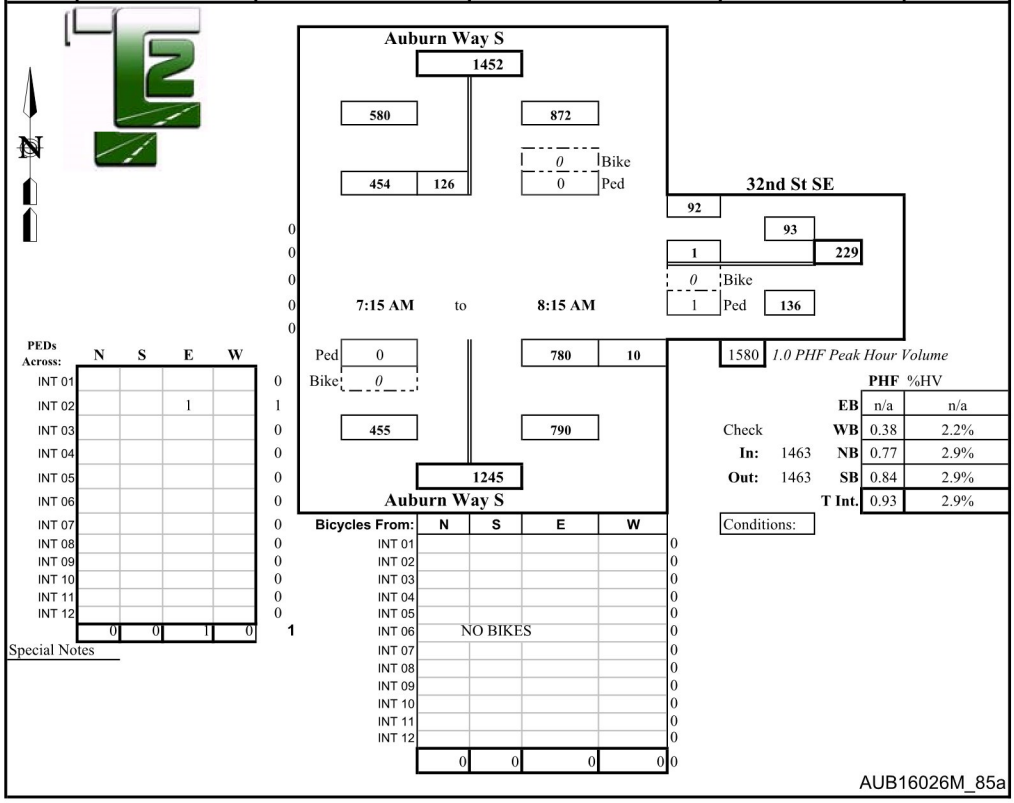
Traffic Count Consultants, Inc.

Phone: (253) 926-6009 FAX: (253) 922-7211 E-Mail: Team@TC2inc.com

WBE/DBE

Intersection: Auburn Way S & 32nd St SE
Location: Auburn, Washington
Date of Count: Wed 4/06/2016
Checked By: Jess

Time Interval	From North on (SB) Auburn Way S				From South on (NB) Auburn Way S				From East on (WB) 32nd St SE				From West on (EB) 0				Interval Total
Ending at	T	L	S	R	T	L	S	R	T	L	S	R	T	L	S	R	
7:15 A	5	15	73	0	9	0	198	1	4	0	0	8	0	0	0	0	295
7:30 A	6	19	90	0	12	0	254	3	1	0	0	14	0	0	0	0	380
7:45 A	2	29	128	0	2	0	222	5	0	0	0	11	0	0	0	0	395
8:00 A	4	28	144	0	3	0	157	1	0	0	0	6	0	0	0	0	336
8:15 A	5	50	92	0	6	0	147	1	1	1	0	61	0	0	0	0	352
8:30 A	12	12	89	0	6	0	163	0	0	0	0	16	0	0	0	0	280
8:45 A	12	17	89	0	6	0	142	2	3	1	0	15	0	0	0	0	266
9:00 A	5	9	97	0	7	0	150	2	2	0	0	9	0	0	0	0	267
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	51	179	802	0	51	0	1433	15	11	2	0	140	0	0	0	0	2571
Peak Hour: 7:15 AM to 8:15 AM																	
Total	17	126	454	0	23	0	780	10	2	1	0	92	0	0	0	0	1463
Approach			580				790				93				0		1463
%HV			2.9%				2.9%				2.2%				n/a		2.9%
PHF			0.84				0.77				0.38				n/a		0.93



AUB16026M_85a

Prepared for: **City of Auburn**

Traffic Count Consultants, Inc.

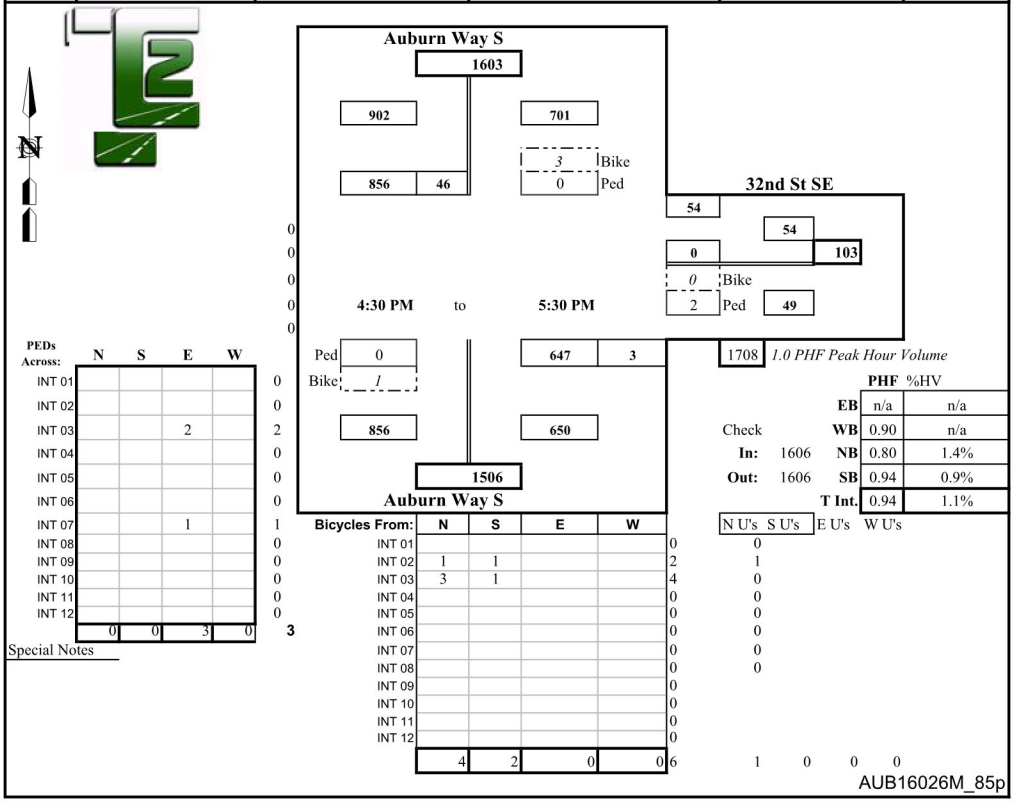
Phone: (253) 926-6009 FAX: (253) 922-7211 E-Mail: Team@TC2inc.com

WBE/DBE

Intersection: Auburn Way S & 32nd St SE **Date of Count:** Wed 4/06/2016

Location: Auburn, Washington **Checked By:** Jess

Time Interval	From North on (SB) Auburn Way S				From South on (NB) Auburn Way S				From East on (WB) 32nd St SE				From West on (EB) 0				Interval Total
Ending at	T	L	S	R	T	L	S	R	T	L	S	R	T	L	S	R	
4:15 P	4	15	194	0	6	0	163	3	0	2	0	11	0	0	0	0	388
4:30 P	4	17	219	0	2	0	125	0	1	0	0	10	0	0	0	0	371
4:45 P	4	11	212	0	5	0	152	3	0	0	0	15	0	0	0	0	393
5:00 P	1	10	230	0	0	0	133	0	0	0	0	15	0	0	0	0	388
5:15 P	3	8	205	0	0	0	204	0	0	0	0	10	0	0	0	0	427
5:30 P	0	17	209	0	4	0	158	0	0	0	0	14	0	0	0	0	398
5:45 P	2	7	215	0	4	0	143	3	0	0	0	20	0	0	0	0	388
6:00 P	0	7	202	0	2	0	131	5	0	0	0	12	0	0	0	0	357
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	18	92	1686	0	23	0	1209	14	1	2	0	107	0	0	0	0	3110
Peak Hour: 4:30 PM to 5:30 PM																	
Total	8	46	856	0	9	0	647	3	0	0	0	54	0	0	0	0	1606
Approach	902				650				54				0				1606
%HV	0.9%				1.4%				n/a				n/a				1.1%
PHF	0.94				0.80				0.90				n/a				0.94



Special Notes

AUB16026M_85p

Prepared for: **City of Auburn**

Traffic Count Consultants, Inc.

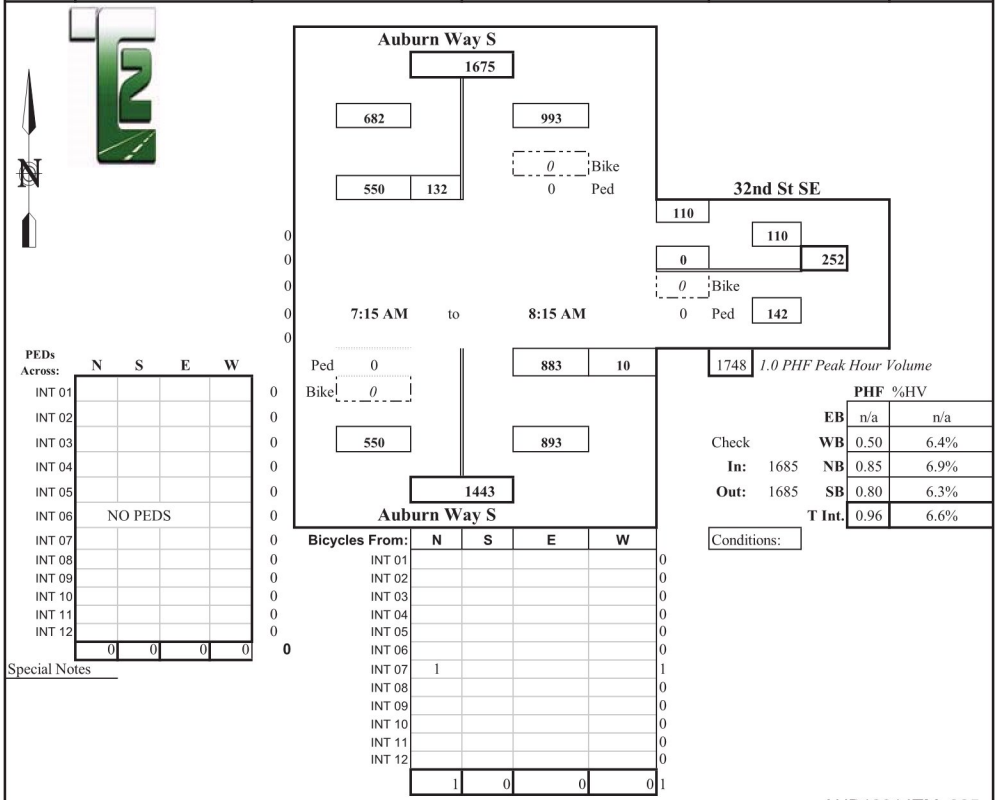
Phone: (253) 770-1407 FAX: (253) 770-1411 E-Mail: Team@TC2inc.com

WBE/DBE

Intersection: Auburn Way S & 32nd St SE **Date of Count:** Wed 2/28/2018

Location: Auburn, Washington **Checked By:** Jess

Time Interval	From North on (SB) Auburn Way S				From South on (NB) Auburn Way S				From East on (WB) 32nd St SE				From West on (EB) 0				Interval Total
Ending at	T	L	S	R	T	L	S	R	T	L	S	R	T	L	S	R	
7:15 A	13	13	107	0	14	0	183	1	3	0	0	5	0	0	0	0	309
7:30 A	8	14	103	0	16	0	261	2	2	0	0	9	0	0	0	0	389
7:45 A	9	36	134	0	15	0	233	7	1	0	0	26	0	0	0	0	436
8:00 A	13	38	176	0	15	0	202	1	0	0	0	20	0	0	0	0	437
8:15 A	13	44	137	0	16	0	187	0	4	0	0	55	0	0	0	0	423
8:30 A	19	11	116	0	11	0	185	1	3	0	0	19	0	0	0	0	332
8:45 A	21	9	149	0	14	0	174	0	1	0	0	8	0	0	0	0	340
9:00 A	17	4	99	0	23	0	187	3	3	0	0	9	0	0	0	0	302
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	113	169	1021	0	124	0	1612	15	17	0	0	151	0	0	0	0	2968
Peak Hour: 7:15 AM to 8:15 AM																	
Total	43	132	550	0	62	0	883	10	7	0	0	110	0	0	0	0	1685
Approach	682				893				110				0				1685
%HV	6.3%				6.9%				6.4%				n/a				6.6%
PHF	0.80				0.85				0.50				n/a				0.96



AUB18014TM_085a

Prepared for: **City of Auburn**

Traffic Count Consultants, Inc.

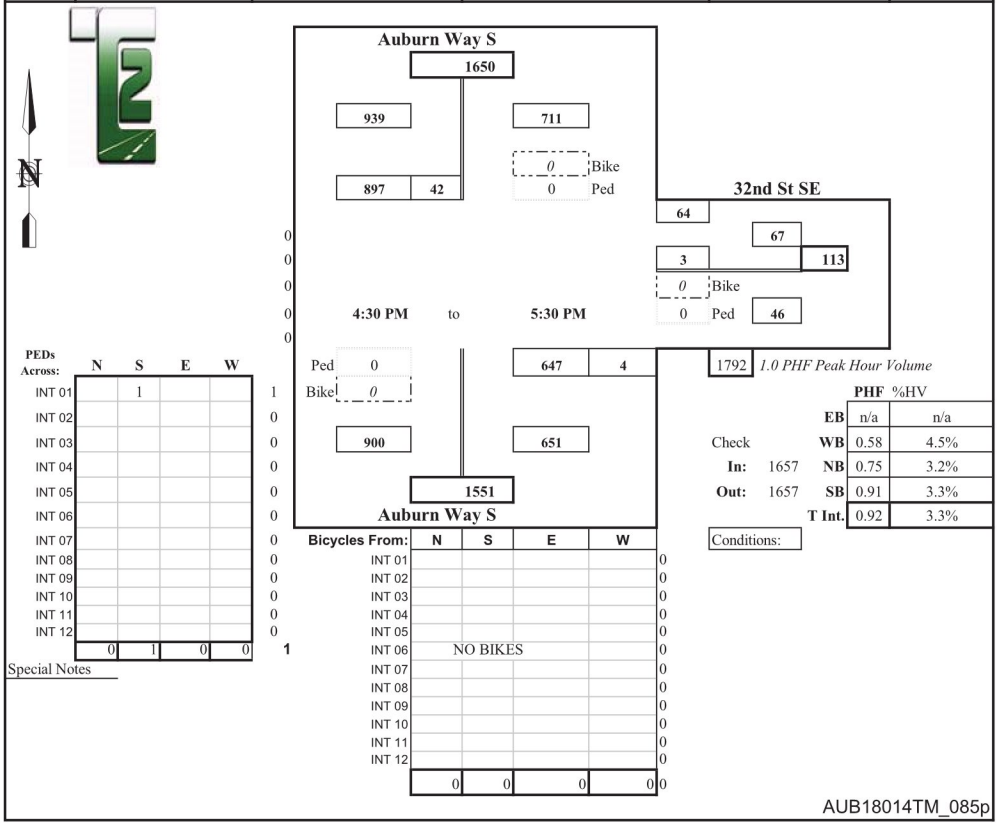
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Ending at	T	L	S	R	T	L	S	R	T	L	S	R	T	L	S	R	
4:15 P	12	7	213	0	9	0	193	1	0	0	0	6	0	0	0	0	420
4:30 P	9	11	179	0	5	0	125	0	2	1	0	9	0	0	0	0	325
4:45 P	6	9	212	0	3	0	135	0	1	1	0	15	0	0	0	0	372
5:00 P	8	10	247	0	4	0	131	0	0	0	0	8	0	0	0	0	396
5:15 P	8	12	206	0	4	0	212	4	0	1	0	13	0	0	0	0	448
5:30 P	9	11	232	0	10	0	169	0	2	1	0	28	0	0	0	0	441
5:45 P	2	10	205	0	3	0	125	1	0	0	0	13	0	0	0	0	354
6:00 P	6	17	166	0	5	0	130	4	0	1	0	13	0	0	0	0	331
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	60	87	1660	0	43	0	1220	10	5	5	0	105	0	0	0	0	3087
	Peak Hour: 4:30 PM to 5:30 PM																
Total	31	42	897	0	21	0	647	4	3	3	0	64	0	0	0	0	1657
Approach	939				651				67				0				1657
%HV	3.3%				3.2%				4.5%				n/a				3.3%
PHF	0.91				0.75				0.58				n/a				0.92



Special Notes

AUB18014TM_085p

Prepared for: **City of Auburn**

Traffic Count Consultants, Inc.

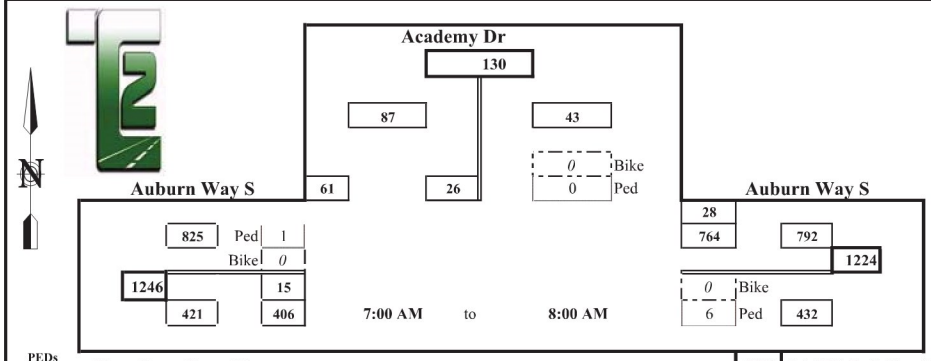
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WBE/DBE

Intersection: Academy Dr & Auburn Way S **Date of Count:** Wed 4/06/2016

Location: Auburn, Washington **Checked By:** Jess

Time Interval	From North on (SB) Academy Dr				From South on (NB) 0				From East on (WB) Auburn Way S				From West on (EB) Auburn Way S				Interval Total
Ending at	T	L	S	R	T	L	S	R	T	L	S	R	T	L	S	R	
7:15 A	2	4	0	13	0	0	0	0	12	0	181	8	4	2	70	0	278
7:30 A	1	3	0	18	0	0	0	0	18	0	228	10	7	4	85	0	348
7:45 A	1	6	0	19	0	0	0	0	10	0	193	3	4	6	116	0	343
8:00 A	2	13	0	11	0	0	0	0	9	0	162	7	5	3	135	0	331
8:15 A	1	10	0	6	0	0	0	0	14	0	125	16	6	3	88	0	248
8:30 A	2	5	0	9	0	0	0	0	15	0	158	1	13	1	83	0	257
8:45 A	2	7	0	11	0	0	0	0	8	0	136	6	13	2	66	0	228
9:00 A	3	8	0	10	0	0	0	0	7	0	131	4	8	5	102	0	260
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	14	56	0	97	0	0	0	0	93	0	1314	55	60	26	745	0	2293
Peak Hour: 7:00 AM to 8:00 AM																	
Total	6	26	0	61	0	0	0	0	49	0	764	28	20	15	406	0	1300
Approach	87				0				792				421				1300
%HV	6.9%				n/a				6.2%				4.8%				5.8%
PHF	0.87				n/a				0.83				0.76				0.93



1392 *1.0 PHF Peak Hour Volume*

	PHF	%HV
EB	0.76	4.8%
WB	0.83	6.2%
NB	n/a	n/a
SB	0.87	6.9%
T Int.	0.93	5.8%

Check In: 1300 Out: 1300

Conditions:

PEDs Across:

	N	S	E	W	
INT 01			4		4
INT 02			1	1	2
INT 03					0
INT 04			1		1
INT 05					0
INT 06					0
INT 07					0
INT 08					0
INT 09					0
INT 10					0
INT 11					0
INT 12					0
	0	0	6	1	7

Bicycles From:

	N	S	E	W	
INT 01					0
INT 02					0
INT 03					0
INT 04					0
INT 05					0
INT 06	NO BIKES				0
INT 07					0
INT 08					0
INT 09					0
INT 10					0
INT 11					0
INT 12					0
	0	0	0	0	0

Special Notes

AUB16026M_79a

Prepared for: **City of Auburn**

Traffic Count Consultants, Inc.

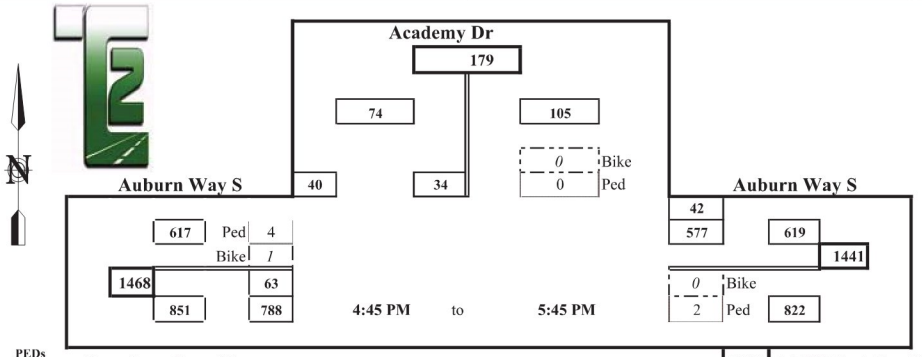
Phone: (253) 926-6009 FAX: (253) 922-7211 E-Mail: Team@TC2inc.com

WBE/DBE

Intersection: Academy Dr & Auburn Way S **Date of Count:** Wed 4/06/2016

Location: Auburn, Washington **Checked By:** Jess

Time Interval	From North on (SB) Academy Dr				From South on (NB) 0				From East on (WB) Auburn Way S				From West on (EB) Auburn Way S				Interval Total
Ending at	T	L	S	R	T	L	S	R	T	L	S	R	T	L	S	R	
4:15 P	2	6	0	15	0	0	0	0	7	0	136	14	4	15	184	0	370
4:30 P	1	6	0	3	0	0	0	0	5	0	123	7	10	11	209	0	359
4:45 P	0	11	0	7	0	0	0	0	17	0	133	6	7	14	185	0	356
5:00 P	1	7	0	7	0	0	0	0	2	0	120	11	8	17	220	0	382
5:15 P	1	4	0	14	0	0	0	0	2	0	177	12	3	14	178	0	399
5:30 P	2	9	0	9	0	0	0	0	7	0	151	10	10	19	192	0	390
5:45 P	0	14	0	10	0	0	0	0	9	0	129	9	6	13	198	0	373
6:00 P	1	12	0	8	0	0	0	0	1	0	115	9	4	19	168	0	331
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	8	69	0	73	0	0	0	0	50	0	1084	78	52	122	1534	0	2960
Peak Hour: 4:45 PM to 5:45 PM																	
Total	4	34	0	40	0	0	0	0	20	0	577	42	27	63	788	0	1544
Approach	74				0				619				851				1544
%HV	5.4%				n/a				3.2%				3.2%				3.3%
PHF	0.77				n/a				0.82				0.90				0.97



1596 *1.0 PHF Peak Hour Volume*

		PHF	%HV
	EB	0.90	3.2%
Check	WB	0.82	3.2%
In: 1544	NB	n/a	n/a
Out: 1544	SB	0.77	5.4%
	T Int.	0.97	3.3%

Conditions:

PEDs Across:

	N	S	E	W	
INT 01					0
INT 02			1	1	2
INT 03			1	1	2
INT 04		1	1	2	4
INT 05		2	1		3
INT 06		1		1	2
INT 07		1		1	2
INT 08					0
INT 09					0
INT 10					0
INT 11					0
INT 12					0
	0	5	4	6	**15**

Bicycles From:

	N	S	E	W	
INT 01					0
INT 02					0
INT 03					0
INT 04				1	1
INT 05					0
INT 06					0
INT 07					0
INT 08					0
INT 09					0
INT 10					0
INT 11					0
INT 12					0
	0	0	0	1	1

Special Notes

AUB16026M_79p

Prepared for: **City of Auburn**

Traffic Count Consultants, Inc.

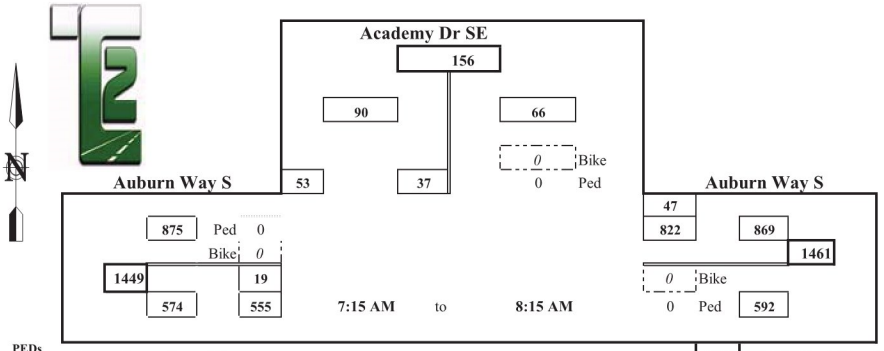
Phone: (253) 770-1407 FAX: (253) 770-1411 E-Mail: Team@TC2inc.com

WBE/DBE

Intersection: Academy Dr SE & Auburn Way S **Date of Count:** Wed 2/28/2018

Location: Auburn, Washington **Checked By:** Jess

Time Interval	From North on (SB) Academy Dr SE				From South on (NB) 0				From East on (WB) Auburn Way S				From West on (EB) Auburn Way S				Interval Total
Ending at	T	L	S	R	T	L	S	R	T	L	S	R	T	L	S	R	
7:15 A	2	2	0	10	0	0	0	0	12	0	181	7	12	5	101	0	306
7:30 A	0	2	0	13	0	0	0	0	14	0	250	7	10	2	100	0	374
7:45 A	1	6	0	17	0	0	0	0	11	0	216	9	7	4	141	0	393
8:00 A	1	16	0	10	0	0	0	0	19	0	191	8	10	5	187	0	417
8:15 A	0	13	0	13	0	0	0	0	11	0	165	23	13	8	127	0	349
8:30 A	2	11	0	14	0	0	0	0	13	0	181	8	14	2	98	0	314
8:45 A	2	6	0	17	0	0	0	0	12	0	141	9	17	7	135	0	315
9:00 A	3	8	0	9	0	0	0	0	18	0	178	13	14	5	104	0	317
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	11	64	0	103	0	0	0	0	110	0	1503	84	97	38	993	0	2785
	Peak Hour: 7:15 AM to 8:15 AM																
Total	2	37	0	53	0	0	0	0	55	0	822	47	40	19	555	0	1533
Approach	90				0				869				574				1533
%HV	2.2%				n/a				6.3%				7.0%				6.3%
PHF	0.87				n/a				0.85				0.75				0.92



1668 *1.0 PHF Peak Hour Volume*

PEDs Across:	N	S	E	W	
INT 01					0
INT 02					0
INT 03					0
INT 04					0
INT 05					0
INT 06	NO PEDS				0
INT 07					0
INT 08					0
INT 09					0
INT 10					0
INT 11					0
INT 12					0
	0	0	0	0	**0**

	PHF	%HV
EB	0.75	7.0%
WB	0.85	6.3%
NB	n/a	n/a
SB	0.87	2.2%
T Int.	0.92	6.3%

Check In: 1533 Out: 1533

Conditions:

Bicycles From:	N	S	E	W	
INT 01					0
INT 02					0
INT 03					0
INT 04					0
INT 05					0
INT 06	NO BIKES				0
INT 07					0
INT 08					0
INT 09					0
INT 10					0
INT 11					0
INT 12					0
	0	0	0	0	0

Special Notes

AUB18014TM_079a

Prepared for: **City of Auburn**

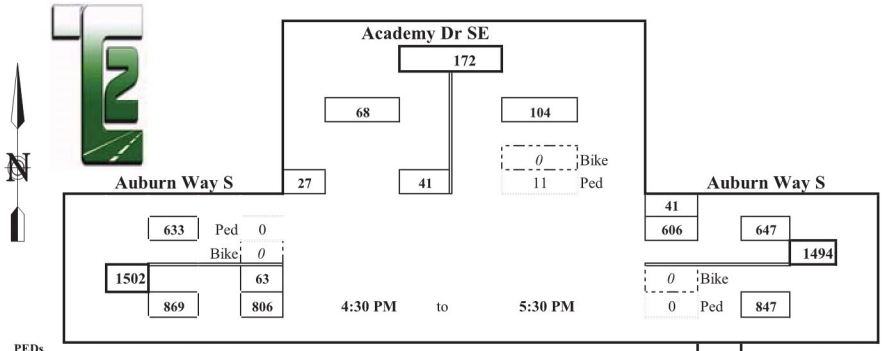
Traffic Count Consultants, Inc.

Phone: (253) 770-1407 FAX: (253) 770-1411 E-Mail: Team@TC2inc.com

WBE/DBE

Intersection: Academy Dr SE & Auburn Way S
Location: Auburn, Washington
Date of Count: Wed 2/28/2018
Checked By: Jess

Time Interval	From North on (SB) Academy Dr SE				From South on (NB) 0				From East on (WB) Auburn Way S				From West on (EB) Auburn Way S				Interval Total
Ending at	T	L	S	R	T	L	S	R	T	L	S	R	T	L	S	R	
4:15 P	4	9	0	9	0	0	0	0	5	0	174	14	4	17	188	0	411
4:30 P	1	9	0	7	0	0	0	0	5	0	109	9	4	12	164	0	310
4:45 P	0	10	0	7	0	0	0	0	2	0	132	10	4	14	192	0	365
5:00 P	1	12	0	8	0	0	0	0	1	0	114	6	8	16	216	0	372
5:15 P	1	9	0	6	0	0	0	0	2	0	205	16	7	15	191	0	442
5:30 P	0	10	0	6	0	0	0	0	10	0	155	9	4	18	207	0	405
5:45 P	0	8	0	7	0	0	0	0	3	0	128	9	3	12	192	0	356
6:00 P	0	8	0	12	0	0	0	0	4	0	105	7	6	9	155	0	296
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	75	0	62	0	0	0	0	32	0	1122	80	40	113	1505	0	2957
Peak Hour: 4:30 PM to 5:30 PM																	
Total	2	41	0	27	0	0	0	0	15	0	606	41	23	63	806	0	1584
Approach	68				0				647				869				1584
%HV	2.9%				n/a				2.3%				2.6%				2.5%
PHF	0.85				n/a				0.73				0.94				0.90



1768 *1.0 PHF Peak Hour Volume*

PEDs Across:	N	S	E	W	
INT 01					0
INT 02	2				2
INT 03	9				9
INT 04	1				1
INT 05	1				1
INT 06					0
INT 07					0
INT 08	4	1	1		6
INT 09					0
INT 10					0
INT 11					0
INT 12					0
	17	1	1	0	**19**

Special Notes

Bicycles From:	N	S	E	W	
INT 01					0
INT 02					0
INT 03					0
INT 04					0
INT 05					0
INT 06	NO BIKES				0
INT 07					0
INT 08					0
INT 09					0
INT 10					0
INT 11					0
INT 12					0
	0	0	0	0	0

		PHF	%HV
	EB	0.94	2.6%
Check	WB	0.73	2.3%
In: 1584	NB	n/a	n/a
Out: 1584	SB	0.85	2.9%
	T Int.	0.90	2.5%

Conditions:

AUB18014TM_079p

LU-135 Adventist Academy - Adopted under Resolution No. 2254 on November 14, 1991. The Auburn Adventist Academy ~~is primarily a secondary school~~ Special Planning Area (Adopted Area) is a multi-use campus operated by the Western Washington Conference of Seventh-Day Adventists. The Campus plays a large role in the Western Washington Conference of Seventh-Day Adventists' private elementary and secondary education system in Washington and hosts many community events as well as an annual regional camp meeting for Adventists from Washington and around the world. The Campus previously housed Harris Pine Mill, a furniture manufacturer, for many years. The Mill provided financial benefit to the Academy's budget and provided employment opportunities, learning experiences, and vocational education for Academy students. ~~Since the school is sited on a larger complex that formerly housed a mill, t~~The Academy continues ~~has also sought~~ to include in its plan industrial uses that support the mission of the school financially. ~~The industrial uses provide employment opportunities, learning experiences, and vocational education for students of the Academy.~~ The reuse of existing mill buildings and redevelopment of buildings lost to a fire in 1989 are the focal points of the current industrial development. In addition to institutional and industrial uses, the Academy ~~is~~ also ~~interested in agricultural uses for commercial and vocational purposes and currently~~ operates a landing strip and associated aircraft hangars for student aviation and flight training. A single family subdivision is located to the south of the airstrip. In addition to these uses, the Academy wishes to allow development of uses such a multi-family and senior housing and assisted living and memory care which will generate perpetual revenue through a long-term land lease on a portion of the Campus lying generally north of Auburn Way South and south of 32nd Street S.E. that will directly aid its mission. The financial benefit from these uses will allow funding an endowment, subsidize student tuition, provide financial aid for students needing tuition assistance, for new educational programs, for additional faculty, facility maintenance and upgrades, and other needs. The plan ~~focuses on~~ provides~~ing~~ predictability to planning, zoning, subdivision, and development decisions within the Special Planning Area (Adopted Area) made by the City.

ATTACHMENT F

Proposed amendments to
AUBURN ADVENTIST ACADEMY PLAN

I. PLAN FRAMEWORK

A PURPOSE OF THE PLAN

The Comprehensive Plan for the City of Auburn was adopted in August 1986 and provides the overall vision and policy framework for the City. The Comprehensive Plan provides a mechanism, called Special Planning Areas, for detailed planning of large areas under single or coordinated management within the Community Serving Area of the City. Each Special Planning Area is to have a specific plan developed for it based on the goals, objectives and policies contained in the Comprehensive Plan.

The Auburn Adventist Academy was designated as a Special Planning Area in that a number of unique uses occur at the Academy other than the school. The Auburn Adventist Academy is a ~~private secondary school~~ multi-use campus owned and operated by the Western Washington Conference of Seventh-Day Adventists. The Campus plays a large role in the Western Washington Conference of Seventh-Day Adventists' private elementary and secondary education system in Washington and hosts many community events as well as an annual regional camp meeting for Adventists from Washington and around the world. The Campus previously housed Harris Pine Mill, a furniture manufacturer, for many years. The Mill provided financial benefit to the Academy's budget and provided employment opportunities, learning experiences, and vocational education for Academy students. ~~While this has historically been the main cause of the property, the Church also desires to utilize its property to sever other needs of the Church membership in a manner compatible with the school. One need is the development of an "Industrial Park" to utilize the buildings which remained after the closure of Harris Pine Mills and to replace those buildings~~ The Academy continues to include in its plan industrial uses that support the mission of the school financially. The reuse of existing mill buildings and redevelopment of buildings ~~D~~destroyed by the fire in 1989 are the focal points of the current industrial development. ~~The Academy will also be giving more focus to active agricultural uses of land with possibilities of growing Christmas trees, corn, hay and a variety of consumable products.~~

~~These ancillary activities of the Academy provide employment opportunities for its students. Whenever possible these employment opportunities also provide real life learning experiences and vocational education. Since the school is a boarding school, opportunities for the students to earn their support is particularly important. The Academy is interested in increasing the range of employment opportunities it now provides in order to diversify the student's educational opportunities and to provide more employment to more students. Thus, the versatility in the use of land for school/industry programs is vital to the Academy needs.~~

~~The Academy also provides a unique educational experience in aviation training through its~~ In addition to institutional and industrial uses, the Academy also operates~~ion of~~ a private landing strip on ~~their~~ its property and associated aircraft hangers for student aviation and flight training. A single family subdivision is located to the south of the airstrip. In addition to these uses, the Academy wishes to allow development of uses such a multi-family and senior housing, assisted living, and memory care which will generate a perpetual revenue that will directly aid its

mission through a long-term land lease on a portion of the Campus. The financial benefit from these uses will allow funding an endowment, subsidize student tuition, provide financial aid for students needing tuition assistance, for new educational programs, for additional faculty, and facility maintenance and upgrades, and other needs not funded by student tuition.

III. PLAN POLICIES

A. LAND USE POLICIES

A.1.2 Secondary uses shall be related to the Plan Purpose which is based on the Academy's "Mission statement". ~~Excerpts of the Mission Statement, applicable to this Plan, are found within the "Auburn Academy Special Planning Area, Background Report," prepared by the City of Auburn Planning Department in 1991.~~

A.1.8 The area lying generally north of Auburn Way South and south of 32nd Street S.E. shall either be used for academic, including administrative offices; church, multi-family and senior housing, assisted living and memory care which will generate a perpetual revenue that will directly aid the Academy's mission; ~~residential to include nursing and retirement homes~~, recreational campground or agricultural and associated uses, excluding livestock.

Other uses may involve retail sales and service, but on a limited basis.

SEPA ENVIRONMENTAL CHECKLIST

Date Received:

Physical Address:	Mailing Address:	Webpage & Application Submittal:	Phone and Email:
Auburn City Hall Annex, 2nd Floor 1 E Main St	25 W Main St Auburn, WA 98001	www.auburnwa.gov applications@auburnwa.gov	253-931-3090 permitcenter@auburnwa.gov

Project Name:	Comprehensive Plan Text amendment to LU-135 and related amendments to Auburn Adventist Academy Special Planning Area (AAASPA).
Parcel Number(s):	2721059042 and surrounding area encompassing 68 parcels and 250 +/- Ac. See "I" Institutional Use District and AAASPA

A. Background [help]

1. Name of proposed project, if applicable:	Comprehensive Plan text amendment to LU-135 and related amendments to Auburn Adventist Academy Special Planning Area (AAASPA).
2. Name of Applicant:	HT Industrial Properties, LLC
Name of Agent (if applicable):	Alison Moss

3. Address and phone number of Applicant:
14020 SE Johnson Rd., Suite 102 Milwaukie, OR 97267; (503) 908-0563

Address and phone number of Agent (if applicable):
700 Washington St., Suite 701 Vancouver, WA 98660; (206) 407-1563

4. Date Checklist prepared:	06/03/20
Date(s) Checklist Revised:	
5. Agency requesting checklist:	City of Auburn

6. Proposed timing or schedule (including phasing, if applicable).
To process the update to the Comprehensive Plan in the 2020 amendment cycle. Development that is allowed per the updated plan would follow under separate permits and SEPA review.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Continued use of the AAA Special Planning Area is anticipated. The described AAASPA uses will continue to be active and vibrant to financially support the Academy's mission.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Critical Areas Assessment by Habitat Technologies dated July 9, 2019; Traffic Impact Analysis Scoping by Heath & Associates, Inc.

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.
None known

10. List any government approvals or permits that will be needed for your proposal, if known.
City Council Approval of Comprehensive Plan text amendment. SEPA determination. No construction is proposed with this application. Future development will be permitted separately.

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.
Comprehensive Plan text amendment to Land Use Policy LU–135 and related text amendments to the Auburn Academy Special Planning Area adopted under Resolution 2254 and to clarify that uses providing perpetual revenue to the Western Conference of the Seventh Day Adventists supporting its educational mission are allowed.

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.

Auburn Adventist Academy campus is located generally north and east of Auburn Way South/ SR 164, via 32nd St SE and Academy Drive SE. The Academy address is 5000 Auburn Way South. The site is within portions of the NW, SW, NE and SE quarters of section 27 township 21 range 05.

B. Environmental Elements [help]

1. Earth [help]

a. General description of the site: ▣ flat, □ rolling, □ hilly, ▣ steep slopes, □ mountainous, □ other

b. What is the steepest slope on the site (approximate percent slope)? NE portions of the AASPA are near 40-50%

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 NRCS soil map inventory the AAASPA is primarily Buckley gravelly silt loam (BU), the northern slope area is identified as Alderwood and Kitsap Soils (AkF), the southern area near Auburn Way is identified as Alderwood gravelly sandy loam (AgC).

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There are no surface indications or known 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.

There is no development proposed with this Comprehensive Plan text amendment proposal. Future development will be required to obtain City permits, including applicable SEPA reviews.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

N/A

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

N/A

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

N/A. There is no development proposed with this Comprehensive Plan text amendment proposal. Future development will be required to obtain City permits, including applicable erosion and sediment control plans utilizing best management practices.

2. Air [help]

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 Comprehensive Plan text amendment will not result in any emissions to the air.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

N/A. There is no development proposed with this Comprehensive Plan text amendment proposal.

3. Water *[help]*

a. Surface Water. *[help]*

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.

Yes, the AAASPA is generally located between the White and Green rivers with a highway and approx 300' of elevation change, respectively, separating the site from those waterbodies. Habitat Technologies has identified a category IV wetland on site, see report.

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.

No work is proposed with this Comprehensive Plan text amendment.

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.

N/A

4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No, see FEMA Panels 53033C1266F and 53033C1267F

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.

N/A

b. Ground Water. *[help]*

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.

N/A, no development is proposed with this Comprehensive Plan text amendment.

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.

N/A, no development is proposed with this Comprehensive Plan text amendment.

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.

N/A, no development is proposed with this Comprehensive Plan text amendment.

2. Could waste materials enter ground or surface waters? If so, generally describe.

N/A, no development is proposed with this Comprehensive Plan text amendment.

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

N/A, no development is proposed with this Comprehensive Plan text amendment.

4. Plants [help]

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?

None.

c. List threatened and endangered species known to be on or near the site.

None Known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

N/A, no development is proposed with this Comprehensive Plan text amendment.

e. List all noxious weeds and invasive species known to be on or near the site.

None Known

5. Animals [help]

a. Check any birds and other 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, ■ geese, □ ducks, ■ crows, ■ 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.

None Known

c. Is the site part of a migration route? If so, explain. See the Habitat Technologies report that cites wildlife movement corridors across the site and as all of Western Washington is part of the Pacific Flyway, those migratory birds are in the general area.

d. Proposed measures to preserve or enhance wildlife, if any:

N/A, no development is proposed with this Comprehensive Plan text amendment.

e. List any invasive animal species known to be on or near the site.

None Known.

6. Energy and Natural Resources [help]

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.

N/A, no development is proposed with this Comprehensive Plan text amendment.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No the proposed Comprehensive Plan text amendment will not affect the potential use of solar energy by adjacent properties.

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:

N/A, no development is proposed with this Comprehensive Plan text amendment.

7. Environmental Health [help]

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.

N/A, no development is proposed with this Comprehensive Plan text amendment.

1. Describe any known or possible contamination at the site from present or past uses.

None Known

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.

N/A, no development is proposed with this Comprehensive Plan text amendment.

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.

None Known

4. Describe special emergency services that might be required.

N/A, no development is proposed with this Comprehensive Plan text amendment.

5. Proposed measures to reduce or control environmental health hazards, if any:

N/A, no development is proposed with this Comprehensive Plan text amendment.

b. Noise.

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

The AAASPA has frontage along Auburn Way South/SR 164 although noise from this road has not affected the Academy.

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.

N/A, no development is proposed with this Comprehensive Plan text amendment.

3. Proposed measures to reduce or control noise impacts, if any:

N/A, no development is proposed with this Comprehensive Plan text amendment.

8. Land and Shoreline Use [help]

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 AAASPA is a multi use campus with educational, religious, industrial, residential and recreational uses. The Comprehensive Plan text amendment clarifies how those uses can operate and generate income for the Academy but does not change the types of uses allowed. The adjacent land uses, residential and residential transitional, are expected to remain unaffected by the AAASPA.

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?

Yes, agricultural uses associated with the Academy student programs has and will continue to occur on portions of the AAASPA.

There are no resource lands of long-term commercial significance and no property within the farmland or forest tax land status that will be converted.

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:

N/A, no development is proposed with this Comprehensive Plan text amendment.

c. Describe any structures on the site.

See the overall Academy site plan. There are many structures on the 250 +/- ac special planning area. This includes RV sites, 3 dorms, auditorium, green houses, 23 SF homes, church, retail store, swimming pool, elementary school, food and banquet facility, etc

d. Will any structures be demolished? If so, what?

No

e. What is the current zoning classification of the site?

"I" Institutional

f. What is the current Comprehensive Plan designation of the site?

Academy adopted area

g. If applicable, what is the current Shoreline Master Program designation of the site?

N/A

h. Has any part of the site been classified as a critical area? If so, specify.

Yes, see the Critical Areas Assessment by Habitat Technologies.

i. Approximately how many people would reside or work in the completed project?

N/A, no development is proposed with this Comprehensive Plan text amendment.

j. Approximately how many people would the completed project displace?

N/A, no development is proposed with this Comprehensive Plan text amendment.

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A, no development is proposed with this Comprehensive Plan text amendment.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

N/A, no development is proposed with this Comprehensive Plan text amendment. Future development will be permitted separately and will need to comply with City development and design standards as well as zoning and building codes.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

N/A, no development is proposed with this Comprehensive Plan text amendment. The AAASPA will continue agricultural uses.

9. Housing *[help]*

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A, no development is proposed with this Comprehensive Plan text amendment. It is likely that once approved future development will propose housing units for high to middle income and a senior community.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A, no development is proposed with this Comprehensive Plan text amendment.

c. Proposed measures to reduce or control housing impacts, if any:

N/A, no development is proposed with this Comprehensive Plan text amendment. The ability for future development proposals on the AAASPA would allow the City to provide more housing to help meet the housing needs of residents and seniors.

10. Aesthetics *[help]*

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

N/A, no development is proposed with this Comprehensive Plan text amendment.

b. What views in the immediate vicinity would be altered or obstructed?

N/A

c. Proposed measures to reduce or control aesthetic impacts, if any:

N/A, no development is proposed with this Comprehensive Plan text amendment.

11. Light and Glare *[help]*

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A, no development is proposed with this Comprehensive Plan text amendment.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A, no development is proposed with this Comprehensive Plan text amendment.

c. What existing off-site sources of light or glare may affect your proposal?

None Known.

d. Proposed measures to reduce or control light and glare impacts, if any:

N/A, no development is proposed with this Comprehensive Plan text amendment.

12. Recreation *[help]*

a. What designated and informal recreational opportunities are in the immediate vicinity?

Cameron park is located adjacent to the AAASPA. The Academy has recreational opportunities within its campus for students and these are also open to the public.

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:

N/A, no development is proposed with this Comprehensive Plan text amendment.

13. Historic and Cultural Preservation *[help]*

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.

No registered structures. The house at 5435 Auburn Way South was built in 1926, the inventory shows the eligible status as "not determined". Barn at 3709 Academy and the house at 5540 Auburn Way South were inventoried as "not 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.

No. There is a Native education center at 5602 Auburn Way South, just south of the AAASPA.

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 (DAHP), archaeological surveys, historic maps, GIS data, etc.

DAHP provides 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.

N/A, no development is proposed with this Comprehensive Plan text amendment.

14. Transportation *[help]*

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 AAASPA is served by Auburn Way South/SR 164. Internal access is from a network of public roads including 32nd St SE, Academy Dr SE, Wyman Dr, Maple Drive. See the Overall academy site plan.

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, there is a King County Metro bus stop on both sides of Auburn Way South at the intersection of 32nd St SE.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

N/A, no development is proposed with this Comprehensive Plan text amendment.

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).

N/A, no development is proposed with this Comprehensive Plan text amendment. Future development will evaluate if any new improvements are necessary.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

N/A, no development is proposed with this Comprehensive Plan text amendment.

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?

N/A, no development is proposed with this Comprehensive Plan text amendment. See the Traffic Impact Analysis Scoping Information by Heath and Associates which quantifies trips associated with a future potential multi-family project.

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.

N/A, no development is proposed with this Comprehensive Plan text amendment.

h. Proposed measures to reduce or control transportation impacts, if any:

N/A, no development is proposed with this Comprehensive Plan text amendment. Any future development will need to mitigate for adverse transportation impacts as part of a separate City permitting process including a SEPA determination.

15. Public Services *[help]*

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.

N/A, no development is proposed with this Comprehensive Plan text amendment. This amendment allows the long term viability of the Academy.

b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A, no development is proposed with this Comprehensive Plan text amendment. Future development will add to the tax base of the City which funds public services.

16. Utilities *[help]*

a. Check 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.

N/A, no development is proposed with this Comprehensive Plan text amendment. The AAASPA is currently served by urban utilities. Future development will add to those services and through separate permitting availability and capacity of services will be verified.

C. Signature *[help]*

Signature: Cheryl Ebsworth

Name of Signee: Cheryl Ebsworth

Position and Agency/Organization: Senior Planner Apex Engineering, LLC

Date Submitted: 06/05/2020

D. Supplemental sheet for nonproject actions [HELP]

(**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?

The AAASPA is a multi use campus with many allowed uses. This Comprehensive Plan text amendment clarifies how those uses can operate and generate income for the Academy which helps them come to fruition, but it does not change the types of uses occurring or allowed to occur. Any new development has a potential for erosion and storm water runoff, emissions to air from construction equipment and fireplace heating and increased background noise.

Proposed measures to avoid or reduce such increases are:

Future development would be reviewed as part of a separate permitting process to ensure that City and State requirements for any emissions, toxic or hazardous substances and noise are not exceeded. Common mitigation includes best management practices during construction, designed storm water systems, critical area buffer management, enhanced landscaping, air filters on industrial process buildings, maintentance of facilities, buildings which meet energy codes and businesses and residential communities that adhere to the City noise ordinances. Appropriate measures would be applied to future development permit approvals.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The Comprehensive Plan text amendment does not propose any impact to plants, animals, fish or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Future development applications would be required to address the environmental concerns and meet the City of Auburn Title 16 to ensure potential negative impacts to plants, animals, fish or marine life are minimized.

3. How would the proposal be likely to deplete energy or natural resources?

The Comprehensive Plan text amendment does not propose any development so does not deplete energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

Future development will adhere to the State of Washington and the City of Auburn energy codes for building.

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 Comprehensive Plan text amendment has identified an on site category IV wetland. There is no use or affect to environmentally senstive areas or areas designated for governmental protection associated with the text amendment.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Future development applications would be required to address the environmental concerns and meet the City of Auburn Title 16 to ensure potential negative impacts to senstive areas or areas designated for governmental protection are avoided or minimized.

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 proposed Comprehensive Plan text amendment does not alter the Academy land use designation or the "I" Institutional zoning designation. This improves the AAASPA's long term viability, by allowing funding sources to keep pace with industry norms maintaining the existing land uses of the AAASPA.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Future development applications would be required to comply with City development and design standards as well as zoning and building codes. The City of Auburn code addresses land use compatibility through design standards.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The Comprehensive Plan text amendment does not increase demand on transportation services or utilities. AAASPA is in an urban designation with long known development potential.

Proposed measures to reduce or respond to such demand(s) are:

Future development proposals are required to assess impacts on transportation and ensure utilities have capacity for the development proposed. Increased tax base and payment of impact fees from developement supports public services. During permit review defeciencies, if any, would be identified and required improvements would be provided to gain permit approvals.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

There is no known conflict with local, state, or federal laws or requirements for the protection of the environment.

HABITAT TECHNOLOGIES

CRITICAL AREAS ASSESSMENT

Parcel 2721059117
Auburn Adventist Academy
City of Auburn, King County, Washington

prepared for

Mr. Greg Gratias, Growth and Development Dept.
@ Auburn Academy
5000 Auburn Way South
Auburn, Washington 98092-7204
e-mail gagratias@gmail.com

prepared by

HABITAT TECHNOLOGIES
P.O. Box 1088
Puyallup, Washington 98371-1088
253-845-5119

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1.0 INTRODUCTION

This document presents the culmination of activities and onsite evaluations undertaken to complete a *Critical Areas Assessment Report* (wetlands, surface water drainage corridors, fish and wildlife critical habitats) - within and immediately adjacent to **Parcel 2721059117 (project site).** The project site was located within the City of Auburn "Academy Special Planning Area" and defined within the City of Auburn Comprehensive Plan (Resolution No. 1702 dated August 18, 1986) and was associated within the existing Auburn Adventist Academy Facility located at 4987 Auburn Way South (SR164), within the City of Auburn, King County, Washington (Figure 1). The onsite assessment and characterization of specific critical areas was completed followed the methods and procedures defined in the *Corps of Engineers Wetland Delineation Manual* (1987 Manual) with the 2010 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (2010 Supplement); *Washington State Wetlands Rating System* (2014 update); the State of Washington Department of Natural Resources (WDNR) Forest Practice Rules (WAC 222-16-030); and the City of Auburn Chapter 16.10 – *Critical Areas*.

The evaluation and characterization of onsite and adjacent specific critical areas is a vital element in land use planning. The goal of this approach is to ensure that present and future proposed planned site development does not result in adverse environmental impacts to identified critical areas, their associated protective buffers, or local water quality. This document was designed to accommodate site planning and potential regulatory actions, and has been prepared for submittal to the City of Auburn and potentially other resource permitting agencies for critical areas verification and permitting actions. **Please Note**: this assessment did not include an evaluation of potential floodplain elevations, septic suitability, erosion potential, stormwater, or geotechnically hazardous critical areas.

1.1 PROJECT SITE DESCRIPTION

The primary project site - **Parcel 2721059117 -** was irregular in shape, generally flat, and approximately 22.6-acres in size. This project site had been regularly used and managed for the production of agricultural corps for several decades. This utilization and management had included routine plowing, discing, annual crop planting and harvesting, and cover crop seeding. In addition, this agricultural utilization and management had included the creation and management of a pattern of drainage ditches to allow for the undertaking of spring crop management actions.

The project site was located within the Auburn Adventist Academy Facility, generally surrounded by existing development of church facilities and a mixture of single-family homesites, and was well served by public and private services. The southern boundary of the project site was dominated by the Auburn Way South (SR164) roadway corridor.

Directions to Project Site: From the City of Auburn continue generally southeasterly on Auburn Way South (SR164). From Auburn Way South turn northeasterly onto 32nd Street SE. The project site is to the east of the Auburn Adventist Academy Facility immediately to the east of the intersection of Auburn Way South and 32nd Street SE.

2.0 BACKGROUND INFORMATION

2.1 NATIONAL WETLAND INVENTORY

The *National Wetland Inventory (NWI) Mapping* completed by the U.S. Fish and Wildlife Service was reviewed as a part of this assessment (Figure 2). This mapping resource did not identify any wetlands or drainage corridors within the project site. This mapping resource did identify the White River offsite generally to the south and a number of surface water drainage ditches offsite to the north and northeast that lead to the Green River Corridor offsite generally to the north.

2.2 STATE OF WASHINGTON PRIORITY HABITATS AND SPECIES

The State of Washington *Priority Habitats and Species (PHS) Mapping* was reviewed as a part of this assessment (Figure 3). This mapping resource did not identify any priority habitats or species within the project site. This mapping resource did identify the White River offsite generally to the south and a number of surface water drainage ditches offsite to the north and northeast that lead to the Green River Corridor offsite generally to the north similar to the NWI Mapping noted above. Both the White River and the Green River were also identified to provide habitats for state listed species.

2.3 STATE OF WASHINGTON DEPARTMENT OF FISH AND WILDLIFE

The State of Washington Department of Fish and Wildlife (WDFW) *SalmonScape Mapping* was reviewed as a part of this assessment (Figure 4). This mapping resource did not identify any drainage corridors or water bodies within the project site.

2.4 STATE OF WASHINGTON DEPARTMENT OF NATURAL RESOURCES

The State of Washington Department of Natural Resources (WDNR) *Water Type Mapping* was reviewed as a part of this assessment (Figure 5). This mapping resource did not identify any drainage corridors or water bodies within the project site.

2.5 CITY OF AUBURN INVENTORY MAPPING

The *City of Auburn Inventory Mapping* (1990) was reviewed as a part of this assessment. This mapping resource identified that the project site may contain possible wetland areas based other existing resource mapping.

2.6 KING COUNTY MAPPING

The *King County Mapping* was reviewed as a part of this assessment (Figure 6). This mapping resource did not identify any wetlands or streams within the project site. This mapping resource did identify the White River offsite generally to the south and a number of surface water drainage ditches offsite to the north and northeast that lead to the Green River Corridor offsite generally to the north similar to the NWI Mapping noted above.

2.7 SOILS MAPPING

The *Soil Mapping Inventory* completed by the Natural Resources Conservation Service was reviewed as a part of this assessment (Figure 7). This mapping resource identified the soil throughout the majority of the project site as Buckley gravelly silt loam (Bu). The Buckley soils series is defined as poorly drained, as formed in the Osceola mudflow, and as listed as “hydric.”

This mapping resource also identified the soil along the southern boundary of the project site – along Auburn Way South – as Alderwood gravelly sandy loam (AgC). The Alderwood soil series is defined as moderately well drained, as formed in glacial till, and to exhibit inclusion of hydric soil.

3.0 ONSITE ANALYSIS

3.1 CRITERIA FOR CRITICAL AREA IDENTIFICATION

For the purpose of this assessment the critical areas reviewed included wetlands, surface water drainage corridors (streams), and fish and wildlife habitats which may be located within or immediately adjacent to the project site. This assessment did not include an evaluation of potential floodplain elevations, septic suitability, erosion potential, stormwater, or geotechnically hazardous critical areas.

Wetlands: Wetlands are transitional areas between aquatic and upland habitats. In general terms, wetlands are lands where the extent and duration of saturation with water is the primary factor determining the nature of soil development and the types of plant and animal communities living in the soil and on its surface (Cowardin, et al.,

1979). Wetlands are generally defined within land use regulations as "areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions" (United States Army Corps of Engineers, 1987).

Wetlands exhibit three essential characteristics, all of which must be present for an area to meet the established criteria (United States Army Corps of Engineers, 1987 and United States Army Corps of Engineers, 2010). These essential characteristics are:

1. **Hydrophytic Vegetation:** The assemblage of macrophytes that occurs in areas where inundation or soil saturation is either permanent or of sufficient frequency and duration to influence plan occurrence. Hydrophytic vegetation is present when the plant community is dominated by species that require or can tolerate prolonged inundation or soil saturation during the growing season.

2. **Hydric Soil:** A soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper parts. Most hydric soils exhibit characteristic morphologies that result from repented periods of saturation or inundation. These processes result in distinctive characteristics that persist in the soil during both wet and dry periods.

3. **Wetland Hydrology:** Permanent or periodic inundation, or surface soil saturation, at least seasonally. Wetland hydrology indicators are used in combination with indicators of hydric soil and hydrophytic vegetation to define the area. Wetland hydrology indications provide evidence that the site has a continuing wetland hydrology regime. Where hydrology has not been altered vegetation and soils provide strong evidence that wetland hydrology is present.

The City of Auburn defines “wetlands” as those areas where water covers or saturates the soil; frequently this water is only visible or apparent during the spring and may be dry during other seasons. Wetlands are commonly referred to as swamps, marshes, and bogs and may occur near streams, in depressions, or simply isolated from other critical areas. Wetlands are classified into four types, based on a combination of habitat, water quality, and flood-flow-reduction functions.

1. “Category I wetlands” include wetlands which: represent unique or rare wetland types, are more sensitive to disturbance than most wetlands, are relatively undisturbed and contain ecological attributes that are impossible to replace within a human lifetime, or provide a high level of functions, as indicated by a rating system score of 23 points or more on the classification system referenced (Ecology Publication No. 14-06-029, or as revised and approved by Ecology).

2. “Category II wetlands” provide high levels of some functions, being difficult, though not impossible to replace, and have a moderately high level of functions, scoring between 20 and 22 points.

3. “Category III wetlands” have a score between 16 and 19 points, generally have been disturbed in some way and are often less diverse or more isolated from other natural resources in the landscape than Category II wetlands.

4. “Category IV wetlands” have the lowest levels of functions, scoring fewer than 16 points and are often heavily disturbed. These are wetlands that should be able to be replaced, or in some cases be improved. However, experience has shown that replacement cannot be guaranteed in any specific case. These wetlands may provide some important functions, and should be protected to some degree.

5. “Artificially created wetlands” are purposefully created landscape features, ponds and storm water detention or retention facilities. Artificially created wetlands do not include wetlands created as mitigation, and wetlands modified for approved land use activities. Purposeful creation must be demonstrated to the director through documentation, photographs, statements and/or other evidence. Artificial wetlands intentionally created from nonwetland sites are excluded from regulation under this section.

Surface Water Drainages (Streams): The City of Auburn defines “streams” as those natural channels where water flows at least part of the year. Streams are classified into four types, based on their flow and capacity to support fish. Artificial channels (e.g., ditches) are generally not protected by the City of Auburn, unless they are fish-bearing or convey a stream that previously occurred naturally in that location.

1. “Type S streams” are those natural streams identified as “shorelines of the state” under Chapter 90.58 RCW and the city of Auburn shoreline master program.

2. “Type F streams” are those natural streams that are not Class I streams and are either perennial or intermittent and have one of the following characteristics:
   a. Contain fish habitat; or
   b. Has significant recreational value, as determined by the director.
3. “Type Np streams” are those natural streams with perennial (year-round) or intermittent flow and do not contain fish habitat.

4. “Type Ns streams” are those natural streams and drainage swales with channel width less than two feet taken at the ordinary high water mark, that do not contain fish habitat.

5. “Intentionally created streams” are those manmade streams defined as such in these regulations, and do not include streams created as mitigation. Purposeful creation must be demonstrated through documentation, photographs, statements and/or other evidence. Intentionally created streams may include irrigation and drainage ditches, grass-lined swales and canals. Intentionally created streams are excluded from regulation under this section, except manmade streams that provide “critical habitat,” as designated by federal or state agencies, for salmonids.

Fish and Wildlife Habitat Areas: Fish and wildlife habitat conservation are defined by the City of Auburn as those areas that provide food, water, nesting and rearing areas, cover, and movement opportunities for fish and wildlife. These areas are often located in conjunction with other critical areas such as wetlands and streams. Wetland habitat areas are classified into three types, based on the amount of support they provide.

Habitat areas shall be classified as critical, secondary or tertiary according to the criteria in this section:

1. “Critical habitat” are those habitat areas which meet any of the following criteria:
   a. The documented presence of species or habitat listed by federal or state agencies as “endangered,” “threatened,” or “sensitive”; or
   b. The presence of unusual nesting or resting sites such as heron rookeries;
   c. Category I wetlands, as defined in these regulations; or
   d. Type S streams, as defined in these regulations.

2. “Secondary habitat” is habitat which is valuable to fish and wildlife and supports a wide variety of species due to its undisturbed nature, a diversity of plant species and structure, presence of water, or the area’s size, location, or seasonal importance.

3. “Tertiary habitat” is habitat which is not classified as critical or secondary. It is habitat which, while supporting some wildlife and performing other valuable functions, does not currently possess essential characteristics necessary to support diverse wildlife communities. Tertiary habitat also includes habitat which has been created purposefully by human actions to serve other or multiple purposes, such as open space areas, landscape amenities, and detention facilities.

3.2 STUDY METHODS

Habitat Technologies initially completed a series of onsite assessment beginning in the fall of 2018. However, because the project site was generally flat and regularly managed for the production of agricultural crops the project team conclude that an assessment of early growing seasonal hydrology patters would be required to provide a

more accurate depiction of potential project site features. As outlined below, onsite assessment completed during the spring of 2019 allowed for an evaluation and characterization of early growing season hydrology patterns as a way to more fully understand whether or not the wetland criteria are being met within the project site.

3.2.a Soils

As noted throughout the project site the surface soil had been modified by prior and ongoing land use actions generally associated with agricultural production. Such ongoing actions have included a combination of once to twice a year surface plowing/discing generally to a depth between eight (8) to ten (10) inches and somewhat regular (at lease very few years) plowing generally to a depth of 20 inches. As such, the majority of the soil across the site (as defined at the established soil test holes - with the exception of C2 and D2 - created to monitoring spring hydrology pattens) exhibited a typical soil profile dominated by the following characteristics. These characteristics were identified as not meeting the hydric soils criteria.

SOIL DEPTH	SOIL MATRIX COLOR	REDOX FEATURES	COMMENTS
0-9”	10YR 3/2	none	Mixed loam with small gravels. Area of surface plowing.
9-22”	10YR 4/3	1% to 2% 10YR 4/6 mottles in matrix	Mixed gravelly loam. Area of surface plowing.

The soil characteristics document as hydrology test holes C2 and D2 exhibited the following. These characteristics were identified as meeting the hydric soils criteria and located within a shallow depression.

SOIL DEPTH	SOIL MATRIX COLOR	REDOX FEATURES	COMMENTS
0-12”	10YR 2/2	none	Mixed loam with small gravels. Area of surface plowing.
12-22”	10YR 4/2	2% to 10% 10YR 4/6 mottles in matrix	Mixed gravelly loam. Area of surface plowing.

3.2.b Hydrology

Onsite hydrology patterns across the project site were monitored at 18 established test plots between the last week of February 2019 and the end of April 2019 (Appendix A). Using a hand-held GPS a new test hole was dug at each monitoring location during each site visit. Because of the onsite agricultural actions shallow monitoring tubes (slotted 2-inch PVC) were not used. Upon the excavation of each test hole the level of free water and the level of soil saturate were documented following a period of a minimum of 30 minutes with the test hole open.

Those test holes that exhibited soil saturation within 12-inches of the surface for a consecutive period of greater than 14 days were considered to meet the establish wetland hydrology criteria.

As noted through the monitoring program, with the exception of the test holes defined to meet the wetland hydrology criteria, early spring growing season appeared to follow seasonal rainfall events and the majority of the test holes were identified to drain following seasonal rainfall events. However, the test holes defined to meet the wetland hydrology criteria (C2 and D2) appeared to remain saturated at or near the surface even during periods of limited rainfall.

The project site was also well served by a pattern of generally excavated perimeter ditches. The ditch along the northern boundary of the project site directed seasonal rainfall generally to the west and then to the southwest to enter the ditch along the edge of the Auburn Way South roadway. These two ditches met at the very western point of the project site and conveyed seasonal surface water runoff generally to the west to either enter a culvert associated with Auburn Way South or to continue northwesterly along Auburn Way South. An excavated perimeter ditch was also noted along the eastern boundary of the project site. This ditch conveyed stormwater runoff from the residential community to the east, from Auburn Way South, and from the project site to the north. This eastern ditch appeared to eventually continue offsite to the northeast through a series of ditches.

3.2.c Vegetation

The project site was actively managed for the production of agricultural crops which included plowing, discing, seeding, harvesting, and cover crop establishment. As such, the vegetation throughout the majority of the project site varied between the winter cover crop and the summer production crop.

The plant community generally along the outer perimeter ditches was also somewhat managed through mowing and included Himalayan blackberry (*Rubus procera*), Scots broom (*Cytisus scoparius*), evergreen blackberry (*Rubus laciniatus*), sapling red alder (*Alnus rubra*), domestic apple (*Pyrus* spp.), willow (*Salix* spp.), Douglas spiraea (*Spiraea douglasii*), and rose (*Rosa* spp.), orchard grass (*Dactylis glomerate*), bluegrass (*Poa spp*.), quackgrass (*Agropyron repens*), colonial bentgrass (*Agrostis tenuis*), meadow foxtail (*Alopecurus pratensis*), brome (*Bromus* spp.), fescue (*Festuca* spp.), velvet grass (*Holcus lanatus*), ryegrass (*Lolium* spp.), bracken fern (*Pteridium aquilium*), Canadian thistle (*Cirsium arvensis*), bull thistle (*Cirsium vulgare*), plantain (*Plantago major*), sheep sorrel (*Rumex acetosella*), common dandelion (*Taraxacum officinale*), daisy (*Bellis perennis*), buttercup (*Ranunculus repens*), clover (*Trifolium* spp.), scouring rush (*Equisetum hymale*), reed canarygrass (*Phalaris arundinacea*), and cats ear (*Hypochaeris glabra*).

The plant community within the shallow topographic depressions included bluegrass, quackgrass, colonial bentgrass, redtop bentgrass (*Agrostis alba*), meadow foxtail, fescue, velvet grass, Canadian thistle, plantain, buttercup (*Ranunculus repens*), softrush (*Juncus effusus*), toad rush (*Juncus bufonius*), curled dock (*Rumex crispus*), and reed canarygrass (*Phalaris arundinacea*). These areas also had starts of red alder (*Alnus rubra*), black cottonwood (*Populus trichocarpa*), willow (*Salix* spp.), Douglas spiraea (*Spiraea douglasii*), and rose (*Rosa* spp.). This plant community was identified as hydrophytic in character (i.e. typical of wetlands).

Onsite site management had retained a single, large Oregon white oak (*Quercus garryana*) tree generally within the middle of the project site. The understory appeared managed through mowing and was dominated by a variety of grasses, herbs, and shrubs starts.

3.2.d Wildlife Observations

Wildlife species observed directly and indirectly within the project site, along with those species previously observed within the area, and those species that would reasonably be expected to use the habitats provided within and immediately adjacent to the project site included red tailed hawk (*Buteo jamaicensis*), common raven (*Corvus corax*), American crow (*Corvus brachynchos*), American robin (*Turdus migratorius*), dark eyed junco (*Junco hyemalis*), Steller's jay (*Cyanocitta stelleri*), Northern flicker (*Colaptes auratus*), mourning dove (*Zenaida macroura*), black capped chickadee (*Parus atricapillus*), chestnut backed chickadee (*Parus rufescens*), black-capped chickadee (*Parus atricapillus*), golden crowned sparrow (*Zonotrichia atricapilla*), purple finch (*Carpodacus purpureus*), Canada goose (*Branta canadensis*), song sparrow (*Melospiza melodia*), white crowned sparrow (*Zonotrichia leucophrys*), rufous hummingbird (*Selasphorus rufus*), Anna's hummingbird (*Calytpe anna*), coyote (*Canis latrans*), raccoon (*Procyon lotor*), eastern cottontail (*Sylvilagus floridanus*), striped skunk (*Mephitis mephitis*), opossum (*Didelphis virginianus*), deer mouse (*Peromyscus maniculatus*), shrew (*Sorex* spp.), mole (*Scapanus spp.*), bats (*Myotis* spp.), Norway rat (*Rattus norvegicus*), eastern gray squirrel (*Sciurus carolinensis*), deer mouse (*Peromyscus maniculatus*), shrew (*Sorex* spp.), and common garter snake (*Thamnophis sirtalis*).

The project site was not identified and has not been documented to provide suitable spawning/juvenile rearing habitats for amphibians or direct habitats for salmonid fish species.

Wildlife Movement Corridors: The project site was surrounded by urban development that included a mixture of church facility, residential developments, and public roadways. As identified by onsite wildlife trails, small and medium sized mammals appeared to be moving throughout the project site and into adjacent urbanized areas. The project site is also within the general area of the migratory movement of passerine birds.

3.2.e State Priority Species

Several species identified by the State of Washington as “Priority Species” were observed onsite or potentially may utilize the habitats provided by the project site. Priority species require protective measures for their survival because of population status, sensitivity to habitat alteration, and/or recreational, commercial, or tribal importance.

Game Species: “Game species” are regulated by the State of Washington through recreational hunting bag limits, harvest seasons, and harvest area restrictions. Observed or documented “game species” within and adjacent to the project site included mourning dove and Canada goose.

State Monitored: State Monitored species are native to Washington but require habitat that has limited availability, are indicators of environmental quality, require further assessment, have unresolved taxonomy, may be competing with other species of concern, or have significant popular appeal. No State Monitored species were identified or documented within or adjacent to the project site.

State Candidate: State Candidate species are presently under review by the State of Washington Department of Fish and Wildlife (WDFW) for possible listing as endangered, threatened, or sensitive. No State Candidate species were identified or documented within or adjacent to the project site.

State Sensitive: State Sensitive species are native to Washington and is vulnerable to declining and is likely to become endangered or threatened throughout a significant portion of its range without cooperative management or removal of threats. No State Sensitive species were identified or documented within or adjacent to the project site.

State Threatened: State Threatened species means any wildlife species native to the state of Washington that is likely to become an endangered species within the foreseeable future throughout a significant portion of its range within the state without cooperative management or removal of threats. The project site did not appear to provide direct critical habitats for State Threatened species.

State Endangered: State endangered species means any species native to the state of Washington that is seriously threatened with extinction throughout all or a significant portion of its range within the state. The project site did not appear to provide direct critical habitats for State Endangered species.

3.2.f Federally Listed Species

No federally listed endangered, threatened, or sensitive species were observed or have been documented to utilize the habitats provided within the project site. Both the White River offsite to the south and the Green River offsite to the north have been documented to provide habitats for:

SPECIES	FEDERAL STATUS
Puget Sound Chinook salmon (*Oncorhynchus tshawytscha*)	Threatened
Puget Sound Steelhead (*Oncorhynchus mykiss*)	Threatened
Native char - bull trout (*Salvelinus confluentus*)	Threatened
Coho salmon (*Oncorhynchus kisutch*)	Species of concern
Bald eagle (*Haliaeetus leucocephalus*)	Species of concern

4.0 ASSESSMENT CONCLUSIONS

4.1 IDENTIFIED CRITICAL AREAS

Critical Areas determination was based on specific criteria in accordance with the *Corps of Engineers Wetland Delineation Manual* (1987 Manual) with the 2010 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (2010 Supplement); the *Washington State Wetlands Rating System* (WDOE 2014 version); the State of Washington Department of Natural Resources (WDNR) Forest Practice Rules (WAC 222-16-030); and the City of Auburn Chapter 16.10 – *Critical Areas*. Based on these methods – in particular the early growing season hydrology patterns - one (1) area within the project site was identified to exhibit all three of the established wetland criteria (Figure 8). This assessment did not identify any regulated streams or fish and wildlife habitat areas within or immediately adjacent to the project site.

4.1.a Wetlands

Wetland A was identified within a shallow depression in the southeastern portion of the project site. Wetland A was actively managed as a part of the ongoing agricultural production throughout the project site to include regular plowing/discing, seeded, harvest, and cover crop rotation. Wetland A was identified as approximately 0.25 acres in total size and as meeting the U.S. Fish and Wildlife Service (USFWS) criteria for classification as palustrine, emergent, seasonally saturated, farmed (PEMEf). Wetland A was also was identified to meet the criteria for designation as a City of Auburn Category IV Wetland. Wetland A achieved a total functions score of **13 points** utilizing

the 2014 Washington State Department of Ecology (WDOE) *Wetland Rating Form for Western Washington* (Hruby 2014) (Appendix B).

The standard City of Auburn protective buffer for a Category IV Wetland is 40 feet in width with the implementation of the potential impact minimization measures outlined in ACC 16.10.090(E)(1)(a)(ii) or 50 feet in width without the minimization measures (below).

Disturbance	Required Measures to Minimize Impacts
Lights	– Direct lights away from wetland
Noise	– Locate activity that generates noise away from wetland – If warranted, enhance existing buffer with native vegetation plantings adjacent to noise source – For activities that generate relatively continuous, potentially disruptive noise, such as certain heavy industry or mining, establish an additional 10-foot heavily vegetated buffer strip immediately adjacent to the activity
Toxic runoff	– Route all new, untreated runoff away from wetland while ensuring wetland is not dewatered – Establish covenants limiting use of pesticides within 150 feet of wetland – Apply integrated pest management
Storm water runoff	– Retrofit storm water detention and treatment for roads and existing adjacent development – Prevent channelized flow from lawns that directly enters the buffer – Use Low Intensity Development techniques
Change in water regime	– Infiltrate or treat, detain, and disperse into buffer new runoff from impervious surfaces and new lawns
Pets and human disturbance	– Use privacy fencing or plant dense vegetation to delineate buffer edge and to discourage disturbance using vegetation appropriate for the ecoregion – Place wetland and its buffer in a separate tract or protect with a long-term conservation easement
Dust	– Use best management practices to control dust

4.1.b Field Ditches (streams)

As noted above, the project was well served by a pattern of generally excavated and maintained perimeter ditches. The ditch along the northern boundary of the project site directed seasonal rainfall generally to the west and then to the southwest to enter the

ditch along the edge of the Auburn Way South roadway. These two ditches met at the very western point of the project site and conveyed seasonal surface water runoff generally to the west to either enter a culvert associated with Auburn Way South or to continue northwesterly along Auburn Way South. An excavated perimeter ditch was also noted along the eastern boundary of the project site. This ditch conveyed stormwater runoff from the residential community to the east, from Auburn Way South, and from the project site to the north. This eastern ditch appeared to eventually continue offsite to the northeast through a series of ditches.

This pattern of field ditches appeared best defined based on historical aerial photos and onsite assessment as "intentionally created" and routinely managed as a part of the ongoing agricultural production activities throughout the project site. In addition, these field ditches were not observed and have not been documented to provide "critical habitat" - as designated by federal or state agencies - for salmonids (genius Oncorhynchus). As defined by the City of Auburn such intentionally created ditches (streams) are excluded from regulation under the provisions of the City of Auburn Chapter 16.10 – *Critical Areas*.

4.1.c Fish and Wildlife Conservation Areas

The City of Auburn has defined *Fish and Wildlife Conservation Areas* as either critical, secondary, or tertiary. The project site was not identified as "critical habitat" because the project site has not been documented to provide habitats for species listed by federal or state agencies as endangered, threatened, or sensitive; as not providing unusual nesting or resting sites; and as not containing Category 1 Wetlands or Type S Streams. The project site was also not identified a "secondary habitat" because the project site does not provide valuable habitats for wide variety of species generally associated with undisturbed areas, a diversity of plant species and structure, the presence of water, the site location, and seasonal importance.

The project site was identified to provide – while limited - "tertiary habitat." The project site does not currently possess essential characteristics necessary to support diverse wildlife communities.

5.0 SITE PLANNING

A potential future *Selected Site Development Action* has not been formulated for **Parcel 2721059117.** Pending such site planning activities the project site shall continue to be managed for the production of agricultural crops.

6.0 STANDARD OF CARE

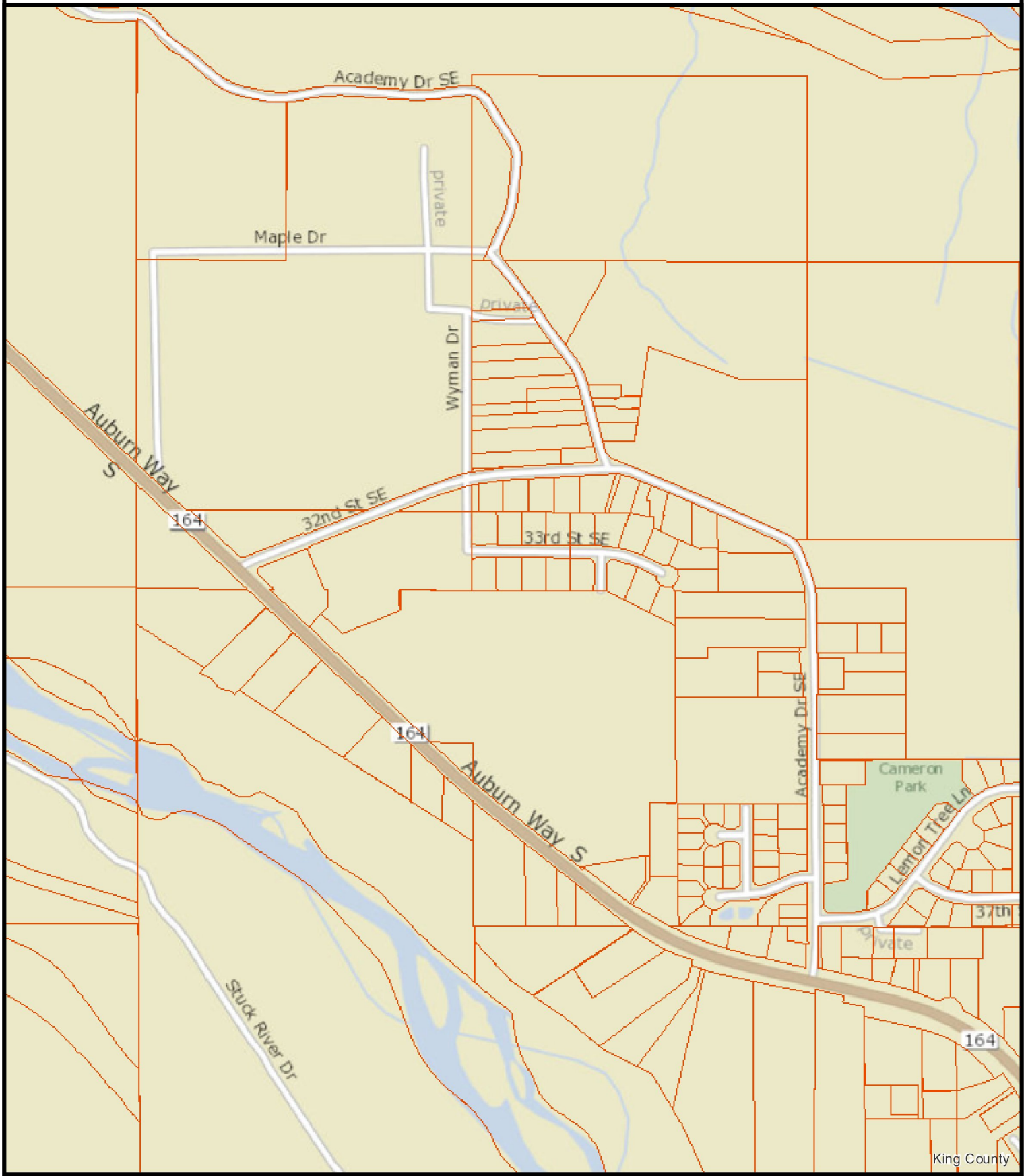
This document has been completed by Habitat Technologies for use by the **Auburn Adventist Academy.** Prior to extensive site planning the defined critical habitats should be reviewed and verified by the City of Auburn personnel and potentially other resource and permitting agencies. Habitat Technologies has provided professional services that are in accordance with the degree of care and skill generally accepted in the nature of the work accomplished. No other warranties are expressed or implied. Habitat Technologies is not responsible for design costs incurred before this document is approved by the appropriate resource and permitting agencies.

Bryan W. Peck
Wetland Biologist

Thomas D. Deming, PWS
Habitat Technologies

7.0 FIGURES

Figure 1 Site Vicinity



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.

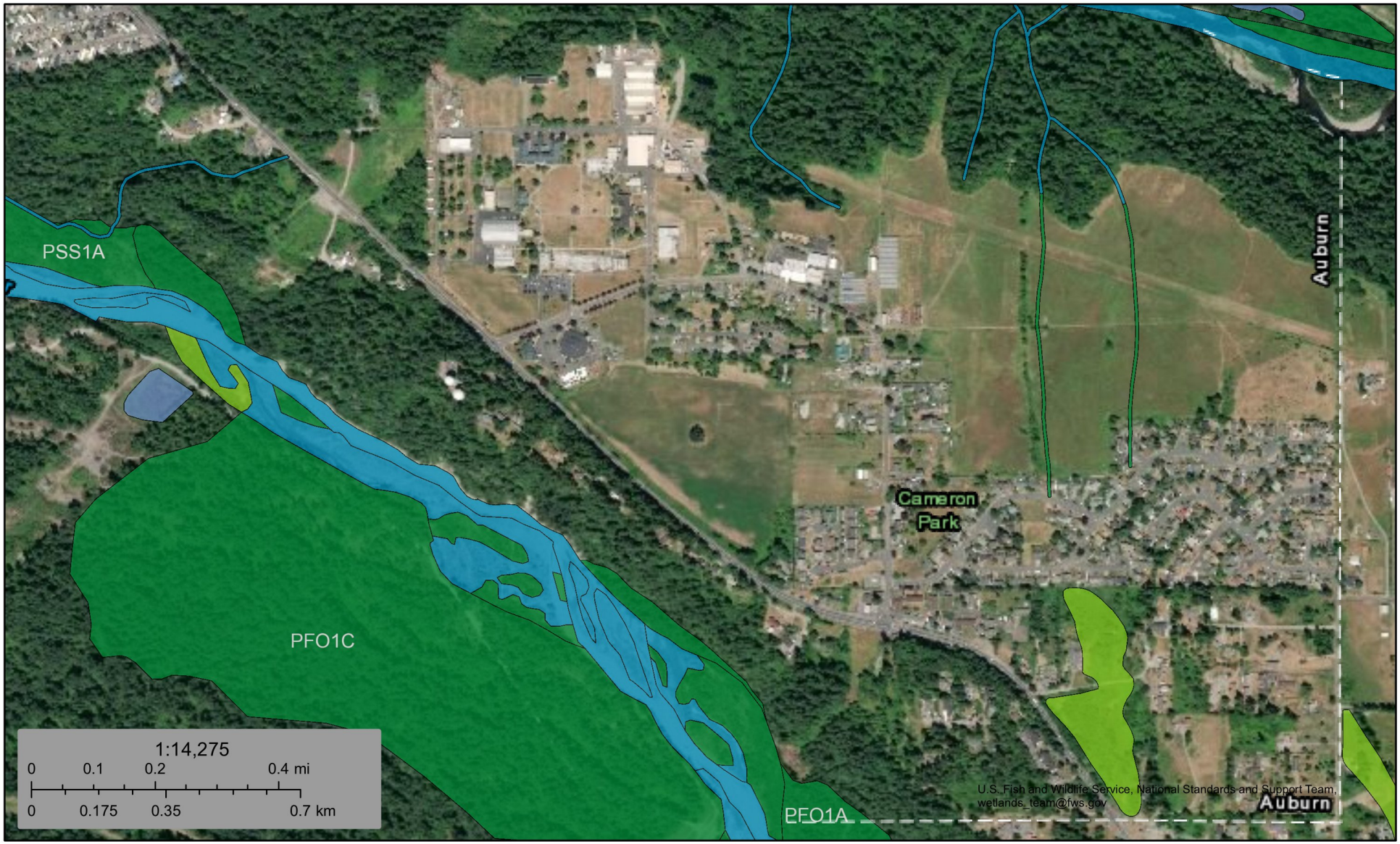
Date: 3/23/2020 Notes:

N

King County

U.S. Fish and Wildlife Service
National Wetlands Inventory

Figure 2 NWI Mapping



March 23, 2020

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

WASHINGTON DEPARTMENT OF FISH AND WILDLIFE
PRIORITY HABITATS AND SPECIES REPORT

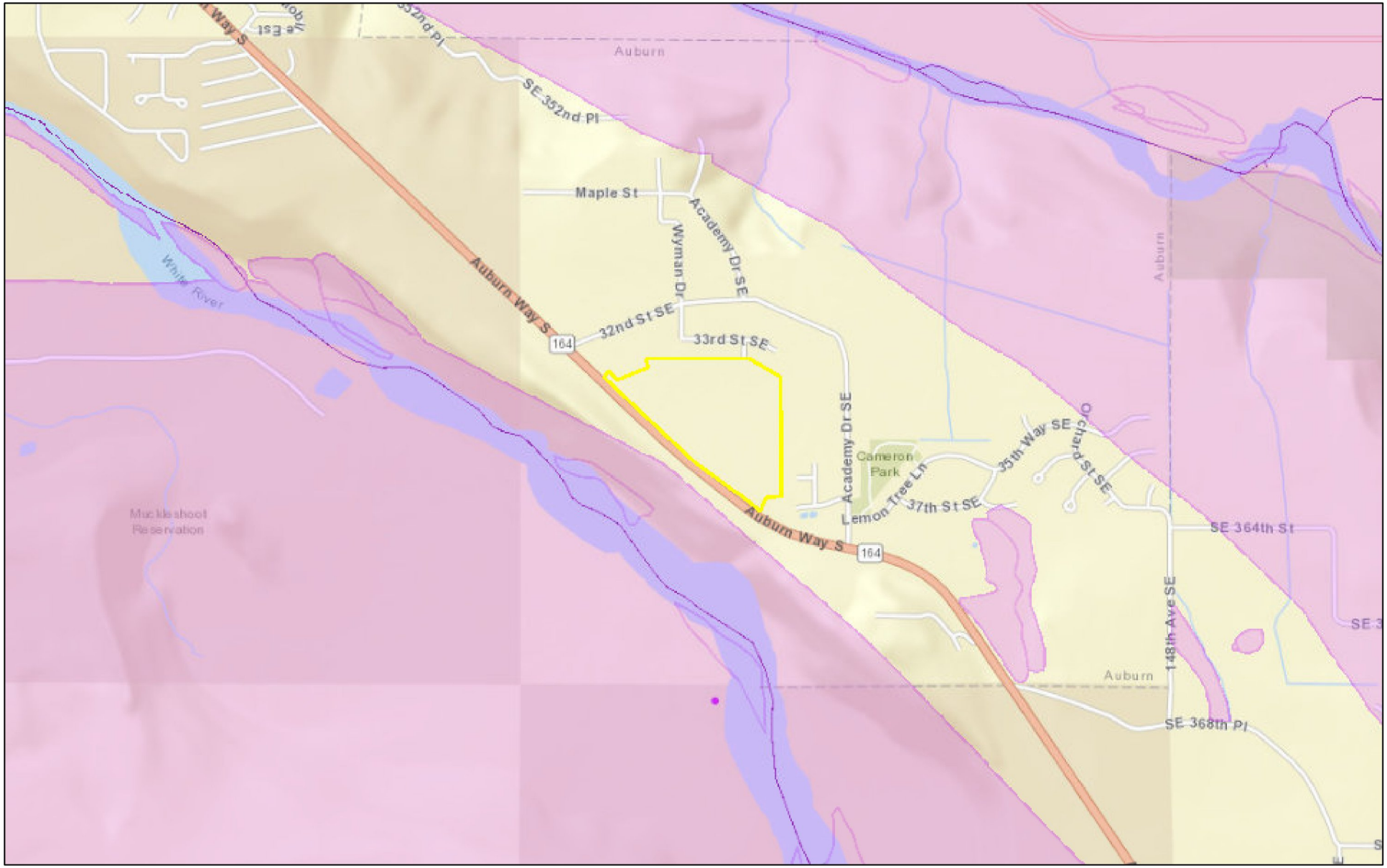
Figure 3

SOURCE DATASET: PHSPlusPublic
REPORT DATE: 03/25/2020 10.19

Query ID: P200325101841

Common Name	Site Name	Priority Area	Accuracy	Federal Status	Sensitive Data	Source Entity
Scientific Name	Source Dataset	Occurrence Type		State Status	Resolution	Geometry Type
	Source Record	More Information (URL)		PHS Listing Status		
Notes	Source Date	Mgmt Recommendations				

DISCLAIMER. This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necesssary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to vraition caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.



March 25, 2020

1:19,842

0 0.15 0.3 0.6 mi

0 0.275 0.55 1.1 km

PHS Report Clip Area

PT

LN

POLY

AS MAPPED

SECTION

QTR-TWP

TOWNSHIP

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Figure 4 WDFW Salmonscape Mapping



March 23, 2020

1:9,028

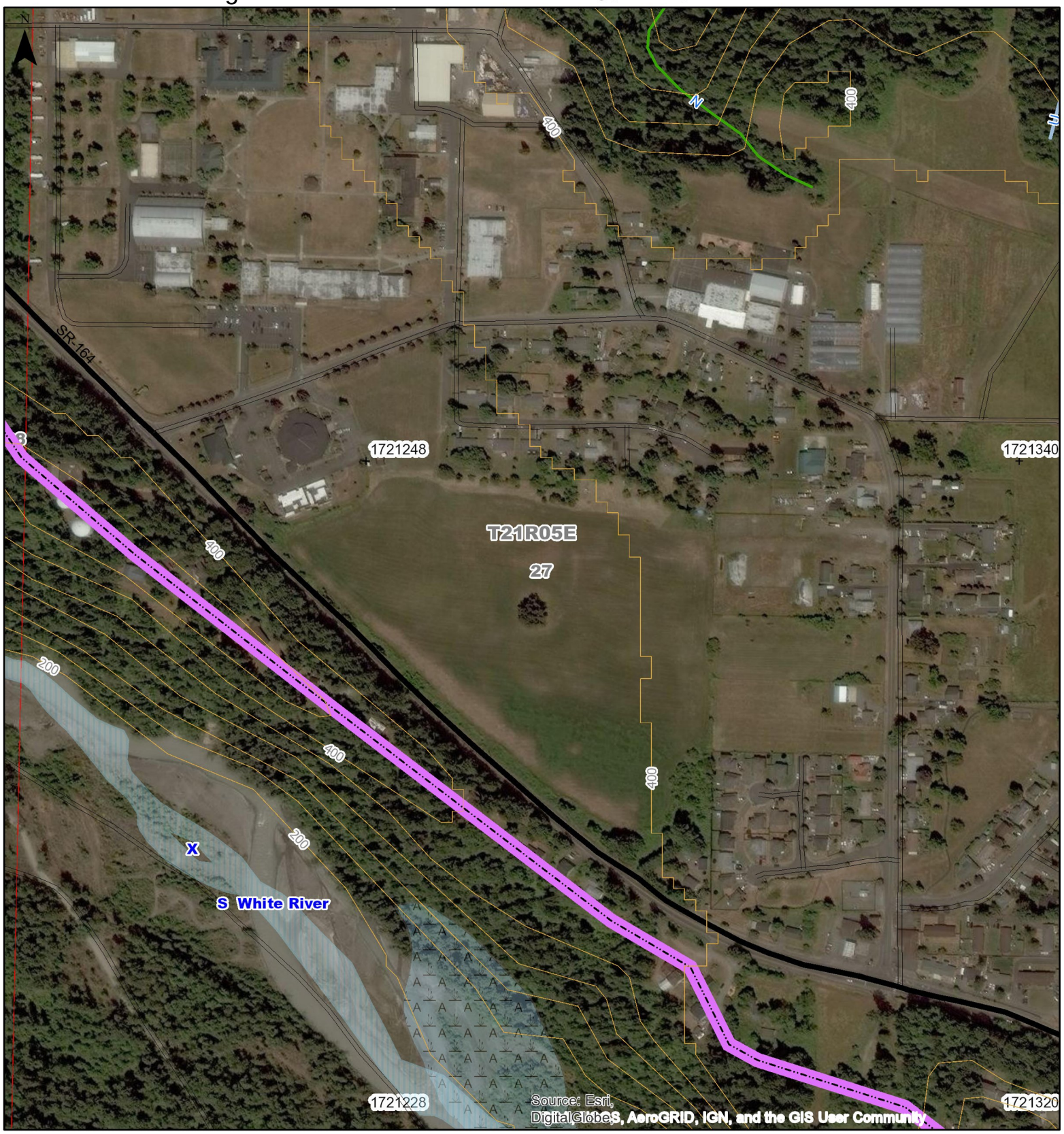
All SalmonScape Species

0 0.075 0.15 0.3 mi

0 0.1 0.2 0.4 km

USGS/NHD
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Figure 5 Forest Practices Water Type Map



Map Symbols

- New Stream
- Proposed Water Type
- Stream Removal
- Break between water types
- Start and End Point of Surveyed Reach
- Natural Fish Barrier
- Manmade Barrier
- End of Fish or Last Fish

Additional Information

Legal Description

S28 T21.0N R05.0E, S27 T21.0N R05.0E

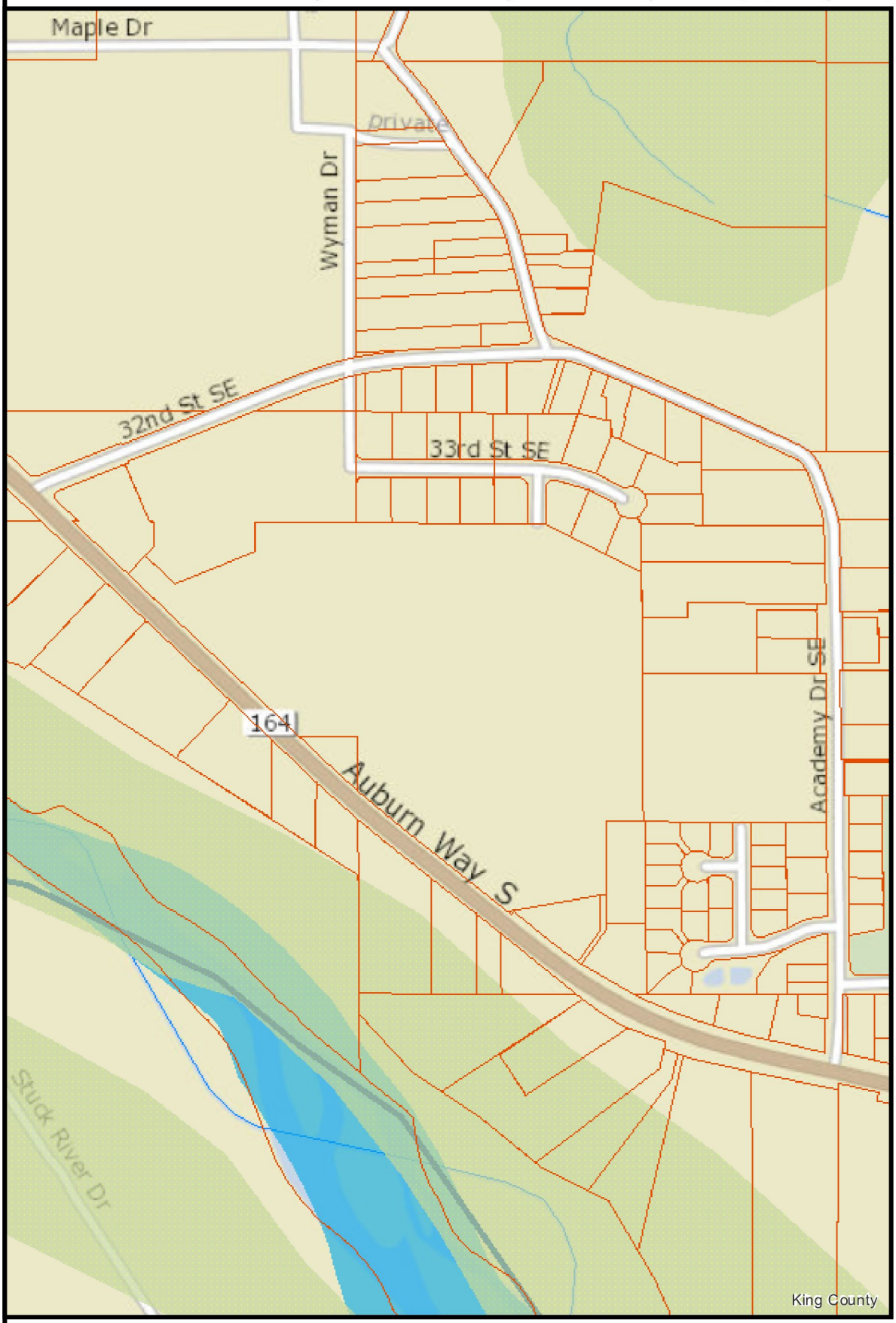
WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES

Extreme care was used during the compilation of this map to ensure its accuracy. However, due to changes in data and the need to rely on outside information, the Department of Natural Resources cannot accept responsibility for errors or omissions, and therefore, there are no warranties that accompany this material.

0 0.1 Miles

Date: 3/23/2020 Time: 12:53:59 PM

Figure 6 King County Mapping



Legend

- Parcels
- Potential landslide hazard areas (2016, see explanation--->)
- Erosion hazard (1990 SAO)
- Seismic hazard (1990 SAO)
- Coal mine hazard (1990 SAO)

Stream (1990 SAO)

- class 1
- class 2 perennial
- class 2 salmonid
- class 3
- unclassified
- Wetland (1990 SAO)
- Sensitive area notice on title
- FEMA preliminary floodway
- FEMA preliminary 100-year floodplain
- Streams

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.

N

King County

Date: 3/23/2020 Notes:

Soil Map—King County Area, Washington
(Figure 7 Soils Mapping)



Map Scale: 1:4,220 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 50 100 200 300

Feet
0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: King County Area, Washington
Survey Area Data: Version 15, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 29, 2018—Jul 22, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AgC	Alderwood gravelly sandy loam, 8 to 15 percent slopes	4.9	17.1%
Bu	Buckley gravelly silt loam, 0 to 3 percent slopes	23.9	82.9%
Totals for Area of Interest		**28.8**	**100.0%**



ExpertGPS

Figure 8 Site Graphic

200 ft

MN

15°29'

8.0 REFERENCE AND BACKGROUND LIST

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9.0 APPENDIX A – HYDROLOGY MONITORING DATA

Hydrology Test Holes



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: 3/25/2020 Notes:

N

King County

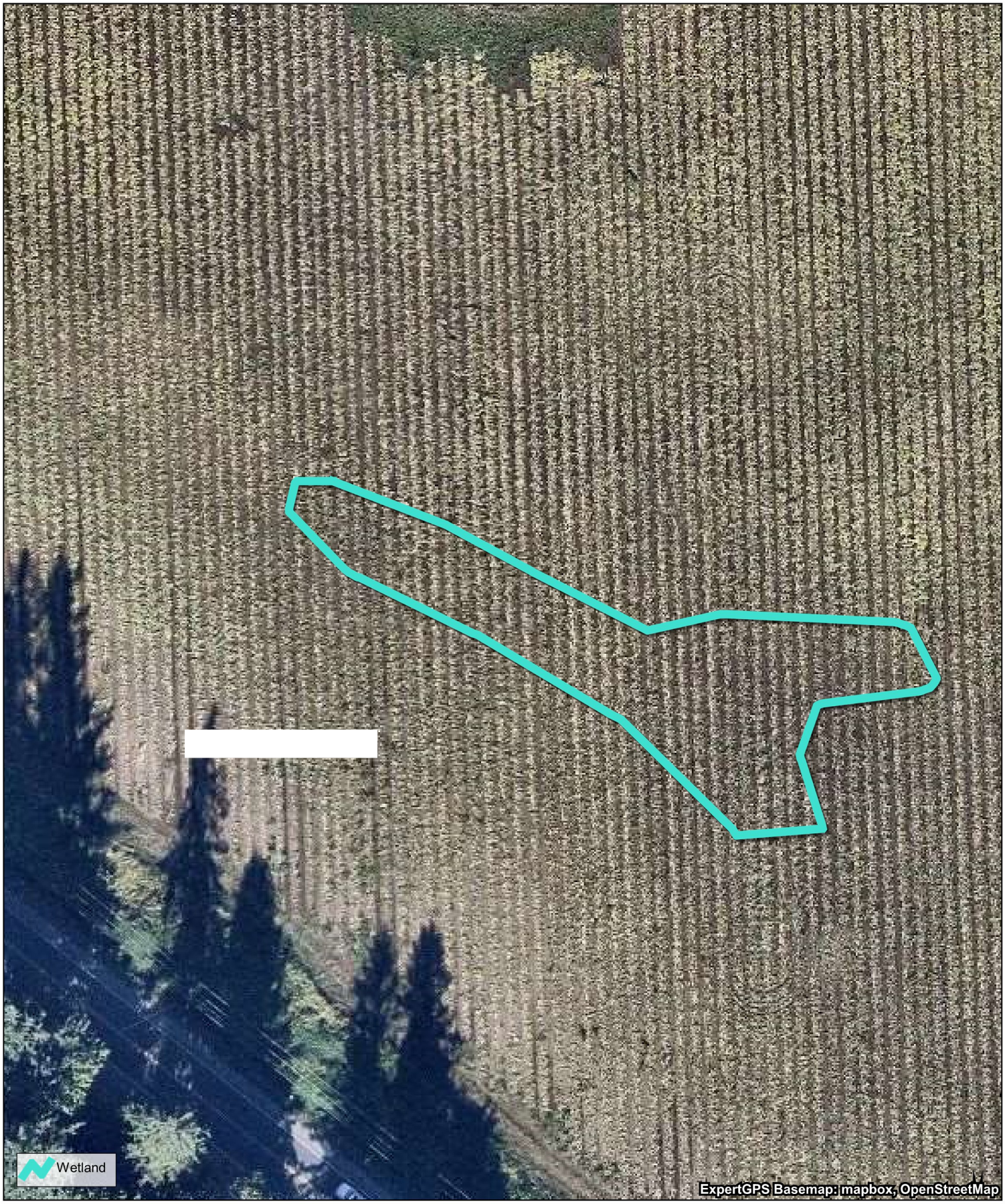
Parcel 2721059117 – Spring 2019 Hydrology Monitoring

Measurement of soil saturation from surface. Dry = no saturation to 24 inches of depth. Field plowed for spring seeding April 2, 2019.
FREE = level of free water in test hole.

PLOT	2/22/19	2/25/19	3/1/19	3/6/19	3/9/19	3/12/19	3/15/19	3/19/19	3/22/19
A1	dry	dry	-18.0	-12.0	-14.0	Sat -4.0 Free -11.0	Sat -11.0 Free -16.0	-14.5	-14.0
A2	dry	dry	dry	-13.0	-16.0	Sat -6.5 Free -12.0	-13.0	-16.0	-15.0
A3	-19.0	dry	dry	-14.0	-15.5	Sat -5.5 Free -10.0	-12.5	-16.0	-17.0
A4	-17.5	-18.5	-18.5	-14.5	-14.5	Sat -8.5 Free -13.0	-11.5	-13.5	-13.0
A5	-18.0	-17.5	-16.5	-12.5	-15.5	Sat -11.5 Free -17.0	-13.5	-13.5	-14.5
B1	-15.5	-16.5	-17.5	-14.5	-15.0	Sat -11.0 Free -16.0	Sat -12.0 Free -16.0	-16.0	-15.0
B2	-16.0	-15.0	-14.0	-13.5	-14.0	Sat -9.0 Free -15.0	-13.5	-15.0	-15.5
B3	dry	dry	-17.0	-16.5	-16.5	Sat -11.5 Free -14.0	-14.5	-15.5	-14.5
B4	-17.0	dry	-16.0	-14.0	-14.0	Sat -7.0 Free -10.5	-15.0	-16.0	-17.0
B5	-17.5	-16.5	-15.5	-13.0	-14.0	Sat -11.0 Free -14.0	-15.5	-17.0	-16.5
C1	-16.0	-15.0	-13.5	Sat -11.5 Free -17.0	Sat -12.0 Free -14.0	Sat -9.0 Free -14.0	-13.0	-14.0	-14.5
C2	-14.5	-14.0	-12.0	Sat -6.0 Free -10.0	Sat -7.5 Free -10.0	Sat 0.0 Free -1.0	Sat -3.5 Free -7.0	Sat -6.5 Free -9.0	Sat -8.5 Free -13.0
C3	-17.0	-16.0	-17.0	-13.0	-14.5	Sat -7.5 Free -12.0	Sat -11.5 Free -15.0	-14.5	-15.5
C4	-14.5	-15.5	-16.5	-14.5	-14.5	Sat -8.5 Free -12.0	-15.5	-15.5	-14.5
D1	-15.0	-15.0	-14.0	-13.0	-14.0	Sat -6.0 Free -11.5	-16.0	-17.0	-16.0
D2	Sat -12.0 Free -18.0	Sat -9.0 Free -13.0	Sat -7.5 Free -12.0	Sat -4.5 Free -8.0	Sat -7.5 Free -14.0	Sat 0.0 Free -3.0	Sat -5.5 Free -11.0	Sat -5.5 Free -12.0	Sat -5.0 Free -12.0
D3	-16.0	-14.0	-13.0	Sat -11.0 Free -17.0	-13.0	Sat -4.0 Free -7.0	-14.5	-15.0	-15.5
E1	-15.5	-14.5	-15.5	-12.5	-14.5	Sat -4.5 Free -11.0	-14.5	-15.0	-14.0

PLOT	3/26/19	3/29/19	4/2/19	4/5/19	4/8/19	4/12/19	4/16/19	4/19/19	4/22/19
A1	-13.5	-15.5	-15.5	Sat -11.0 Free -16.0	Sat -4.0 Free -11.0	Sat -2.0 Free -10.0	Sat -9.0 Free -14.0	-14.0	-16.0
A2	-13.0	-14.0	-14.0	Sat -8.0 Free -16.0	Sat -2.0 Free -6.0	Sat -1.0 Free -6.0	Sat -11.0 Free -17.0	-14.0	-16.0
A3	-15.0	-15.0	-15.0	Sat -11.5 Free -18.0	Sat -4.5 Free -9.0	Sat -1.5 Free -5.0	Sat -11.5 Free -17.0	-14.5	-17.5
A4	-13.0	-16.0	-16.0	Sat -8.0 Free -18.0	Sat -3.0 Free -9.0	Sat -0.5 Free -3.0	-12.5	-13.5	-18.0
A5	-15.5	-16.5	-16.5	Sat -8.5 Free -16.0	Sat -5.5 Free -14.0	Sat -2.5 Free -7.0	-13.5	-15.5	-18.5
B1	-14.0	-14.0	-14.0	Sat -6.5 Free -11.0	Sat -4.5 Free -11.0	Sat -2.5 Free -10.0	Sat -7.5 Free -14.0	-13.5	-16.0
B2	-13.5	-14.5	-14.5	Sat -11.5 Free -17.0	Sat -8.5 Free -15.0	Sat -3.5 Free -10.0	Sat -7.5 Free -14.0	-15.5	-17.5
B3	-18.5	dry	dry	-14.5	Sat -9.5 Free -18.0	Sat -6.5 Free -14.0	-16.5	-18.5	dry
B4	-16.0	-18.0	-18.0	Sat -10.0 Free -19.0	Sat -10.0 Free -17.0	Sat -5.0 Free -14.0	Sat -12.0 Free -20.0	-14.0	-16.0
B5	-16.5	-17.5	-17.5	Sat -8.5 Free -19.0	Sat -8.5 Free -14.0	Sat -3.5 Free -9.0	-13.5	-14.5	-17.5
C1	-13.0	-15.0	-15.0	Sat -7.0 Free -16.0	Sat -7.0 Free -11.0	Sat -3.0 Free -8.0	Sat -11.0 Free -17.0	-14.0	-15.0
C2	Sat-9.0 Free-14.0	Sat-10.0 Free-14.0	Sat-10.0 Free-13.0	Sat -0.0 Free -4.0	Sat -0.0 Free -3.0	Sat -0.0 Free -3.0	Sat -0.0 Free -3.0	Sat -7.0 Free -14.0	Sat -12.0 Free -18.0
C3	-14.5	-15.5	-15.5	Sat -9.5 Free -17.0	Sat -5.5 Free -13.0	Sat -2.5 Free -5.0	Sat -9.5 Free -15.0	-13.5	-17.5
C4	-14.0	-14.5	-14.5	Sat -6.5 Free -17.0	Sat -3.5 Free -11.0	Sat -2.5 Free -2.5	Sat -11.5 Free -16.0	-15.5	-18.5
D1	-15.0	-15.5	-15.5	Sat -5.5 Free -17.0	Sat -2.5 Free -13.0	Sat -2.0 Free -8.0	-13.0	-13.0	-18.0
D2	Sat-4.0 Free-11.0	Sat-5.5 Free-11.0	Sat-5.5 Free-9.0	Sat -0.0 Free -4.0	Sat -0.0 Free -3.5	Sat -0.0 Free -1.0	Sat -0.0 Free -1.0	Sat -6.0 Free -12.0	Sat -11.0 Free -17.0
D3	-14.5	-15.5	-15.5	Sat -6.5 Free -19.0	Sat -4.5 Free -11.0	Sat -2.4 Free -7.0	-14.5	-15.5	dry
E1	-16.0	-15.0	-15.0	Sat -7.0 Free -16.0	Sat -4.0 Free -15.0	Sat -3.0 Free -15.0	-14.0	-16.0	dry

10.0 APPENDIX B – WETLAND RATING WORKSHEET



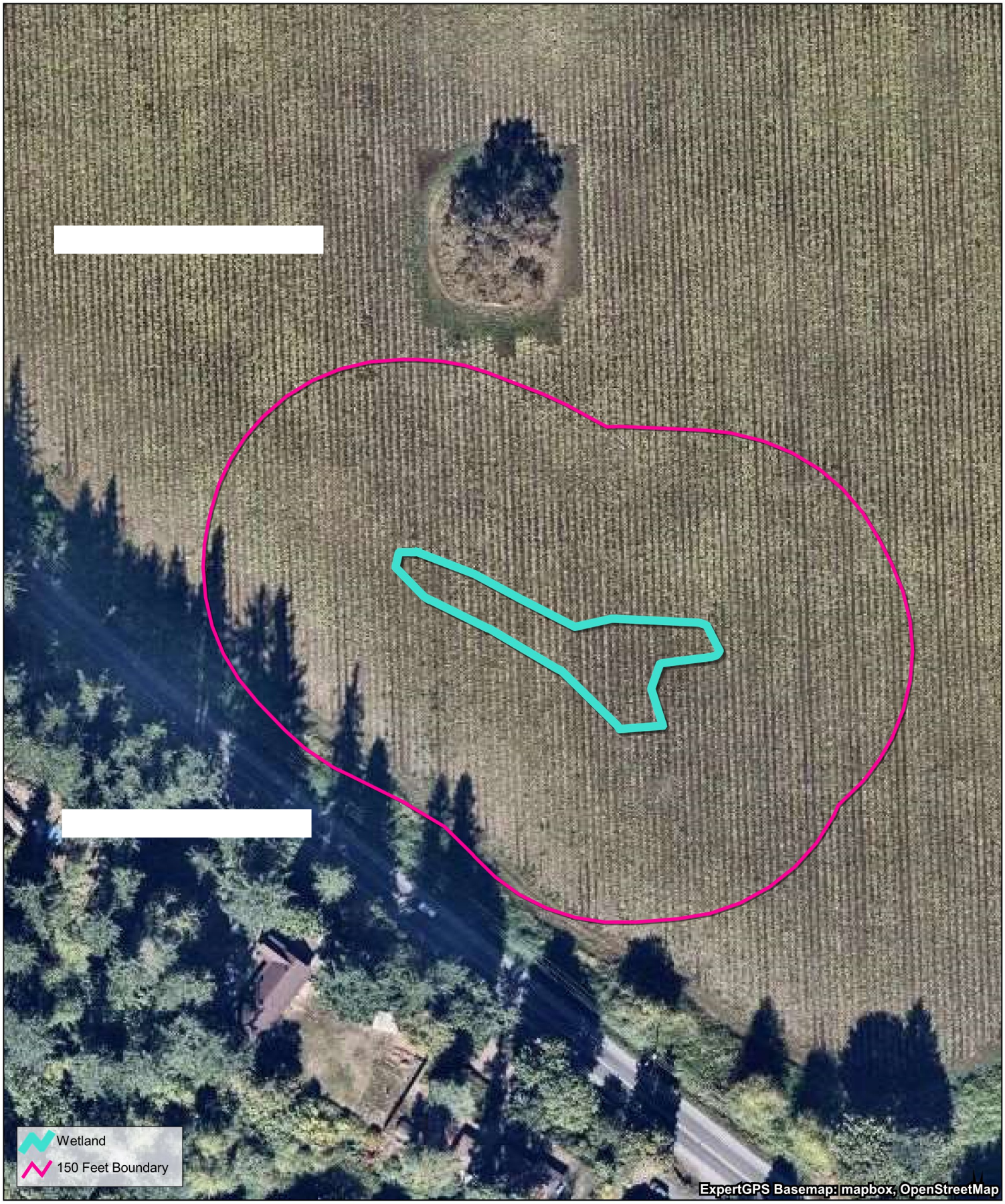
ExpertGPS

Figure A1

25 ft

MN

15°29'



ExpertGPS

Figure A2

50 ft

MN
15°29'



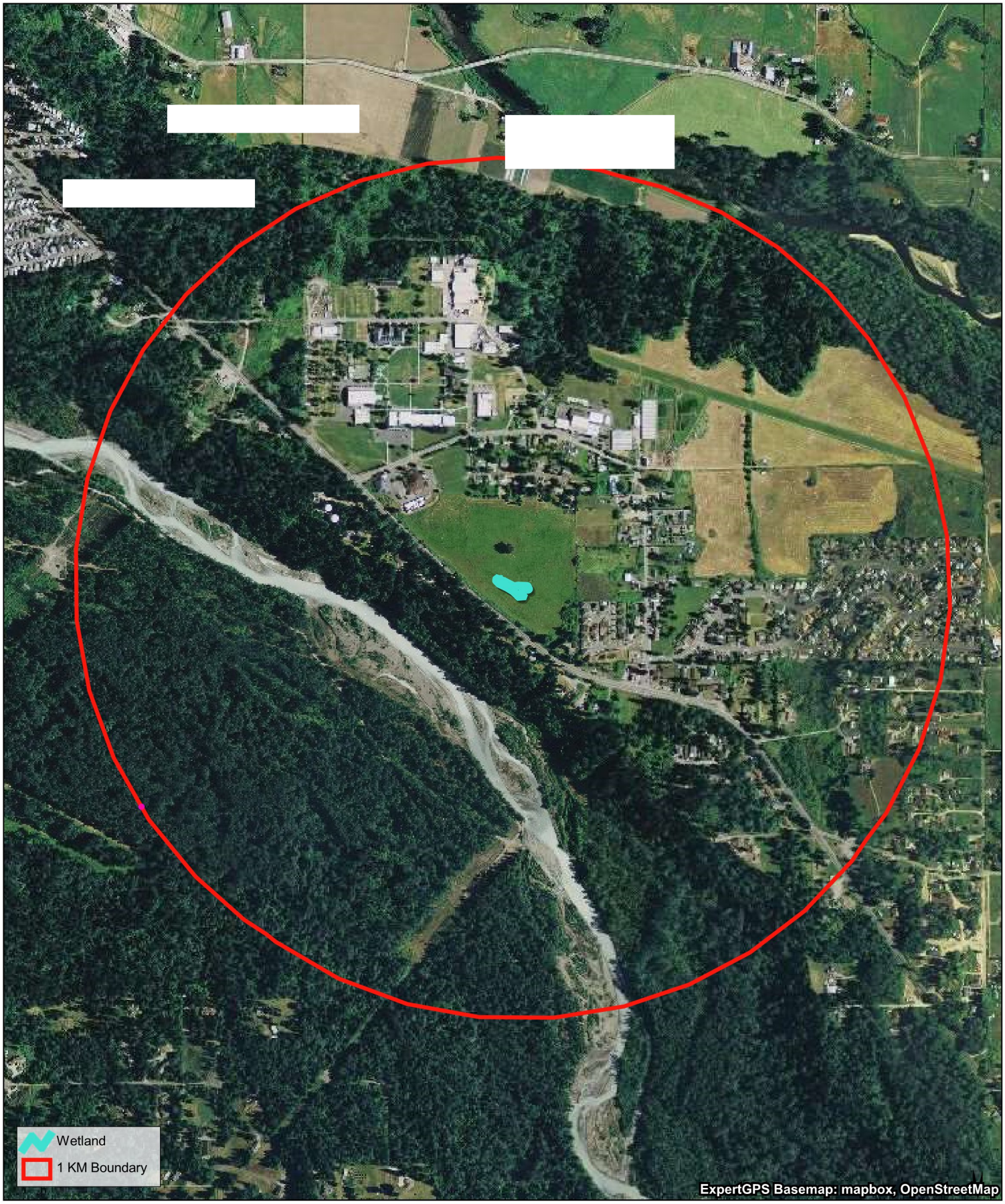
ExpertGPS

Figure A3

200 ft

MN

15°29'



ExpertGPS

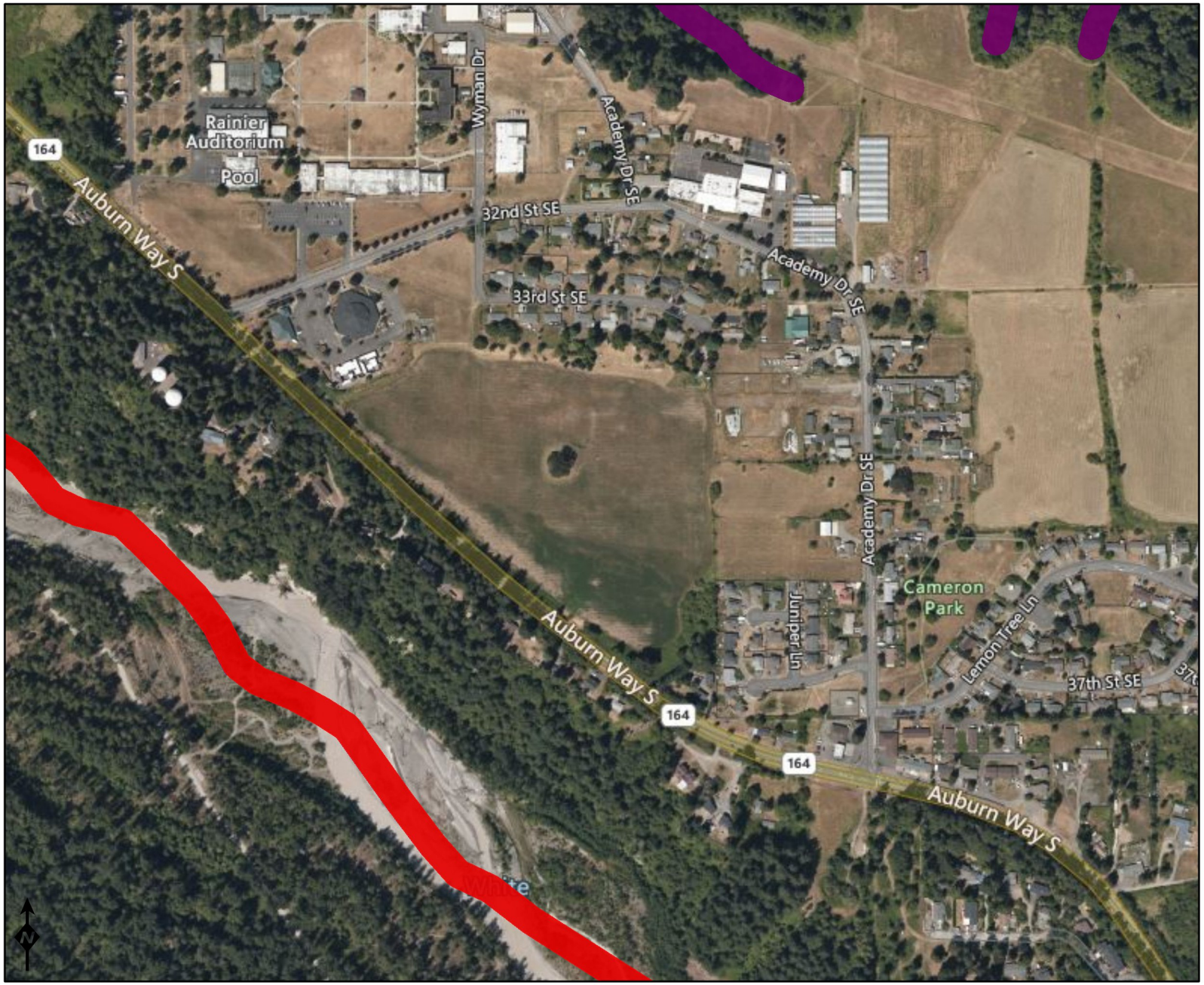
Figure A4

500 ft

MN

15°29'

Figure A5



Assessed Waters/Sediment

Water
- Category 5 - 303d
- Category 4C
- Category 4B
- Category 4A
- Category 2
- Category 1

Sediment
- Category 5 - 303d
- Category 4C
- Category 4B
- Category 4A
- Category 2
- Category 1

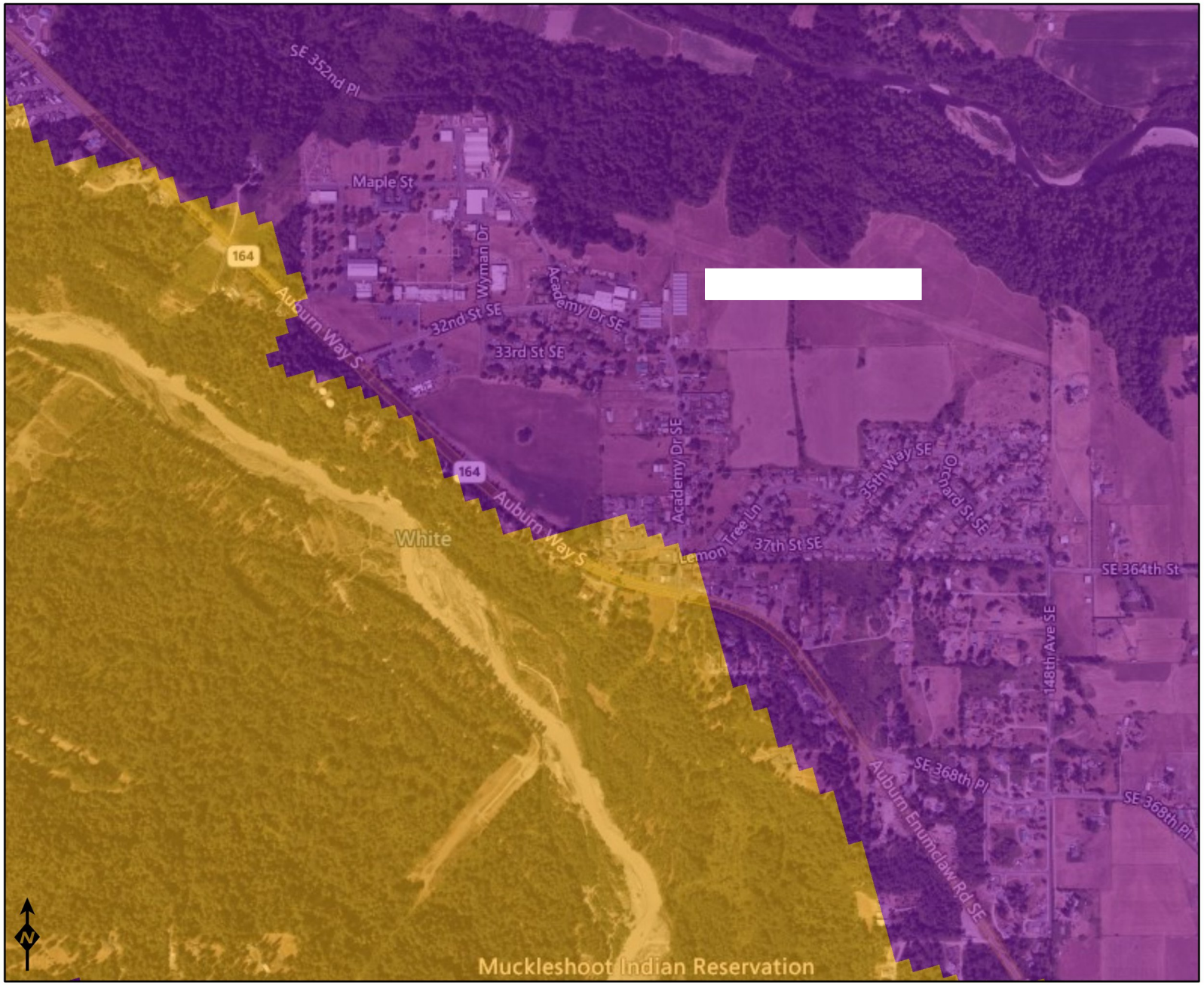
WQ Standards

Miles
0 0.25 0.5 1 2

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DEPARTMENT OF ECOLOGY
State of Washington

Figure A6



Assessed Waters/Sediment

Water
- Category 5 - 303d
- Category 4C
- Category 4B
- Category 4A
- Category 2
- Category 1

Sediment
- Category 5 - 303d
- Category 4C
- Category 4B
- Category 4A
- Category 2
- Category 1

WQ Improvement Projects
- Approved
- In Development

- WQ Standards

Miles
0 0.125 0.25 0.5

WA Dept. of Ecology
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DEPARTMENT OF ECOLOGY
State of Washington

Wetland name or number _A _

RATING SUMMARY – Western Washington

Name of wetland (or ID #): Parcel 2721059117 Date of site visit: 22 APR 2019

Rated by Habitat Technologies Trained by Ecology? x Yes ___No Date of training 2014

HGM Class used for rating Depressional Wetland has multiple HGM classes? x _N

NOTE: Form is not complete without the figures requested *(figures can be combined).*

Source of base aerial photo/map King County, City of Auburn

OVERALL WETLAND CATEGORY 4 (based on functions_X or special characteristics___)

1. Category of wetland based on FUNCTIONS

_____**Category I** – Total score = 23 - 27

_____**Category II** – Total score = 20 - 22

_____**Category III** – Total score = 16 - 19

X **Category IV** – Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
		Circle the appropriate ratings		
Site Potential	H M ☐	H ☐ L	H M ☐	
Landscape Potential	H ☐ L	H ☐ L	H ☐ L	
Value	H M ☐	H M ☐	H M ☐	TOTAL
Score Based on Ratings	4	5	4	13

Score for each function based on three ratings *(order of ratings is not important)*

9 = H,H,H
8 = H,H,M
7 = H,H,L
7 = H,M,M
6 = H,M,L
6 = M,M,M
5 = H,L,L
5 = M,M,L
4 = M,L,L
3 = L,L,L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	I II
Wetland of High Conservation Value	I
Bog	I
Mature Forest	I
Old Growth Forest	I
Coastal Lagoon	I II
Interdunal	I II III IV
None of the above	X

Wetland name or number _A _

Maps and figures required to answer questions correctly for Western Washington

Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	A1
Hydroperiods	D 1.4, H 1.2	A2
Location of outlet (*can be added to map of hydroperiods)*	D 1.1, D 4.1	A2
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	D 2.2, D 5.2	A2
Map of the contributing basin	D 4.3, D 5.3	A3
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	A4
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	A5
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	A6

Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Ponded depressions	R 1.1	
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream *(can be added to another figure)*	R 4.1	N/A
Map of the contributing basin	R 2.2, R 2.3, R 5.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	

Lake Fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	L 2.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	N/A
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	

Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of **dense** trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of **dense, rigid** trees, shrubs, and herbaceous plants *(can be added to figure above)*	S 4.1	N/A
Boundary of 150 ft buffer (can be added to another figure)	S 2.1, S 5.1	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	

Wetland name or number _A _

HGM Classification of Wetlands in Western Washington

For questions 1-7, the criteria described must apply to the entire unit being rated.

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides except during floods?

   ☐ **YES** – the wetland class is **Tidal Fringe** – go to 1.1

   1.1 Is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)?

   NO – Saltwater Tidal Fringe (Estuarine) **YES – Freshwater Tidal Fringe**

   *If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe it is an **Estuarine** wetland and is not scored. This method **cannot** be used to score functions for estuarine wetlands.*

2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.

   ☐ **YES** – The wetland class is **Flats**

   *If your wetland can be classified as a Flats wetland, use the form for **Depressional** wetlands.*

3. Does the entire wetland unit **meet all** of the following criteria?
   ___The vegetated part of the wetland is on the shores of a body of permanent open water (without any plants on the surface at any time of the year) at least 20 ac (8 ha) in size;
   ___At least 30% of the open water area is deeper than 6.6 ft (2 m).

   ☐ **YES –** The wetland class is **Lake Fringe** (Lacustrine Fringe)

4. Does the entire wetland unit **meet all** of the following criteria?
   ___The wetland is on a slope (*slope can be very gradual*),
   ___The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks,
   ___The water leaves the wetland **without being impounded**.

   ☐ **YES –** The wetland class is **Slope**

   NOTE: Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 ft deep).

5. Does the entire wetland unit **meet all** of the following criteria?
   ___The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,
   ___The overbank flooding occurs at least once every 2 years.

Wetland name or number A

YES – The wetland class is **Riverine**

NOTE: The Riverine unit can contain depressions that are filled with water when the river is not flooding

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the wetland.*

NO – go to 7

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

YES – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated	HGM class to use in rating
Slope + Riverine	Riverine
Slope + Depressional	
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream within boundary of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

*If you are still unable to determine which of the above criteria apply to your wetland, or if you have **more than 2 HGM classes** within a wetland boundary, classify the wetland as Depressional for the rating.*

Wetland name or number A

DEPRESSIONAL AND FLATS WETLANDS

Water Quality Functions - Indicators that the site functions to improve water quality

D 1.0. Does the site have the potential to improve water quality?	
D 1.1. Characteristics of surface water outflows from the wetland: Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet). points = 3 Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet. points = 2 Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 1 Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch. points = 1	3
D 1.2. The soil 2 in below the surface (or duff layer) is true clay or true organic *(use NRCS definitions).* Yes = 4 No = 0	0
D 1.3. Characteristics and distribution of persistent plants (Emergent, Scrub-shrub, and/or Forested Cowardin classes): Wetland has persistent, ungrazed, plants > 95% of area points = 5 Wetland has persistent, ungrazed, plants > ½ of area points = 3 Wetland has persistent, ungrazed plants > $^1/_{10}$ of area points = 1 Wetland has persistent, ungrazed plants < $^1/_{10}$ of area points = 0	0
D 1.4. Characteristics of seasonal ponding or inundation: *This is the area that is ponded for at least 2 months. See description in manual.* Area seasonally ponded is > ½ total area of wetland points = 4 Area seasonally ponded is > ¼ total area of wetland points = 2 Area seasonally ponded is < ¼ total area of wetland points = 0	0
Total for D 1 Add the points in the boxes above	3

Rating of Site Potential If score is:___**12-16 = H** ___**6-11 = M** _X **0-5 = L** *Record the rating on the first page*

D 2.0. Does the landscape have the potential to support the water quality function of the site?	
D 2.1. Does the wetland unit receive stormwater discharges? Yes = 1 No = 0	0
D 2.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants? Yes = 1 No = 0	1
D 2.3. Are there septic systems within 250 ft of the wetland? Yes = 1 No = 0	0
D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3? Source_____ Yes = 1 No = 0	0
Total for D 2 wetland part of ongoing agricultural management Add the points in the boxes above	1

Rating of Landscape Potential If score is:___**3 or 4 = H** _X **1 or 2 = M** ___**0 = L** *Record the rating on the first page*

D 3.0. Is the water quality improvement provided by the site valuable to society?	
D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list? Yes = 1 No = 0	0
D 3.2. Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list? Yes = 1 No = 0	0
D 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality (*answer YES if there is a TMDL for the basin in which the unit is found*)? Yes = 2 No = 0	0
Total for D 3 Add the points in the boxes above	0

Rating of Value If score is:___**2-4 = H** ___**1 = M** _X **0 = L** *Record the rating on the first page*

Wetland name or number A

DEPRESSIONAL AND FLATS WETLANDS

Hydrologic Functions - Indicators that the site functions to reduce flooding and stream degradation

D 4.0. Does the site have the potential to reduce flooding and erosion?

D 4.1. Characteristics of surface water outflows from the wetland:

Wetland is a depression or flat depression with no surface water leaving it (no outlet)		points = 4
Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet		points = 2
Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch		points = 1
Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing		points = 0

4

D 4.2. Depth of storage during wet periods: *Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part.*

Marks of ponding are 3 ft or more above the surface or bottom of outlet		points = 7
Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet		points = 5
Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet		points = 3
The wetland is a "headwater" wetland		points = 3
Wetland is flat but has small depressions on the surface that trap water		points = 1
Marks of ponding less than 0.5 ft (6 in)	x	points = 0

0

D 4.3. Contribution of the wetland to storage in the watershed: *Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself.*

The area of the basin is less than 10 times the area of the unit		points = 5
The area of the basin is 10 to 100 times the area of the unit		points = 3
The area of the basin is more than 100 times the area of the unit		points = 0
Entire wetland is in the Flats class		points = 5

5

Total for D 4	Add the points in the boxes above	9

Rating of Site Potential If score is: ___**12-16 = H** _x **M** ___**0-5 = L** *Record the rating on the first page*

D 5.0. Does the landscape have the potential to support hydrologic functions of the site?

D 5.1. Does the wetland receive stormwater discharges?	Yes = 1 No = 0	0
D 5.2. Is >10% of the area within 150 ft of the wetland in land uses that generate excess runoff?	Yes = 1 No = 0	1
D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at >1 residence/ac, urban, commercial, agriculture, etc.)?	Yes = 1 No = 0	1
Total for D 5 wetland part of ongoing agricultural management	Add the points in the boxes above	2

Rating of Landscape Potential If score is: ___**3 = H** _x **1 or 2 = M** ___**0 = L** *Record the rating on the first page*

D 6.0. Are the hydrologic functions provided by the site valuable to society?

D 6.1. The unit is in a landscape that has flooding problems. *Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met.*

The wetland captures surface water that would otherwise flow down-gradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds):

- Flooding occurs in a sub-basin that is immediately down-gradient of unit. points = 2
- Surface flooding problems are in a sub-basin farther down-gradient. points = 1

Flooding from groundwater is an issue in the sub-basin. points = 1

The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. *Explain why* _____ points = 0

There are no problems with flooding downstream of the wetland. points = 0

0

D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan? Yes = 2 No = 0

0

Total for D 6	Add the points in the boxes above	0

Rating of Value If score is: ___**2-4 = H** ___**1 = M** _x **0 = L** *Record the rating on the first page*

Wetland name or number A

These questions apply to wetlands of all HGM classes.

HABITAT FUNCTIONS - Indicators that site functions to provide important habitat

H 1.0. Does the site have the potential to provide habitat?

H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class.* Check the Cowardin plant classes in the wetland. *Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.*

____Aquatic bed	4 structures or more: points = 4
_X_Emergent annual agricultural production crops	3 structures: points = 2
____Scrub-shrub (areas where shrubs have > 30% cover)	2 structures: points = 1
____Forested (areas where trees have > 30% cover)	1 structure: points = 0

If the unit has a Forested class, check if:

____The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon

0

H 1.2. Hydroperiods

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (*see text for descriptions of hydroperiods*).

____Permanently flooded or inundated	4 or more types present: points = 3
____Seasonally flooded or inundated	3 types present: points = 2
____Occasionally flooded or inundated	2 types present: points = 1
_X_Saturated only	1 type present: points = 0
____Permanently flowing stream or river in, or adjacent to, the wetland	
____Seasonally flowing stream in, or adjacent to, the wetland	
____**Lake Fringe wetland**	**2 points**
____**Freshwater tidal wetland**	**2 points**

1

H 1.3. Richness of plant species

Count the number of plant species in the wetland that cover at least 10 ft^2.

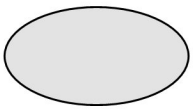
Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. ***Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle***

If you counted: > 19 species	points = 2
5 - 19 species	points = 1
< 5 species annual agricultural production crops	points = 0

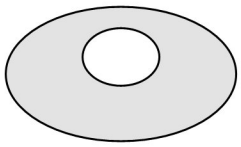
0

H 1.4. Interspersion of habitats

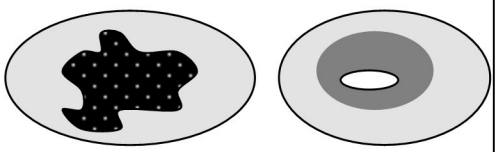
Decide from the diagrams below whether interspersion among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*



None = 0 points

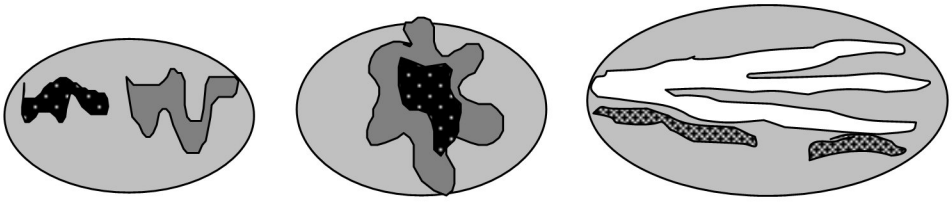


Low = 1 point



Moderate = 2 points

All three diagrams in this row are **HIGH** = 3points



0

Wetland name or number A

H 1.5. Special habitat features: Check the habitat features that are present in the wetland. *The number of checks is the number of points.* _ _Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long). _ _Standing snags (dbh > 4 in) within the wetland ____Undercut banks are present for at least 6.6 ft (2 m) **and/or** overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m) _ _Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present *(cut shrubs or trees that have not yet weathered where wood is exposed)* _ _At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated *(structures for egg-laying by amphibians)* _ _Invasive plants cover less than 25% of the wetland area in every stratum of plants (*see H 1.1 for list of strata*)	0
Total for H 1 Add the points in the boxes above	1

Rating of Site Potential If score is:___**15-18 = H** ___**7-14 = M** _x **0-6 = L** *Record the rating on the first page*

H 2.0. Does the landscape have the potential to support the habitat functions of the site?	
H 2.1. Accessible habitat (include *only habitat that directly abuts wetland unit*). *Calculate:* % undisturbed habitat_0 + [(% moderate and low intensity land uses)/2]_0 = __0 _% If total accessible habitat is: > 1/3 (33.3%) of 1 km Polygon points = 3 20-33% of 1 km Polygon points = 2 10-19% of 1 km Polygon points = 1 < 10% of 1 km Polygon points = 0	0
H 2.2. Undisturbed habitat in 1 km Polygon around the wetland. *Calculate:* % undisturbed habitat_50 + [(% moderate and low intensity land uses)/2]_24 = ___62_% Undisturbed habitat > 50% of Polygon points = 3 Undisturbed habitat 10-50% and in 1-3 patches points = 2 Undisturbed habitat 10-50% and > 3 patches points = 1 Undisturbed habitat < 10% of 1 km Polygon points = 0	3
H 2.3. Land use intensity in 1 km Polygon: If > 50% of 1 km Polygon is high intensity land use points = (- 2) ≤ 50% of 1 km Polygon is high intensity points = 0	0
Total for H 2 Add the points in the boxes above	3

Rating of Landscape Potential If score is:___**4-6 = H** _x **1-3 = M** ___**< 1 = L** *Record the rating on the first page*

H 3.0. Is the habitat provided by the site valuable to society?	
H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? *Choose only the highest score that applies to the wetland being rated.* Site meets ANY of the following criteria: points = 2 — It has 3 or more priority habitats within 100 m (see next page) — It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists) — It is mapped as a location for an individual WDFW priority species — It is a Wetland of High Conservation Value as determined by the Department of Natural Resources — It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan Site has 1 or 2 priority habitats (listed on next page) within 100 m points = 1 Site does not meet any of the criteria above points = 0	0

Rating of Value If score is:___**2 = H** ___**1 = M** _x **0 = L** *Record the rating on the first page*

Wetland name or number A

WDFW Priority Habitats

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp. http://wdfw.wa.gov/publications/00165/wdfw00165.pdf or access the list from here: http://wdfw.wa.gov/conservation/phs/list/)

Count how many of the following priority habitats are within 330 ft (100 m) of the wetland unit: ***NOTE:*** *This question is independent of the land use between the wetland unit and the priority habitat.*

— **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).

— **Biodiversity Areas and Corridors**: Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report*).

— **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.

— **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in (81 cm) dbh or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.

— **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158 – see web link above*).

— **Riparian**: The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.

— **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161 – see web link above*).

— **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.

— **Nearshore**: Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page).*

— **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.

— **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.

— **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.

— **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

Note: All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

TRAFFIC IMPACT ANALYSIS SCOPING INFORMATION - AUGUST 25, 2020

Project Title: **Auburn Site G**
Project Description: Residential development encompassing 396 mid-rise apartment units and 224 units of senior living
Address: 5000 Auburn Way, Auburn, WA 98092
Parcel(s): 272105-9117; -9055; -9079; -9086; -9090

Trip Generation:

Phase	Quantity	Land Use Code	Description	AWDT Rate	AM Peak Hour Rate	PM Peak Hour Rate	Pass-By Rate
I	252 units	221	Multi-Family Mid-Rise	5.44	0.36	0.44	0%
II	144 units	221	Multi-Family Low-Rise	5.44	0.36	0.44	0%
III	224 units	255	Continuing Care Community	2.40	0.14	0.16	0%

AWDT: Average Weekday Daily Trip

Total Daily Trips 2692
Total AM Peak Hour Trips: 174 (58 Enter / 116 Exit)
Total PM Peak Hour Trips: 210 (120 Enter / 90 Exit)
Time Period to Evaluate: Weekday: 7:00 AM - 9:00 AM; 4:00 PM - 6:00 PM
Horizon Year: 2026
Background Growth: 2%[1]
Pipeline Projects: Brown's Corner

Left Turn Warrant: Will be analyzed at the northern access on Auburn Way S. Auburn Way S is a classified Principal Arterial and requires a total of 82' of right-of-way (typ.) and a five-lane cross section. A center lane may be required as part of frontage improvements.

[1] Growth rate derived from historical 2016 and 2018 city of Auburn turning movement counts taken at the nearby intersections of Auburn Way S & 32nd Street SE and Auburn Way S & Academy Drive SE

Access: Access to the site is proposed via two driveways on Auburn Way S. A deviation request will need to be submitted as this is not the lowest class of available roadway access. Further, a separate deviation will be required should more than one access be proposed along Auburn Way S, if not required by VFRA

Intersections to Study:

1. Auburn Way S & North Access (full-movement)
2. Auburn Way S & South Access (right-in/right-out)
3. Auburn Way S & 32nd Street SE

Preliminary Trip Distribution:

See attached figures. Based primarily on traffic counts and distribution patterns when looking at the aggregate turning movements from both 32nd Street SE and Academy Drive.

Additional Comments:

1. The TIA will analyze full-buildout of all Phases of the proposed development. This scoping package is intended to support the proposed Comprehensive Plan update and a full Traffic Impact Analysis will be required.

2. Access to the site is proposed via two driveways extending northeast from Auburn Way S. The southern access will be restricted to right-in, right-out turn movements. The northern access will provide separate outbound right and left turn-lanes. As discussed above, deviations will be required for one or more accesses via Auburn Way S

3. All Phase III senior community/memory care units are proposed to be defined under ITE Land Use Code 255 – Continuing Care Retirement Community as the land use encompasses all elements of the proposed facility (i.e., independent living, assisted living and skilled nursing care).

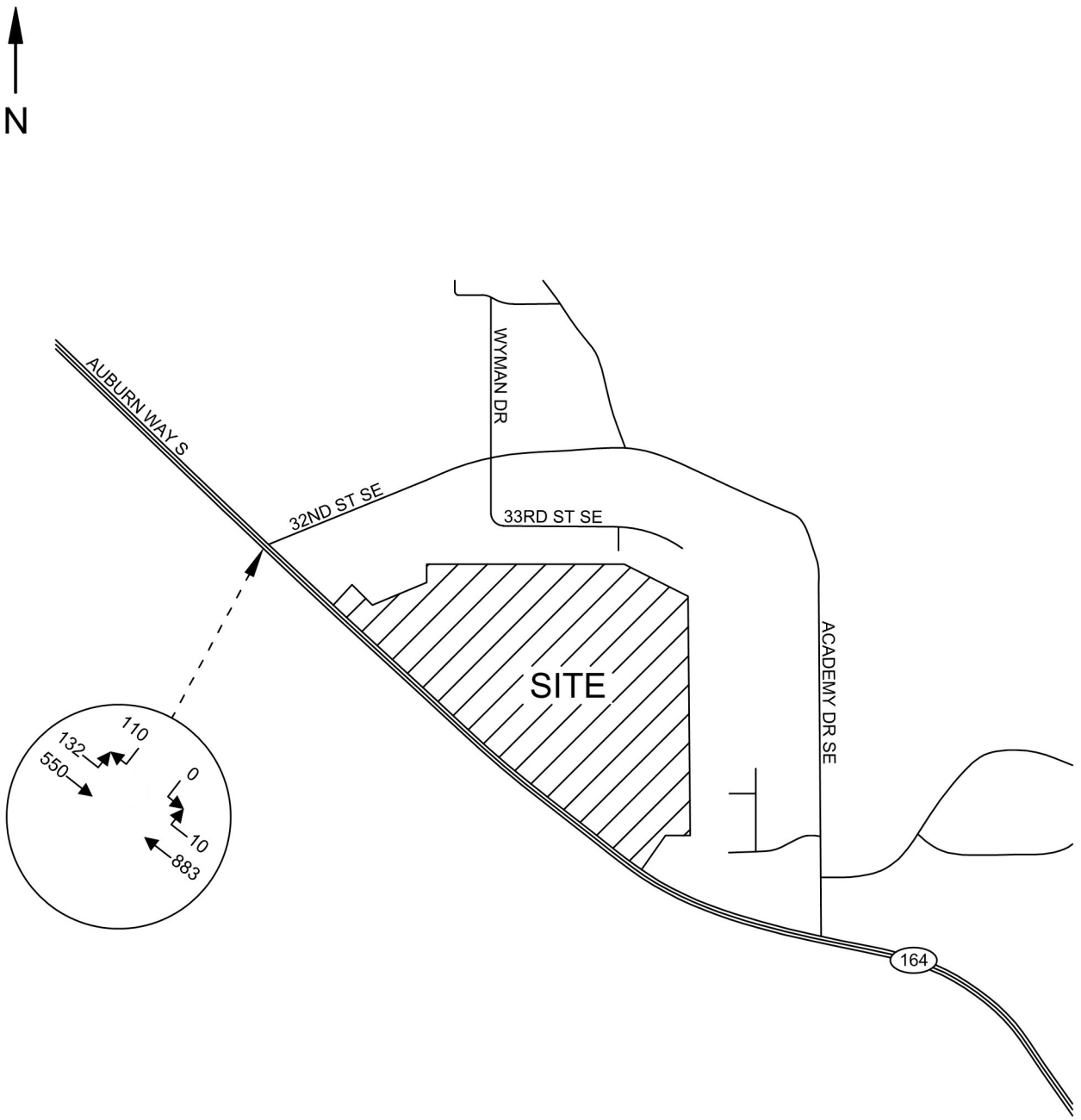


HEATH & ASSOCIATES

TRAFFIC AND CIVIL ENGINEERING

AUBURN SITE G

SITE PLAN
FIGURE 1

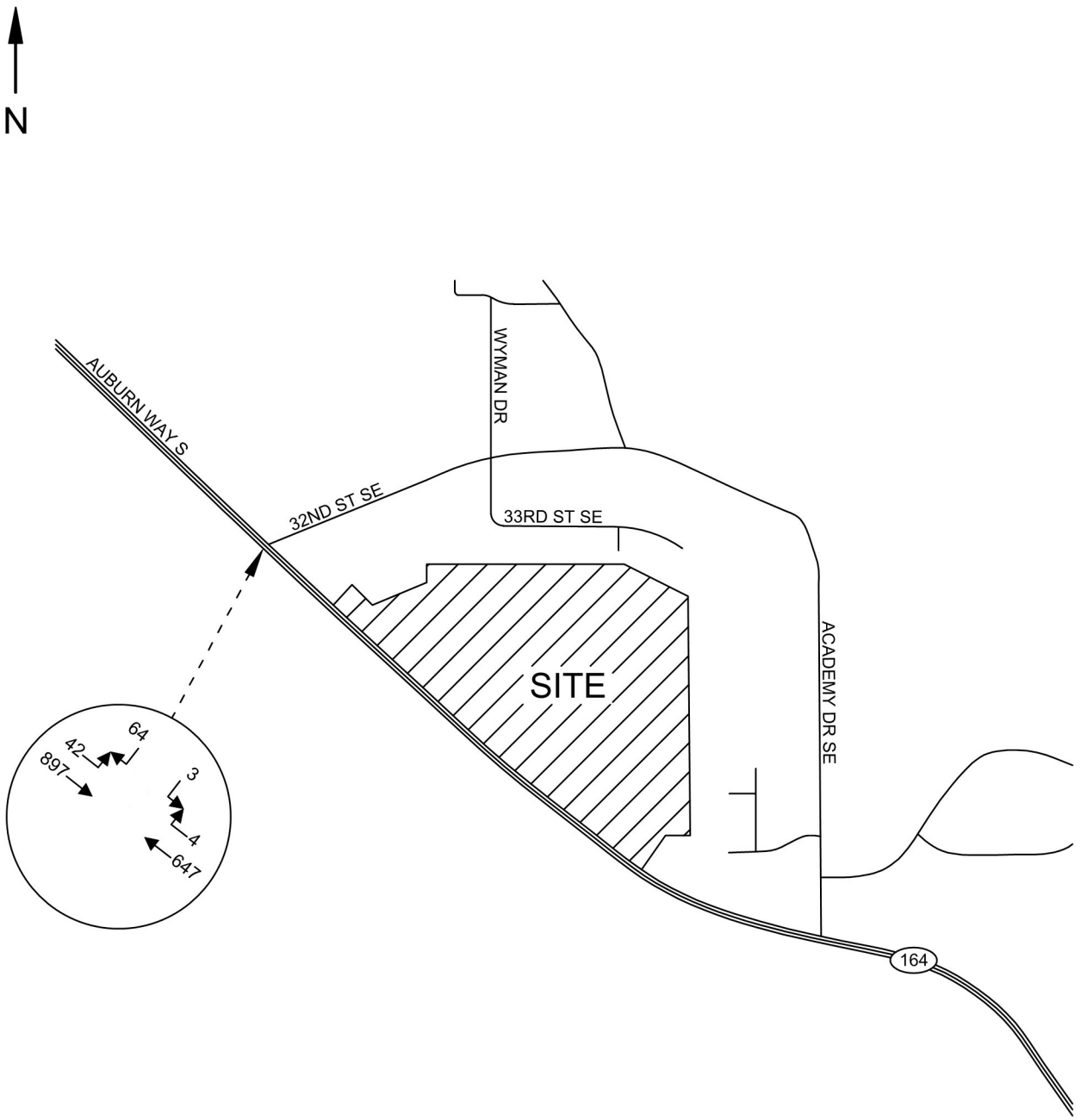


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TRAFFIC AND CIVIL ENGINEERING

AUBURN SITE G

EXISTING AM PEAK HOUR VOLUMES
FIGURE 2

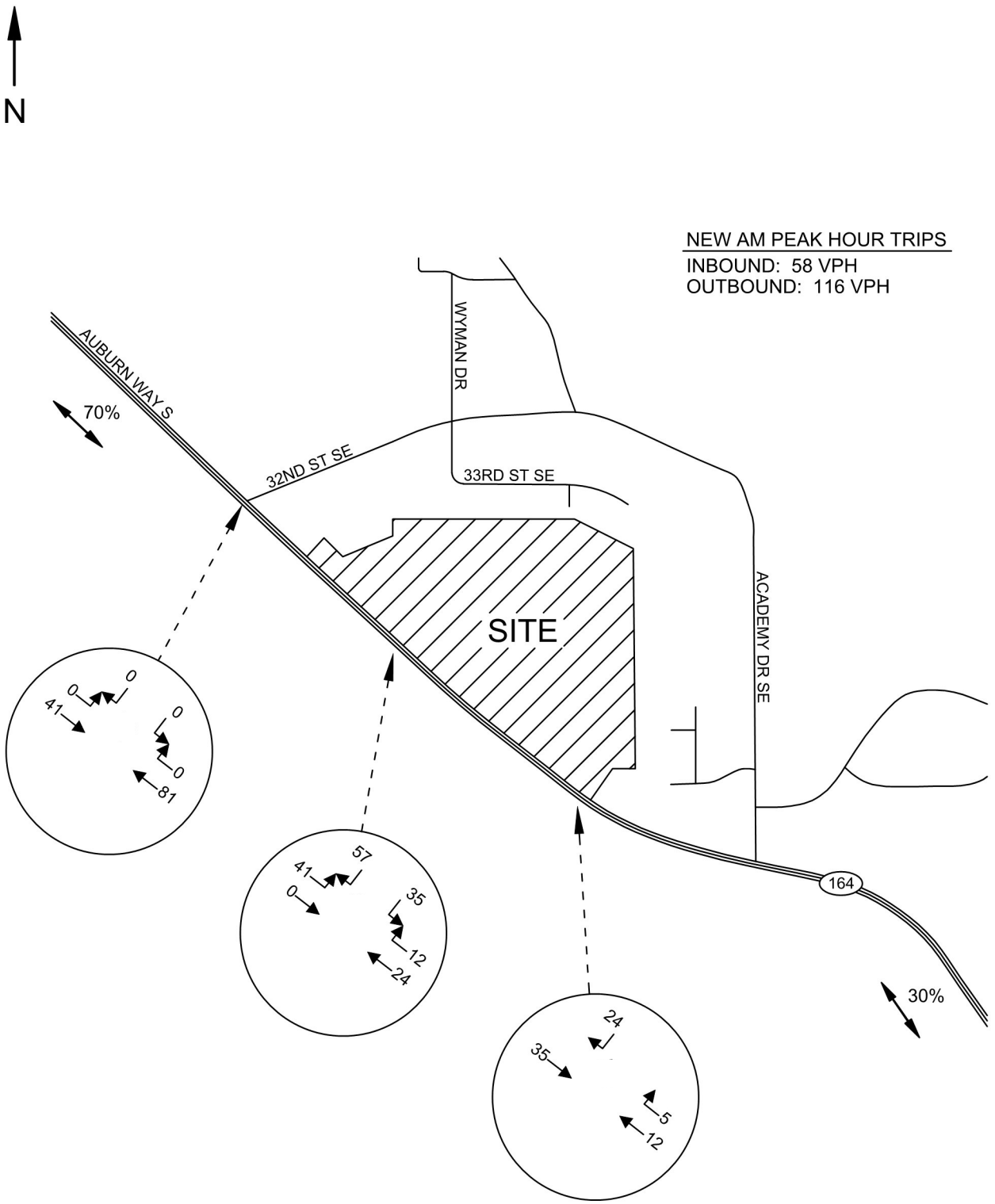


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TRAFFIC AND CIVIL ENGINEERING

AUBURN SITE G

EXISTING PM PEAK HOUR VOLUMES
FIGURE 3

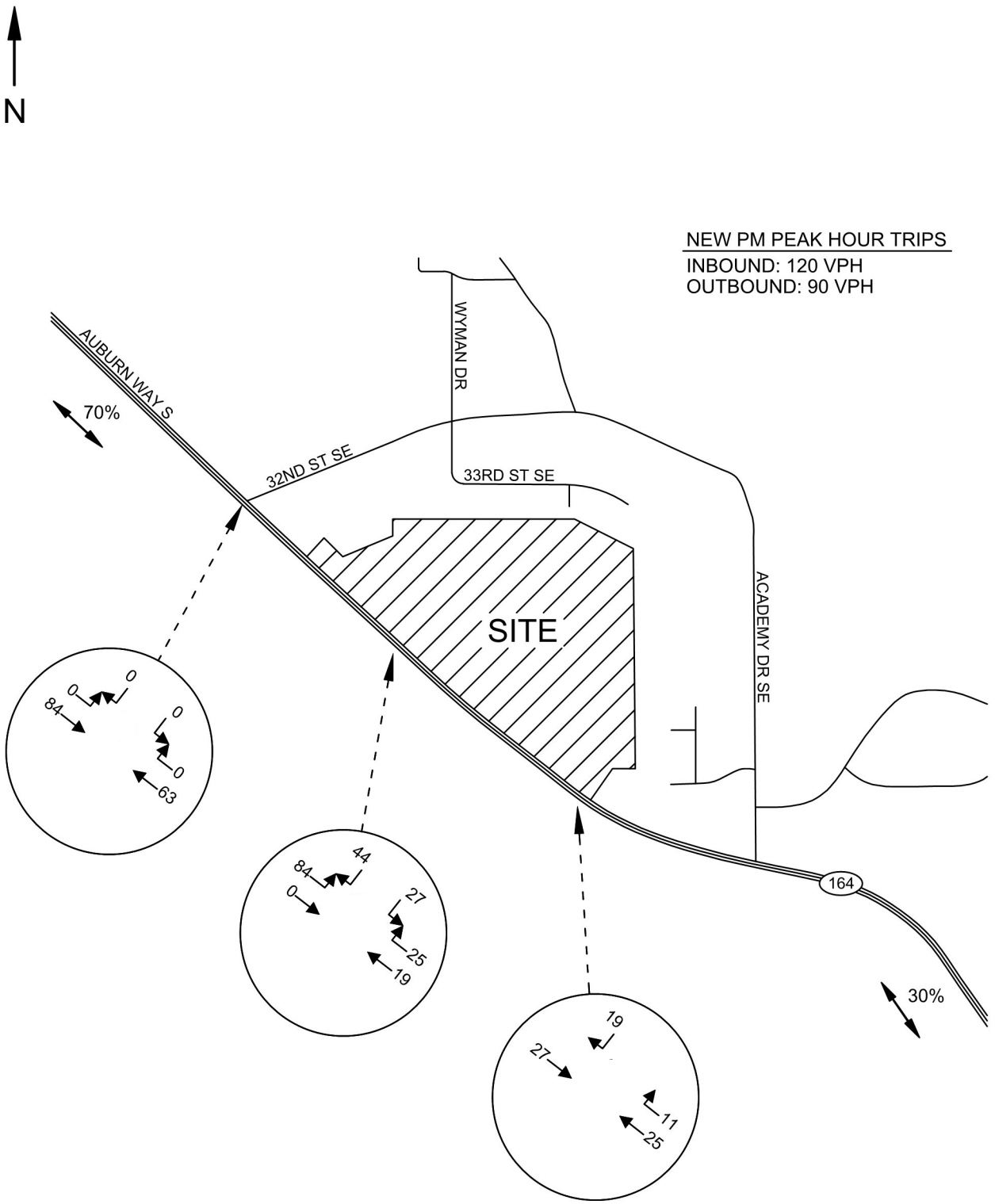


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TRAFFIC AND CIVIL ENGINEERING

AUBURN SITE G

AM PEAK HOUR TRIP DISTRIBUTION & ASSIGNMENT
FIGURE 4

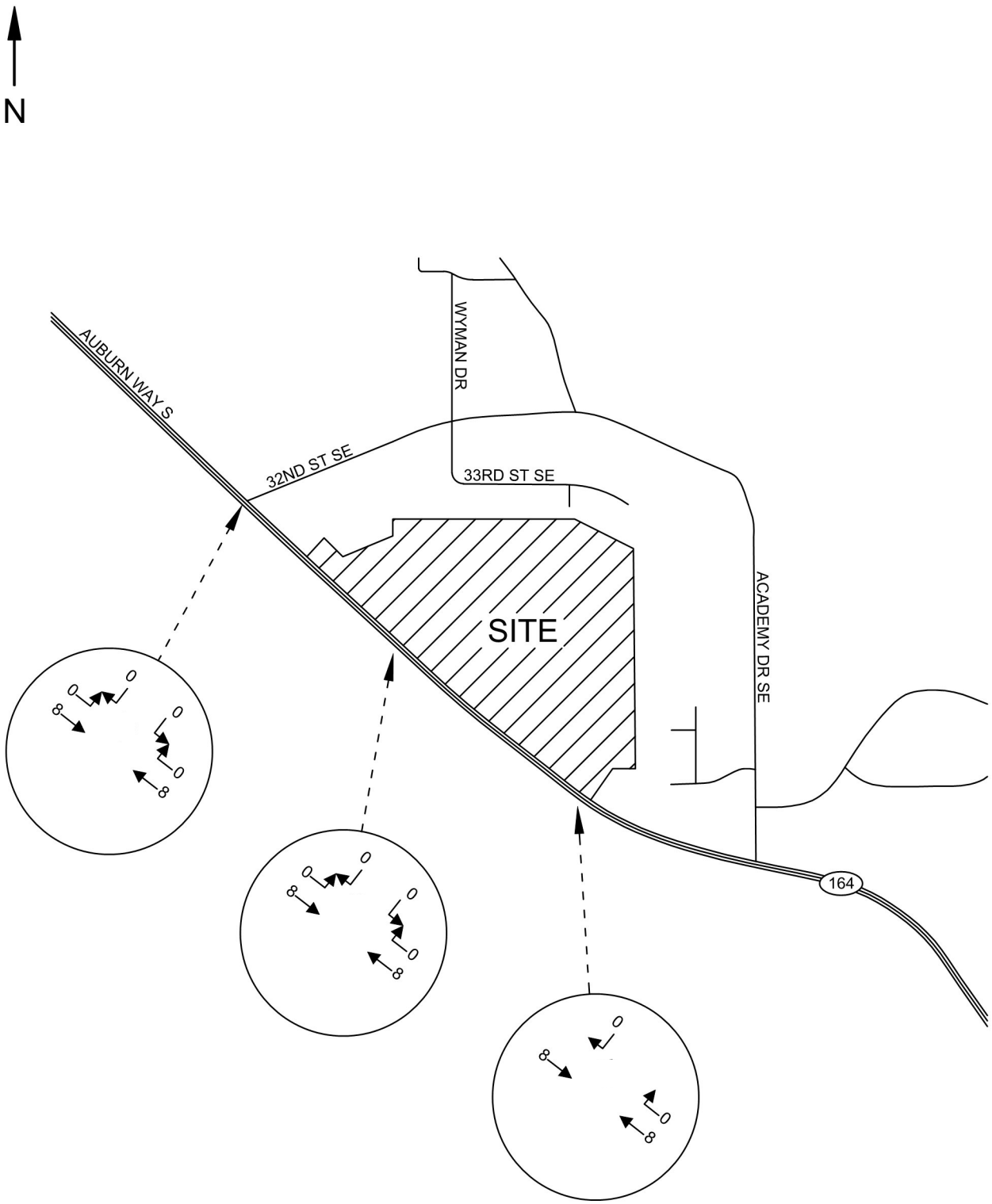


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TRAFFIC AND CIVIL ENGINEERING

AUBURN SITE G

PM PEAK HOUR TRIP DISTRIBUTION & ASSIGNMENT
FIGURE 5

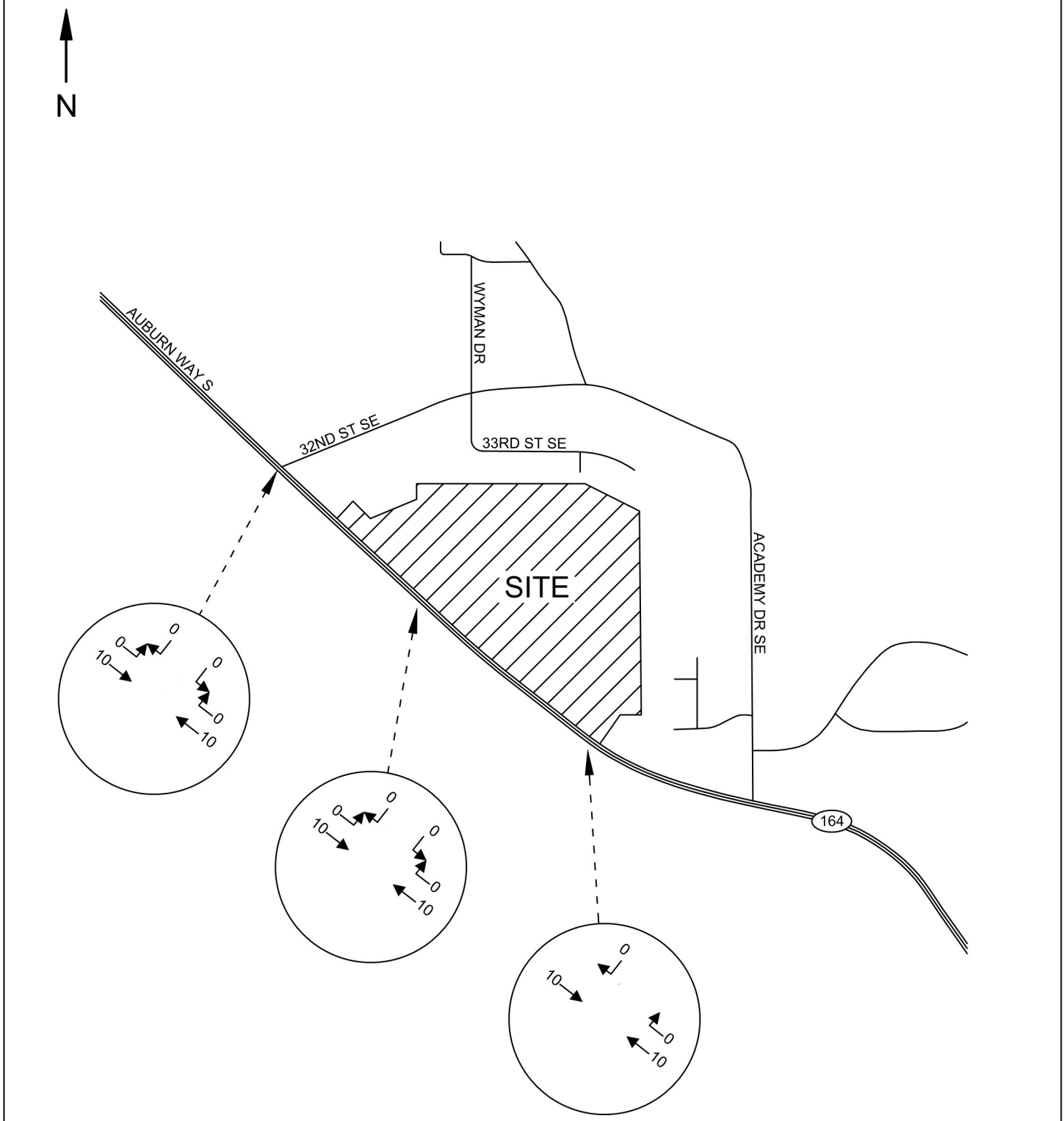


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TRAFFIC AND CIVIL ENGINEERING

AUBURN SITE G

AM PEAK HOUR PIPELINE VOLUMES
FIGURE 6



HEATH & ASSOCIATES

TRAFFIC AND CIVIL ENGINEERING

AUBURN SITE G

PM PEAK HOUR PIPELINE VOLUMES
FIGURE 7

AUBURN SITE G
TRAFFIC IMPACT ANALYSIS SCOPING

APPENDIX

AUBURN SITE G
TRAFFIC IMPACT ANALYSIS SCOPING

ITE TRIP GENERATION REPORT

Trip Generation Summary

Alternative: Alternative 1
Phase:
Project: Auburn Site G

Open Date: 3/26/2020
Analysis Date: 3/26/2020

ITE	Land Use		Weekday Average Daily Trips *	Enter	Exit	Total	Weekday AM Peak Hour of Adjacent Street Traffic *	Enter	Exit	Total	Weekday PM Peak Hour of Adjacent Street Traffic *	Enter	Exit	Total
221	Phase 2 - Mid-Rise Apartments			392	391	783		14	38	52		38	25	63
	144	Dwelling Units												
221	Phase 1 - Mid-Rise Apartments			686	685	1371		24	67	91		68	43	111
	252	Dwelling Units												
255	Phase 3 - Continuing Care			269	269	538		20	11	31		14	22	36
	224	Units												
Unadjusted Volume				1347	1345	2692		58	116	174		120	90	210
Internal Capture Trips				0	0	0		0	0	0		0	0	0
Pass-By Trips				0	0	0		0	0	0		0	0	0
Volume Added to Adjacent Streets				1347	1345	2692		58	116	174		120	90	210

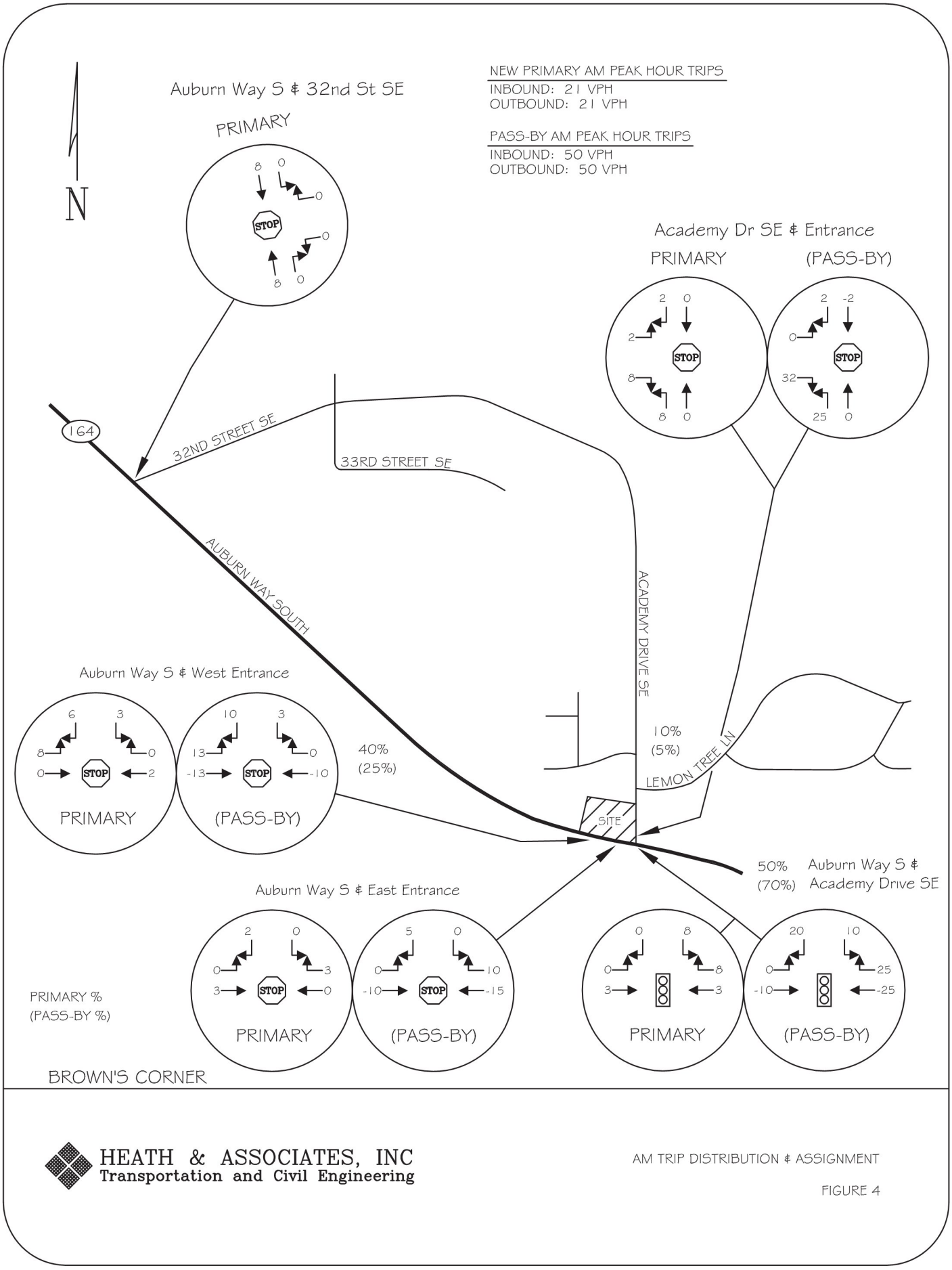
Total Weekday Average Daily Trips Internal Capture = 0 Percent
Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent
Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

* - Custom rate used for selected time period.

Source: Institute of Transportation Engineers, Trip Generation Manual 10th Edition

AUBURN SITE G
TRAFFIC IMPACT ANALYSIS SCOPING

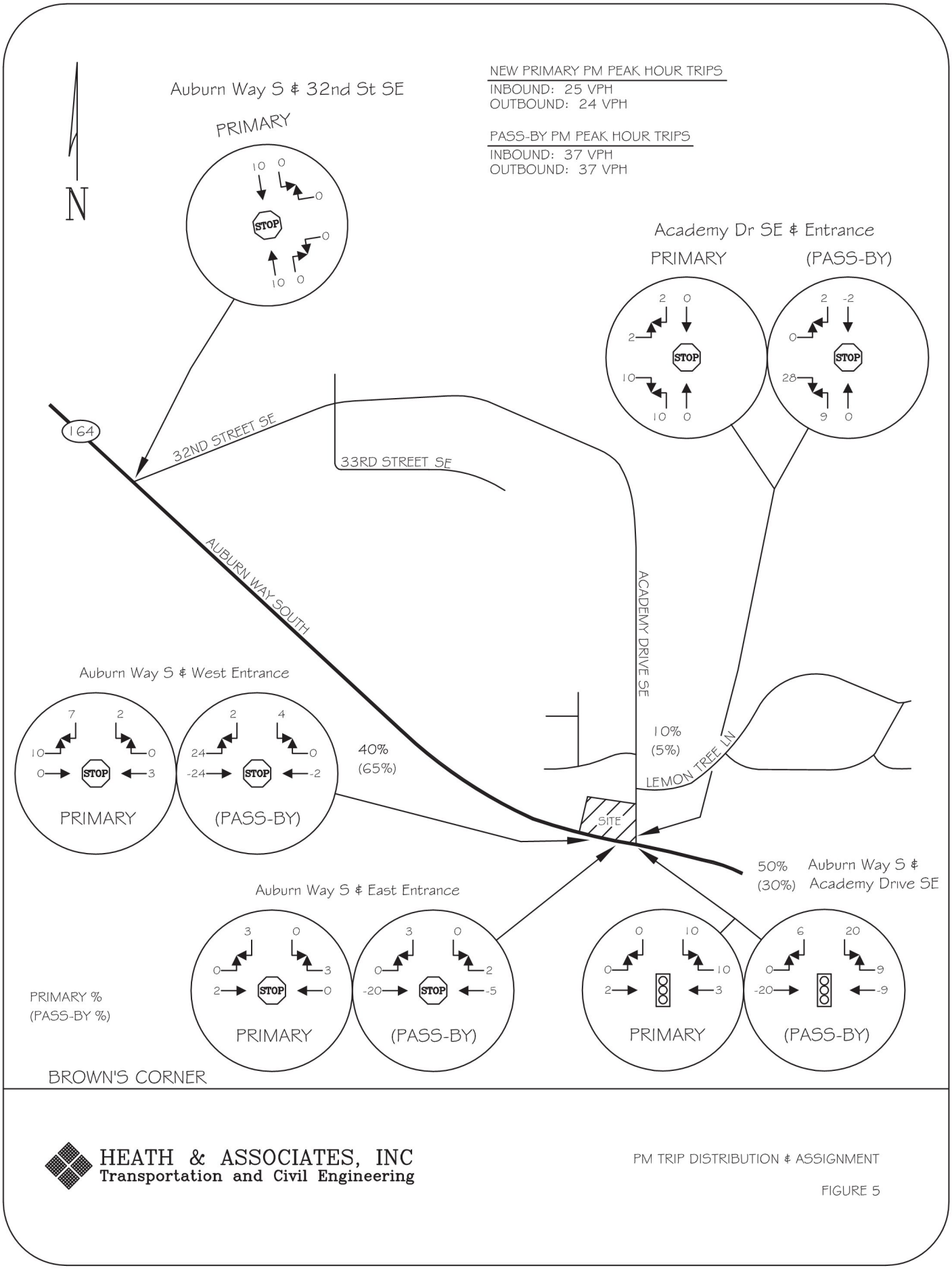
PIPELINE



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Transportation and Civil Engineering

AM TRIP DISTRIBUTION & ASSIGNMENT

FIGURE 4



HEATH & ASSOCIATES, INC
Transportation and Civil Engineering

PM TRIP DISTRIBUTION & ASSIGNMENT

FIGURE 5

AUBURN SITE G
TRAFFIC IMPACT ANALYSIS SCOPING

TRAFFIC COUNTS

Prepared for: **City of Auburn**

Traffic Count Consultants, Inc.

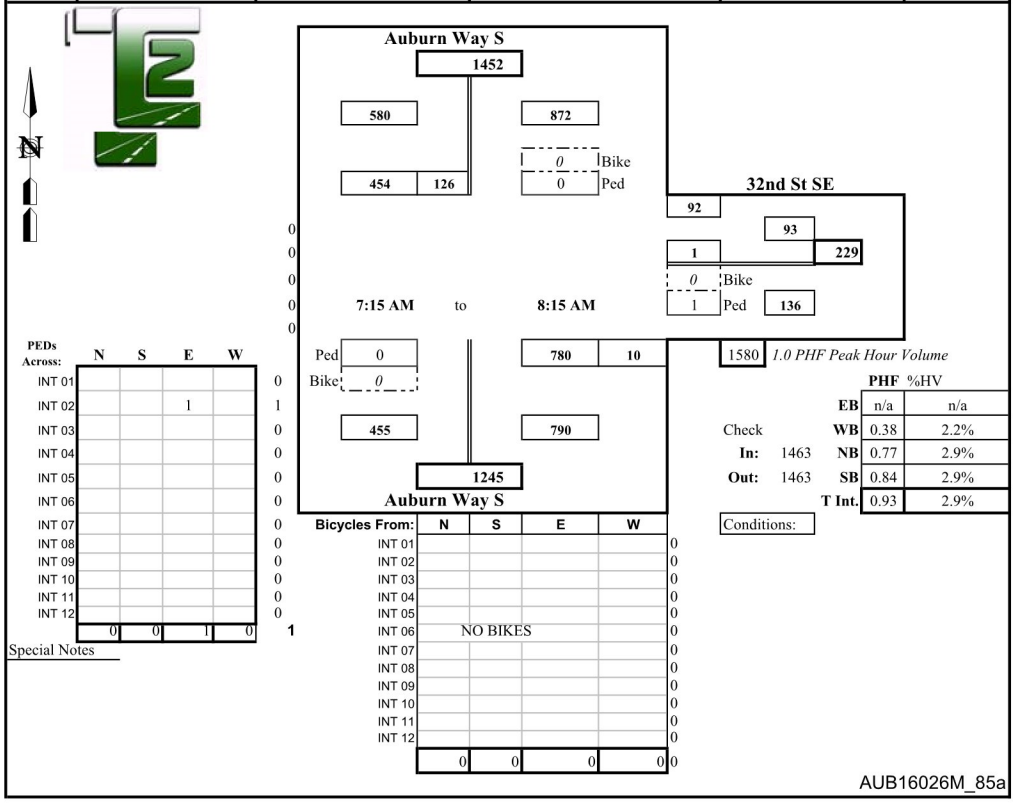
Phone: (253) 926-6009 FAX: (253) 922-7211 E-Mail: Team@TC2inc.com

WBE/DBE

Intersection: Auburn Way S & 32nd St SE **Date of Count:** Wed 4/06/2016

Location: Auburn, Washington **Checked By:** Jess

Time Interval	From North on (SB) Auburn Way S				From South on (NB) Auburn Way S				From East on (WB) 32nd St SE				From West on (EB) 0				Interval Total
Ending at	T	L	S	R	T	L	S	R	T	L	S	R	T	L	S	R	
7:15 A	5	15	73	0	9	0	198	1	4	0	0	8	0	0	0	0	295
7:30 A	6	19	90	0	12	0	254	3	1	0	0	14	0	0	0	0	380
7:45 A	2	29	128	0	2	0	222	5	0	0	0	11	0	0	0	0	395
8:00 A	4	28	144	0	3	0	157	1	0	0	0	6	0	0	0	0	336
8:15 A	5	50	92	0	6	0	147	1	1	1	0	61	0	0	0	0	352
8:30 A	12	12	89	0	6	0	163	0	0	0	0	16	0	0	0	0	280
8:45 A	12	17	89	0	6	0	142	2	3	1	0	15	0	0	0	0	266
9:00 A	5	9	97	0	7	0	150	2	2	0	0	9	0	0	0	0	267
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	51	179	802	0	51	0	1433	15	11	2	0	140	0	0	0	0	2571
Peak Hour: 7:15 AM to 8:15 AM																	
Total	17	126	454	0	23	0	780	10	2	1	0	92	0	0	0	0	1463
Approach	580				790				93				0				1463
%HV	2.9%				2.9%				2.2%				n/a				2.9%
PHF	0.84				0.77				0.38				n/a				0.93



AUB16026M_85a

Prepared for: **City of Auburn**

Traffic Count Consultants, Inc.

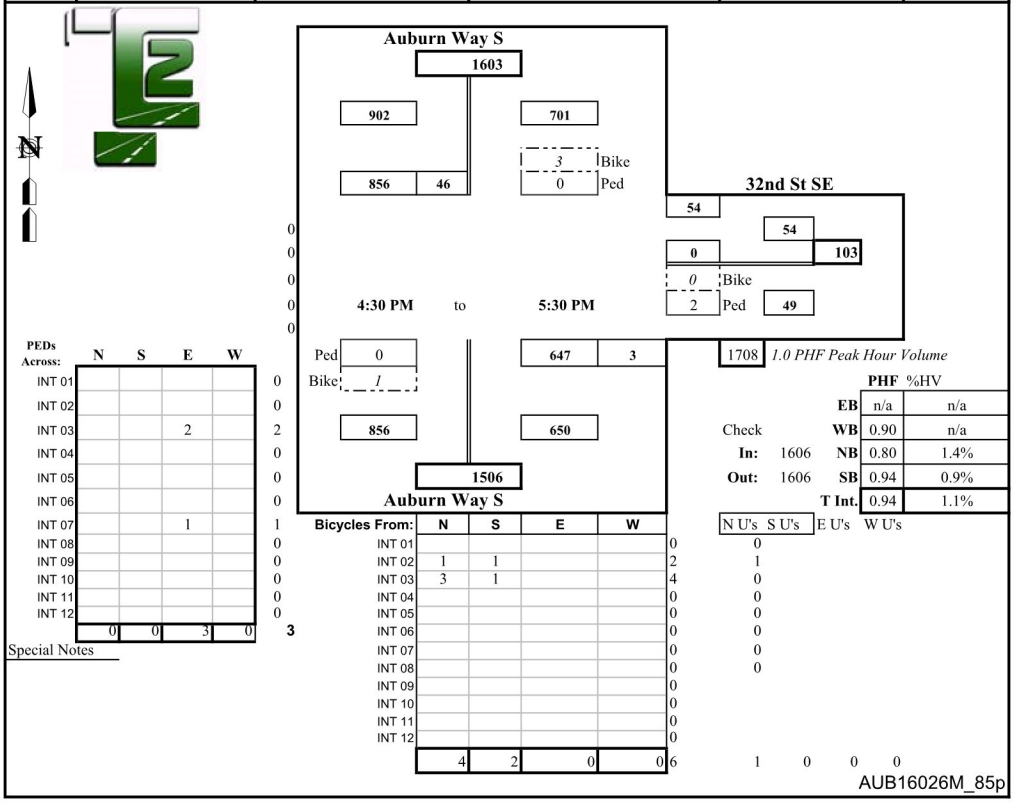
Phone: (253) 926-6009 FAX: (253) 922-7211 E-Mail: Team@TC2inc.com

WBE/DBE

Intersection: Auburn Way S & 32nd St SE **Date of Count:** Wed 4/06/2016

Location: Auburn, Washington **Checked By:** Jess

Time Interval	From North on (SB) Auburn Way S				From South on (NB) Auburn Way S				From East on (WB) 32nd St SE				From West on (EB) 0				Interval Total
Ending at	T	L	S	R	T	L	S	R	T	L	S	R	T	L	S	R	
4:15 P	4	15	194	0	6	0	163	3	0	2	0	11	0	0	0	0	388
4:30 P	4	17	219	0	2	0	125	0	1	0	0	10	0	0	0	0	371
4:45 P	4	11	212	0	5	0	152	3	0	0	0	15	0	0	0	0	393
5:00 P	1	10	230	0	0	0	133	0	0	0	0	15	0	0	0	0	388
5:15 P	3	8	205	0	0	0	204	0	0	0	0	10	0	0	0	0	427
5:30 P	0	17	209	0	4	0	158	0	0	0	0	14	0	0	0	0	398
5:45 P	2	7	215	0	4	0	143	3	0	0	0	20	0	0	0	0	388
6:00 P	0	7	202	0	2	0	131	5	0	0	0	12	0	0	0	0	357
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	18	92	1686	0	23	0	1209	14	1	2	0	107	0	0	0	0	3110
Peak Hour: 4:30 PM to 5:30 PM																	
Total	8	46	856	0	9	0	647	3	0	0	0	54	0	0	0	0	1606
Approach	902				650				54				0				1606
%HV	0.9%				1.4%				n/a				n/a				1.1%
PHF	0.94				0.80				0.90				n/a				0.94



Special Notes

AUB16026M_85p

Prepared for: **City of Auburn**

Traffic Count Consultants, Inc.

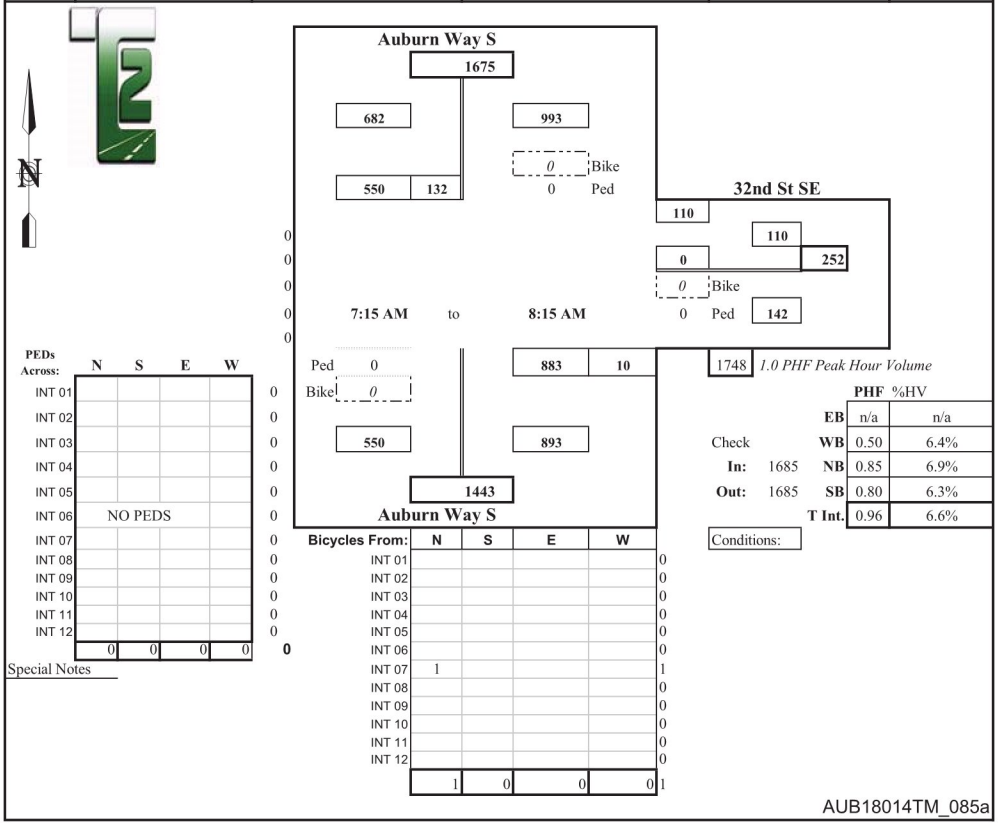
Phone: (253) 770-1407 FAX: (253) 770-1411 E-Mail: Team@TC2inc.com

WBE/DBE

Intersection: Auburn Way S & 32nd St SE **Date of Count:** Wed 2/28/2018

Location: Auburn, Washington **Checked By:** Jess

Time Interval	From North on (SB) Auburn Way S				From South on (NB) Auburn Way S				From East on (WB) 32nd St SE				From West on (EB) 0				Interval Total
Ending at	T	L	S	R	T	L	S	R	T	L	S	R	T	L	S	R	
7:15 A	13	13	107	0	14	0	183	1	3	0	0	5	0	0	0	0	309
7:30 A	8	14	103	0	16	0	261	2	2	0	0	9	0	0	0	0	389
7:45 A	9	36	134	0	15	0	233	7	1	0	0	26	0	0	0	0	436
8:00 A	13	38	176	0	15	0	202	1	0	0	0	20	0	0	0	0	437
8:15 A	13	44	137	0	16	0	187	0	4	0	0	55	0	0	0	0	423
8:30 A	19	11	116	0	11	0	185	1	3	0	0	19	0	0	0	0	332
8:45 A	21	9	149	0	14	0	174	0	1	0	0	8	0	0	0	0	340
9:00 A	17	4	99	0	23	0	187	3	3	0	0	9	0	0	0	0	302
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	113	169	1021	0	124	0	1612	15	17	0	0	151	0	0	0	0	2968
	Peak Hour: 7:15 AM to 8:15 AM																
Total	43	132	550	0	62	0	883	10	7	0	0	110	0	0	0	0	1685
Approach	682				893				110				0				1685
%HV	6.3%				6.9%				6.4%				n/a				6.6%
PHF	0.80				0.85				0.50				n/a				0.96



AUB18014TM_085a

Prepared for: **City of Auburn**

Traffic Count Consultants, Inc.

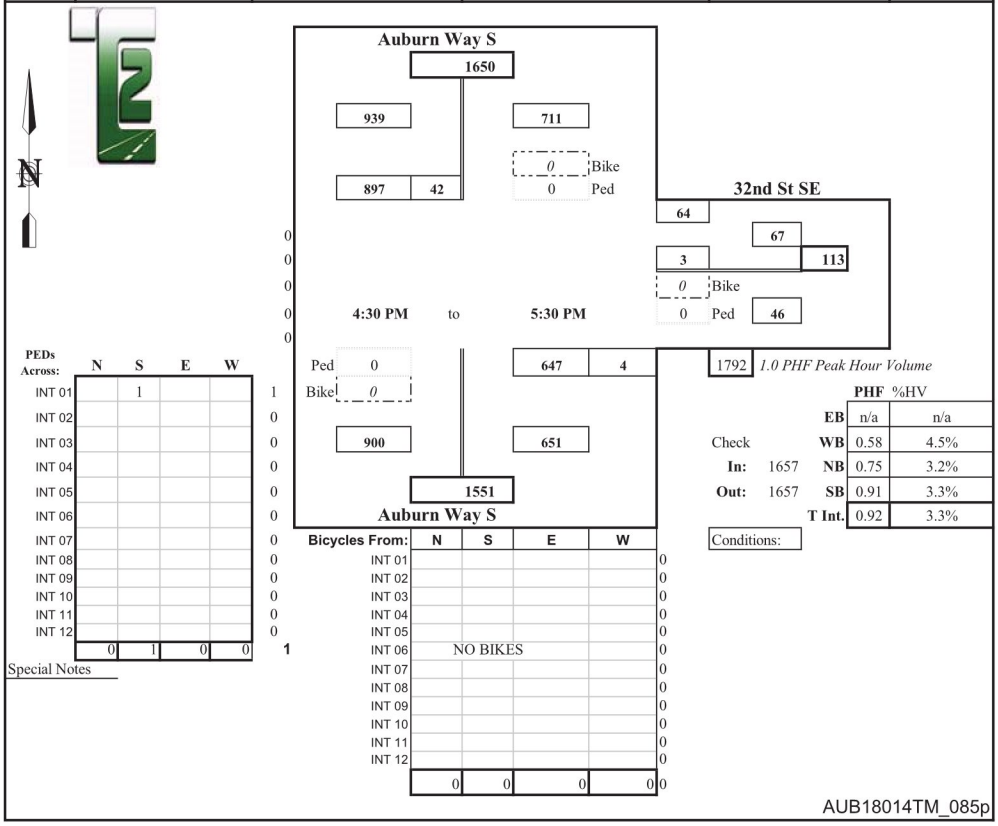
Phone: (253) 770-1407 FAX: (253) 770-1411 E-Mail: Team@TC2inc.com

WBE/DBE

Intersection: Auburn Way S & 32nd St SE **Date of Count:** Wed 2/28/2018

Location: Auburn, Washington **Checked By:** Jess

Time Interval	From North on (SB) Auburn Way S				From South on (NB) Auburn Way S				From East on (WB) 32nd St SE				From West on (EB) 0				Interval Total
Ending at	T	L	S	R	T	L	S	R	T	L	S	R	T	L	S	R	
4:15 P	12	7	213	0	9	0	193	1	0	0	0	6	0	0	0	0	420
4:30 P	9	11	179	0	5	0	125	0	2	1	0	9	0	0	0	0	325
4:45 P	6	9	212	0	3	0	135	0	1	1	0	15	0	0	0	0	372
5:00 P	8	10	247	0	4	0	131	0	0	0	0	8	0	0	0	0	396
5:15 P	8	12	206	0	4	0	212	4	0	1	0	13	0	0	0	0	448
5:30 P	9	11	232	0	10	0	169	0	2	1	0	28	0	0	0	0	441
5:45 P	2	10	205	0	3	0	125	1	0	0	0	13	0	0	0	0	354
6:00 P	6	17	166	0	5	0	130	4	0	1	0	13	0	0	0	0	331
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	60	87	1660	0	43	0	1220	10	5	5	0	105	0	0	0	0	3087
	Peak Hour: 4:30 PM to 5:30 PM																
Total	31	42	897	0	21	0	647	4	3	3	0	64	0	0	0	0	1657
Approach	939				651				67				0				1657
%HV	3.3%				3.2%				4.5%				n/a				3.3%
PHF	0.91				0.75				0.58				n/a				0.92



AUB18014TM_085p

Prepared for: **City of Auburn**

Traffic Count Consultants, Inc.

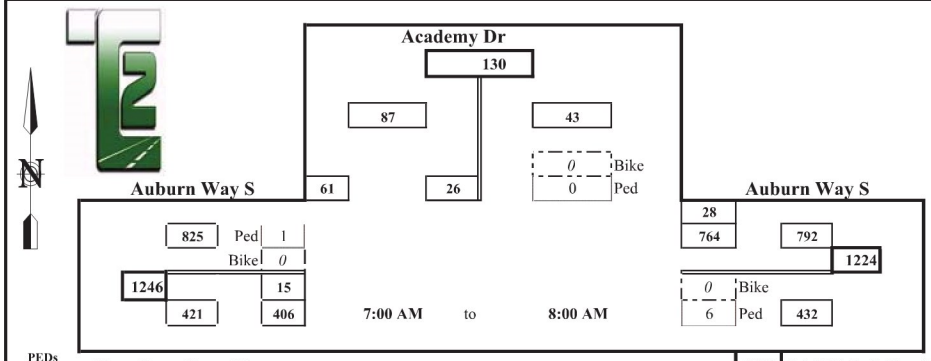
Phone: (253) 926-6009 FAX: (253) 922-7211 E-Mail: Team@TC2inc.com

WBE/DBE

Intersection: Academy Dr & Auburn Way S **Date of Count:** Wed 4/06/2016

Location: Auburn, Washington **Checked By:** Jess

Time Interval	From North on (SB) Academy Dr				From South on (NB) 0				From East on (WB) Auburn Way S				From West on (EB) Auburn Way S				Interval Total
Ending at	T	L	S	R	T	L	S	R	T	L	S	R	T	L	S	R	
7:15 A	2	4	0	13	0	0	0	0	12	0	181	8	4	2	70	0	278
7:30 A	1	3	0	18	0	0	0	0	18	0	228	10	7	4	85	0	348
7:45 A	1	6	0	19	0	0	0	0	10	0	193	3	4	6	116	0	343
8:00 A	2	13	0	11	0	0	0	0	9	0	162	7	5	3	135	0	331
8:15 A	1	10	0	6	0	0	0	0	14	0	125	16	6	3	88	0	248
8:30 A	2	5	0	9	0	0	0	0	15	0	158	1	13	1	83	0	257
8:45 A	2	7	0	11	0	0	0	0	8	0	136	6	13	2	66	0	228
9:00 A	3	8	0	10	0	0	0	0	7	0	131	4	8	5	102	0	260
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	14	56	0	97	0	0	0	0	93	0	1314	55	60	26	745	0	2293
Peak Hour: 7:00 AM to 8:00 AM																	
Total	6	26	0	61	0	0	0	0	49	0	764	28	20	15	406	0	1300
Approach	87				0				792				421				1300
%HV	6.9%				n/a				6.2%				4.8%				5.8%
PHF	0.87				n/a				0.83				0.76				0.93



1392 *1.0 PHF Peak Hour Volume*

	PHF	%HV
EB	0.76	4.8%
WB	0.83	6.2%
NB	n/a	n/a
SB	0.87	6.9%
T Int.	0.93	5.8%

Check In: 1300 Out: 1300

Conditions:

PEDs Across:

	N	S	E	W	
INT 01			4		4
INT 02			1	1	2
INT 03					0
INT 04			1		1
INT 05					0
INT 06					0
INT 07					0
INT 08					0
INT 09					0
INT 10					0
INT 11					0
INT 12					0
	0	0	6	1	7

Bicycles From:

	N	S	E	W	
INT 01					0
INT 02					0
INT 03					0
INT 04					0
INT 05					0
INT 06	NO BIKES				0
INT 07					0
INT 08					0
INT 09					0
INT 10					0
INT 11					0
INT 12					0
	0	0	0	0	0

Special Notes

AUB16026M_79a

Prepared for: **City of Auburn**

Traffic Count Consultants, Inc.

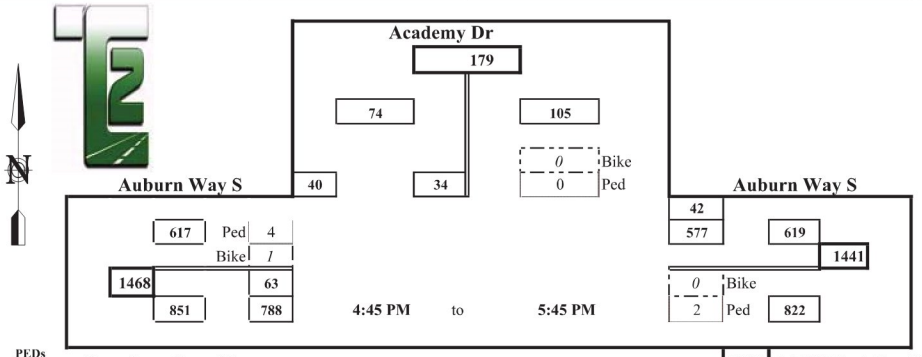
Phone: (253) 926-6009 FAX: (253) 922-7211 E-Mail: Team@TC2inc.com

WBE/DBE

Intersection: Academy Dr & Auburn Way S **Date of Count:** Wed 4/06/2016

Location: Auburn, Washington **Checked By:** Jess

Time Interval	From North on (SB) Academy Dr				From South on (NB) 0				From East on (WB) Auburn Way S				From West on (EB) Auburn Way S				Interval Total
Ending at	T	L	S	R	T	L	S	R	T	L	S	R	T	L	S	R	
4:15 P	2	6	0	15	0	0	0	0	7	0	136	14	4	15	184	0	370
4:30 P	1	6	0	3	0	0	0	0	5	0	123	7	10	11	209	0	359
4:45 P	0	11	0	7	0	0	0	0	17	0	133	6	7	14	185	0	356
5:00 P	1	7	0	7	0	0	0	0	2	0	120	11	8	17	220	0	382
5:15 P	1	4	0	14	0	0	0	0	2	0	177	12	3	14	178	0	399
5:30 P	2	9	0	9	0	0	0	0	7	0	151	10	10	19	192	0	390
5:45 P	0	14	0	10	0	0	0	0	9	0	129	9	6	13	198	0	373
6:00 P	1	12	0	8	0	0	0	0	1	0	115	9	4	19	168	0	331
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	8	69	0	73	0	0	0	0	50	0	1084	78	52	122	1534	0	2960
Peak Hour: 4:45 PM to 5:45 PM																	
Total	4	34	0	40	0	0	0	0	20	0	577	42	27	63	788	0	1544
Approach	74				0				619				851				1544
%HV	5.4%				n/a				3.2%				3.2%				3.3%
PHF	0.77				n/a				0.82				0.90				0.97



1596 *1.0 PHF Peak Hour Volume*

		PHF	%HV
	EB	0.90	3.2%
Check	WB	0.82	3.2%
In: 1544	NB	n/a	n/a
Out: 1544	SB	0.77	5.4%
	T Int.	0.97	3.3%

Conditions:

PEDs Across:

	N	S	E	W	
INT 01					0
INT 02			1	1	2
INT 03			1	1	2
INT 04		1	1	2	4
INT 05		2	1		3
INT 06		1		1	2
INT 07		1		1	2
INT 08					0
INT 09					0
INT 10					0
INT 11					0
INT 12					0
	0	5	4	6	**15**

Bicycles From:

	N	S	E	W	
INT 01					0
INT 02					0
INT 03					0
INT 04				1	1
INT 05					0
INT 06					0
INT 07					0
INT 08					0
INT 09					0
INT 10					0
INT 11					0
INT 12					0
	0	0	0	1	1

Special Notes

AUB16026M_79p

Prepared for: **City of Auburn**

Traffic Count Consultants, Inc.

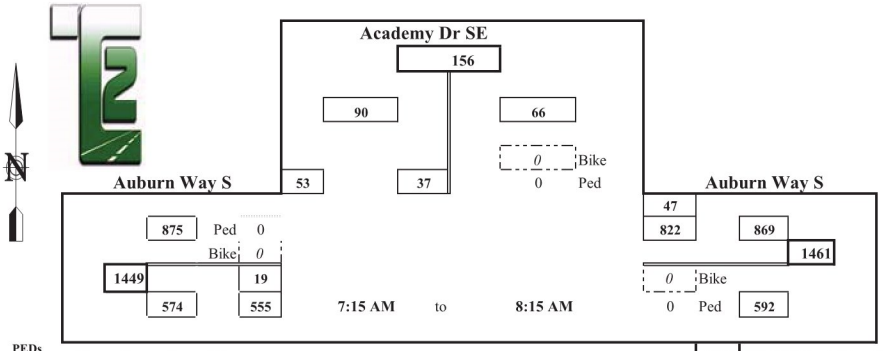
Phone: (253) 770-1407 FAX: (253) 770-1411 E-Mail: Team@TC2inc.com

WBE/DBE

Intersection: Academy Dr SE & Auburn Way S **Date of Count:** Wed 2/28/2018

Location: Auburn, Washington **Checked By:** Jess

Time Interval	From North on (SB) Academy Dr SE				From South on (NB) 0				From East on (WB) Auburn Way S				From West on (EB) Auburn Way S				Interval Total
Ending at	T	L	S	R	T	L	S	R	T	L	S	R	T	L	S	R	
7:15 A	2	2	0	10	0	0	0	0	12	0	181	7	12	5	101	0	306
7:30 A	0	2	0	13	0	0	0	0	14	0	250	7	10	2	100	0	374
7:45 A	1	6	0	17	0	0	0	0	11	0	216	9	7	4	141	0	393
8:00 A	1	16	0	10	0	0	0	0	19	0	191	8	10	5	187	0	417
8:15 A	0	13	0	13	0	0	0	0	11	0	165	23	13	8	127	0	349
8:30 A	2	11	0	14	0	0	0	0	13	0	181	8	14	2	98	0	314
8:45 A	2	6	0	17	0	0	0	0	12	0	141	9	17	7	135	0	315
9:00 A	3	8	0	9	0	0	0	0	18	0	178	13	14	5	104	0	317
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	11	64	0	103	0	0	0	0	110	0	1503	84	97	38	993	0	2785
	Peak Hour: 7:15 AM to 8:15 AM																
Total	2	37	0	53	0	0	0	0	55	0	822	47	40	19	555	0	1533
Approach	90				0				869				574				1533
%HV	2.2%				n/a				6.3%				7.0%				6.3%
PHF	0.87				n/a				0.85				0.75				0.92



1668 *1.0 PHF Peak Hour Volume*

PEDs Across:	N	S	E	W	
INT 01					0
INT 02					0
INT 03					0
INT 04					0
INT 05					0
INT 06	NO PEDS				0
INT 07					0
INT 08					0
INT 09					0
INT 10					0
INT 11					0
INT 12					0
	0	0	0	0	0

	PHF	%HV
EB	0.75	7.0%
WB	0.85	6.3%
NB	n/a	n/a
SB	0.87	2.2%
T Int.	0.92	6.3%

Check In: 1533 Out: 1533

Conditions:

Bicycles From:	N	S	E	W	
INT 01					0
INT 02					0
INT 03					0
INT 04					0
INT 05					0
INT 06	NO BIKES				0
INT 07					0
INT 08					0
INT 09					0
INT 10					0
INT 11					0
INT 12					0
	0	0	0	0	0

Special Notes

AUB18014TM_079a

Prepared for: **City of Auburn**

Traffic Count Consultants, Inc.

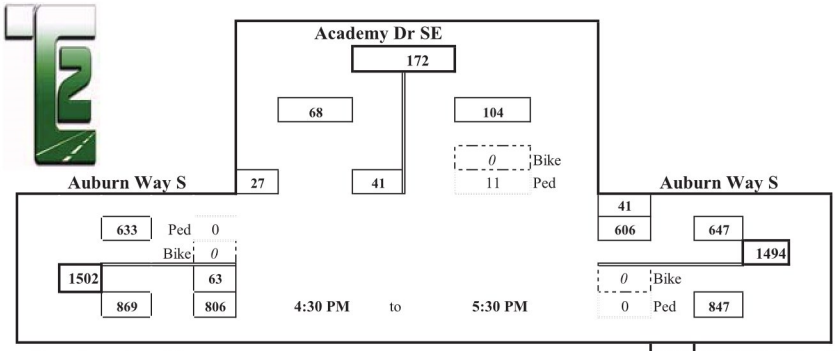
Phone: (253) 770-1407 FAX: (253) 770-1411 E-Mail: Team@TC2inc.com

WBE/DBE

Intersection: Academy Dr SE & Auburn Way S **Date of Count:** Wed 2/28/2018

Location: Auburn, Washington **Checked By:** Jess

Time Interval	From North on (SB) Academy Dr SE				From South on (NB) 0				From East on (WB) Auburn Way S				From West on (EB) Auburn Way S				Interval Total
Ending at	T	L	S	R	T	L	S	R	T	L	S	R	T	L	S	R	
4:15 P	4	9	0	9	0	0	0	0	5	0	174	14	4	17	188	0	411
4:30 P	1	9	0	7	0	0	0	0	5	0	109	9	4	12	164	0	310
4:45 P	0	10	0	7	0	0	0	0	2	0	132	10	4	14	192	0	365
5:00 P	1	12	0	8	0	0	0	0	1	0	114	6	8	16	216	0	372
5:15 P	1	9	0	6	0	0	0	0	2	0	205	16	7	15	191	0	442
5:30 P	0	10	0	6	0	0	0	0	10	0	155	9	4	18	207	0	405
5:45 P	0	8	0	7	0	0	0	0	3	0	128	9	3	12	192	0	356
6:00 P	0	8	0	12	0	0	0	0	4	0	105	7	6	9	155	0	296
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	75	0	62	0	0	0	0	32	0	1122	80	40	113	1505	0	2957
Peak Hour: 4:30 PM to 5:30 PM																	
Total	2	41	0	27	0	0	0	0	15	0	606	41	23	63	806	0	1584
Approach	68				0				647				869				1584
%HV	2.9%				n/a				2.3%				2.6%				2.5%
PHF	0.85				n/a				0.73				0.94				0.90



1768 *1.0 PHF Peak Hour Volume*

	PHF	%HV
EB	0.94	2.6%
WB	0.73	2.3%
NB	n/a	n/a
SB	0.85	2.9%
T Int.	0.90	2.5%

Check In: 1584 Out: 1584

Conditions:

PEDs Across:

	N	S	E	W	
INT 01					0
INT 02	2				2
INT 03	9				9
INT 04	1				1
INT 05	1				1
INT 06					0
INT 07					0
INT 08	4	1	1		6
INT 09					0
INT 10					0
INT 11					0
INT 12					0
	17	1	1	0	19

Bicycles From:

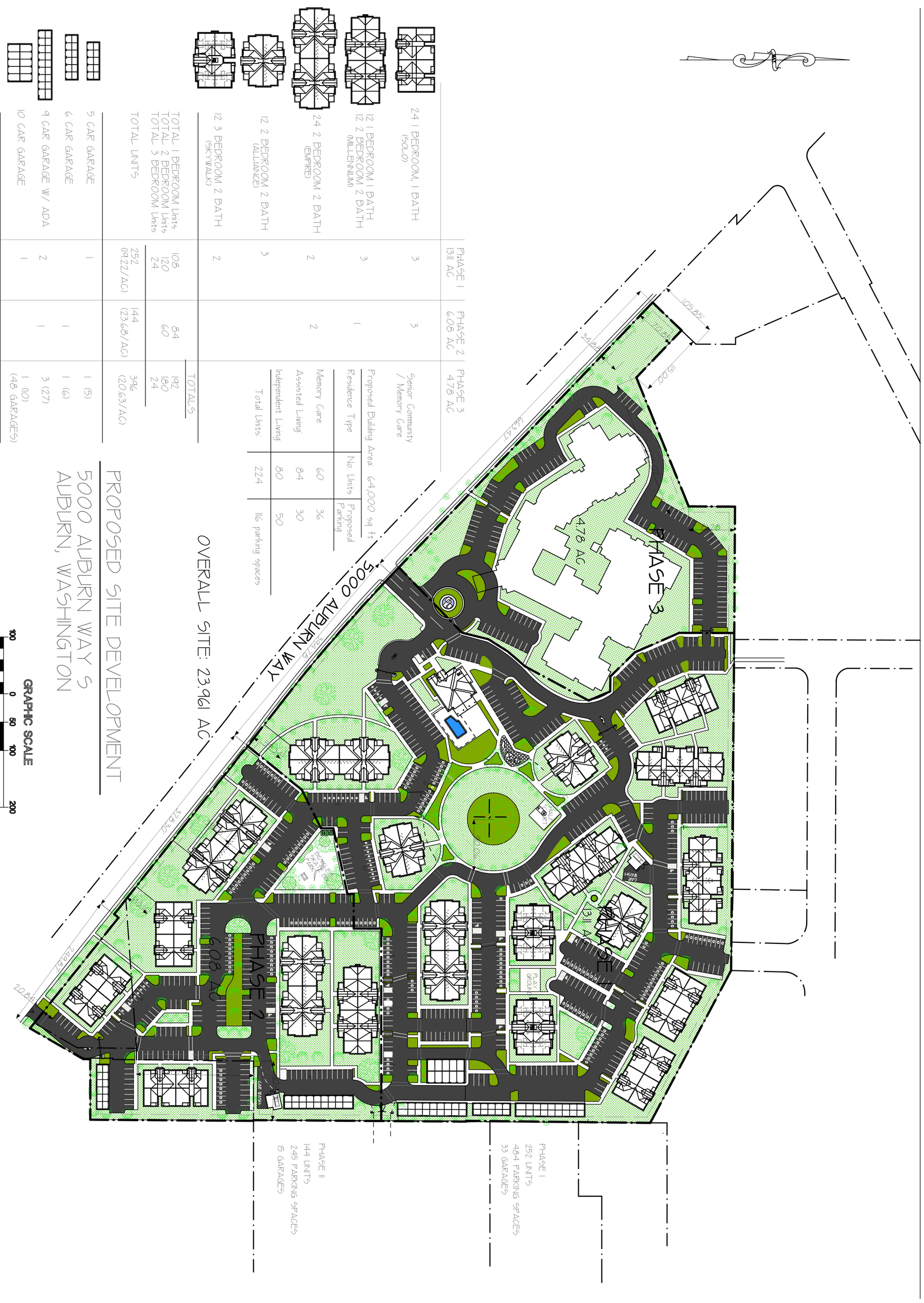
	N	S	E	W	
INT 01					0
INT 02					0
INT 03					0
INT 04					0
INT 05					0
INT 06	NO BIKES				0
INT 07					0
INT 08					0
INT 09					0
INT 10					0
INT 11					0
INT 12					0
	0	0	0	0	0

Special Notes

AUB18014TM_079p

ATTACHMENT C

PROPOSED SITE DEVELOPMENT
5000 AUBURN WAY S
AUBURN, WASHINGTON



GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 INCH = 100 FT.

	PHASE 1 131 AC	PHASE 2 608 AC	PHASE 3 478 AC
24 1 BEDROOM, 1 BATH (SOLO)	3	3	
12 1 BEDROOM 1 BATH 12 2 BEDROOM 2 BATH (MILLENNIUM)	3	1	
24 2 BEDROOM 2 BATH (EMPIRE)	2	2	
12 2 BEDROOM 2 BATH (ALLIANCE)	3		
12 3 BEDROOM 2 BATH (SKYWALK)	2		
TOTAL 1 BEDROOM Units	108	84	
TOTAL 2 BEDROOM Units	120	60	
TOTAL 3 BEDROOM Units	24		
TOTAL UNITS	252 (1922/AC)	144 (2368/AC)	
5 CAR GARAGE	1	1 (5)	
6 CAR GARAGE		1 (6)	
9 CAR GARAGE W/ ADA	2	1	3 (27)
10 CAR GARAGE	1		1 (10) (48 GARAGES)
PARKING SPACES	484 (1.70 SPACES/ UNIT)	245 (1.92 SPACES / UNIT)	729 (1.84 SPACES/ UNIT)

Proposed Building Area: 64,000 sq ft

Residence Type	No. Units	Proposed Parking
Memory Care	60	36
Assisted Living	84	30
Independent Living	80	50
Total Units:	224	116 parking spaces

Senior Community / Memory Care

OVERALL SITE: 23.961 AC

TOTALS	
192	
180	
24	
396 (2063/AC)	

5000 AUBURN WAY S
AUBURN, WASHINGTON

C:\Users\Robert\Dropbox (HTIP)\Auburn Investment and Development, LLC\5000 Site Development\Auburn Site 2-4-20.gxd -- 02/10/2020 -- 11:13 AM -- Scale 1 : 1200

NOTICE OF APPLICATION (NOA)
NOTICE OF PUBLIC HEARING (NOH) and
DETERMINATION OF NON-SIGNIFICANCE (DNS)
Oak Vista Comprehensive Plan Text Amendment
SEP20-0012 / CPA20-0003

The City of Auburn is issuing a Notice of Application (NOA), Notice of Public Hearing (NOH), and Determination of Non-Significance (DNS) for the following described project. The project application and listed studies may be reviewed by contacting the Department of Community Development at planning@auburnwa.gov or by visiting www.auburnwa.gov/landuse.

Proposal: Request to amend Comprehensive Plan Text policy LU-135 relating to the Auburn Adventist Academy Special Planning Area. The purpose of the text amendment is to provide additional clarity and refinements to current Comprehensive Plan policies that support the development of multi-family housing, senior housing, memory-care, and assisted living uses within the Academy's Special Planning Area and that the development of these uses will directly support the Academy's long term mission. The future development of the site will be reviewed and analyzed as under a separate, project specific SEPA.

Upon future development of the site access will be via Auburn Way South. A Traffic Impact Analysis (TIA) scoping document was prepared and submitted along with the application that provides a basic summary of the anticipated trips from the project and outlines how potential traffic impacts will be analyzed in the future when/if the site is developed. This document is available on the City's website at www.auburnwa.gov/landuse.

Location: The site is generally bounded by Auburn Way South, 32nd St SE, and Academy Dr SE, see Vicinity Map below for reference. King Co. Parcel Nos. 272105-9117, 272105-9055, 272105-9090, 272105-9079, & 272105-9086.

Notice of Application:	September 15, 2020
Application Complete:	July 2, 2020
Permit Application:	June 5, 2020
File Nos.	SEP20-0012 CPA20-0003
Owner:	Doug Bing, President Western WA Conference of SDA 32229 Weyerhaeuser Way S Federal Way, WA 98001
Applicant	Bob Sanders, Sr. Development Manager Creations Northwest LLC 14020 SE Johnson Rd, Suite 102 Milwaukie, OR 97267
Applicant's Representative:	Alison Moss, Shareholder Schwabe, Williamson & Wyatt 700 Washington St, Suite 701 Vancouver, WA 98660

Studies/Plans Submitted With Application:

- Critical Areas Assessment, Habitat Technologies (July 9, 2019)
- Traffic Impact Analysis (scoping document) (August 25, 2020)
- SEPA Environmental Checklist (June 3, 2020)

Other Permits, Plans, and Approvals Needed:

- None for this proposal.

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 p.m. on **September 30, 2020** to the mailing address of 25 W Main St., Auburn, WA, 98001 or to the 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, 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 within 14 days of the close of the comment period, or by 5:00 p.m. on **October 14, 2020**.

Public Hearing: The Planning Commission will conduct a public hearing on the applications on **November 4, 2020 at 7:00 p.m. The public hearing 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 the phone number listed below. Per City of Auburn Resolution No. 5533 the location for Planning Commission meetings will be virtual until King County enters into Phase 3 of the Governor's Safe Start Reopening Plan. **Join the ZOOM meeting at the following web address:** https://zoom.us/j/95038060198**.** Meeting ID: **950 3806 0198**, or via one tap mobile: **253-215-8782, 95038060198# US (Tacoma)**.

Written comments may be either emailed or mailed attention to the contact person below to 25 W Main St., Auburn WA, 98001 (please note, due to the current Governor's Stay Home Stay Safe order, mailed comments may not be received by City Staff on time for inclusion in the packet provided to the Hearing Examiner), or submitted at the public hearing by email. For citizens with speech, sight, or hearing disabilities wishing to review documents pertaining to this hearing should contact the person below within 10 calendar days prior to the hearing. 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 Dustin Lawrence, Senior Planner, at planning@auburnwa.gov or 253-931-3082.

RESPONSIBLE OFFICIAL: Jeff Tate
POSITION/TITLE: Director of Community Development
ADDRESS: 25 West Main Street
Auburn, Washington 98001
253-931-3090

DATE ISSUED: September 15, 2020 SIGNATURE: Jeff Tate

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



CITY OF AUBURN WASHINGTON

AFFIDAVIT OF POSTING OF LEGAL NOTICE BY APPLICANT

Application Number: SEP20-0012 & CPA20-0003

Applicant: Bob Sanders, Sr. Development Manager
Creations Northwest LLC
14020 SE Johnson Rd, Suite 102
Milwaukie, OR 97267

Owner: Doug Bing, President
Western WA Conference of SDA
32229 Weyerhaeuser Way S
Federal Way, WA 98001

Location: The site is generally bounded by Auburn Way South, 32nd St SE, and Academy Dr SE, see Vicinity Map below for reference. King Co. Parcel Nos. 272105-9117, 272105-9055, 272105-9090, 272105-9079, & 272105-9086.

Closing Date for Public Comments: September 30, 2020

I certify that on 9-16-2020 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 16.06.090. 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.

Greg Gratias
Name (please print or type)

9-21-2020
Date

Signature

NOTE

This affidavit must be returned to the Department of Community Development at least one week prior to the closing date for public comments or review of the application may be postponed.

City of Auburn
Department of Community Development

Public Notice Board Compliance Form

Staff Contact:	Dustin Lawrence	
Related Application No.:	CPA20-0003 & SEP20-0012	
Date Sign Needs to be Installed:	09/21/2020	
Signs Required:	Select One	Type II (4' x 4') - 2 Signs
Sign Fees Paid?	No	If No, Initial When Paid:
Duration Sign Needs to be Posed:	Until Final Decision Rendered	
Point of Contact for Sign:	Greg Gratias	
	Name	
	Owner	
	Affiliation to Project	
	206-954-5000	gagratias@gmail.com
	Phone	Email

I hereby certify that I have received the number of signs indicated above and must have the signs posted in accordance with Chapter 1.27 of Auburn City Code and the information listed above.

Name	Signature	Date
Greg Gratias		9-15-2020

FAILURE TO POST SIGN IN ACCORDANCE WITH THESE INSTRUCTIONS AND CHAPTER 1.27 AUBURN CITY CODE WILL DELAY THE CONTINUED PROCESSING OF YOUR APPLICATION(S).

The Seattle Times

-Ad Confirmation-

These are the details of your ad scheduled to run on the dates indicated below.

Prepayment Information

Date	Method	Card Type	Last 4 Digits	Check #	Amount

Account Information

Account #:	107302
Advertiser Name:	City of Auburn, Finance Dept
Agency Name:	
Contact:	Shawn Campbell
Address:	25 W Main St Auburn, WA 98001
Telephone:	(253) 876-1980

Run Date(s)

Seattle Times	09/15/20
NWclassifieds	09/15/20
NWclassifieds	09/16/20
NWclassifieds	09/17/20
NWclassifieds	09/18/20
NWclassifieds	09/19/20
NWclassifieds	09/20/20
NWclassifieds	09/21/20

Ad Placement Information

Ad ID:	958807
Purchase Order #:	SEP20-0012
# of lines:	105
Total NET Cost:	$234.15
Class Name:	Public Notices

Contact Information

Contact Name:	Holly Botts
Phone #	
Email:	hbotts@seattletimes.com

*The ad preview below may not be to actual scale

CITY OF AUBURN
NOTICE OF PUBLIC HEARING

The City of Auburn is issuing a Notice of Application (NOA), Determination of Non-Significance (DNS), and Notice of Public Hearing (NOH) for the following described project. The permit applications and listed studies may be reviewed at the Auburn Planning and Development Department at 1 E Main ST, 2nd Floor, Customer Service Center, Auburn, WA 98001. **Proposal:** Request to amend Comprehensive Plan Text policy LU-135 relating to the Auburn Adventist Academy Special Planning Area. The purpose of the text amendment is to provide additional clarity and refinements to current Comprehensive Plan policies that support the development of multi-family housing, senior housing, memory-care, and assisted living uses within the Academy's Special Planning Area and that the development of these uses will directly support the Academy's long term mission. **Location:** The site is generally bounded by Auburn Way South, 32nd St SE, and Academy Dr SE, see Vicinity Map below for reference. King Co. Parcel Nos. 272105-9117, 272105-9055, 272105-9090, 272105-9079, & 272105-9086. **Notice of Application**: September 15, 2020. **Notice of Completeness**: July 2, 2020. **Permit Application**: June 5, 2020. **File Nos.** SEP20-0012 & CPA20-0003 **Owner:** Doug Bing, President, Western WA Conference of SDA, 32229 Weyerhaeuser Way S, Federal Way, WA 98001. **Applicant:** Bob Sanders, Sr. Development Manager, Creations Northwest LLC, 14020 SE Johnson Rd, Suite 102, Milwaukie, OR 97267. **Studies/Plans Submitted With Application**: SEPA Checklist, TIA (scoping document), Critical Areas Study. **Other Permits, Plans, and Approvals Needed**: N/A. **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**:. Comments must be in writing and submitted by 5:00pm on **September 30, 2020** to the mailing address of 25 W Main ST, Auburn, WA, 98001-4998 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. For questions regarding this project, please contact Dustin Lawrence, Senior Planner, at planning@auburnwa.gov or 253-931-3092.

Public Hearing: The meeting of the City of Auburn Planning Commission scheduled for November 4, 2020 will be held virtually and telephonically at 7:00 PM. To attend the meeting virtually please click the link or enter the meeting ID into the Zoom app or call into the meeting at the phone number listed below. If you would like to provide written materials ahead of time, please email planning@auburnwa.gov two days prior to the meeting.

Per the Governors Emergency Proclamation 20-28, the City of Auburn is prohibited from holding an in-person meeting at this time. All meetings will be held virtually and telephonically.

City of Auburn is inviting you to a scheduled Zoom meeting.
Join Zoom Meeting
https://zoom.us/i/95038060198
Meeting ID: 950 3806 0198
One tap mobile
+16465588656,,96768499088# US (New York)
+16699009128,,96768499088# US (San Jose)

Date of Notice: September 15, 2020

AGENDA BILL APPROVAL FORM

Agenda Subject:
CPA20-0002 & REZ20-0002, 2020 Annual Comprehensive Plan Map Amendment & Rezone – Westport Capital

Date:
October 27, 2020

Department:
Planning and Development

Attachments:
Agenda Bill
Staff Report
MLU
Application Revisions
Revised Comp Plan Statement
Revised Rezone Narrative
Rezone Conditions R16
Westport 2nd Revisions TIA
Westport October 14 SEPA
Westport NOA/NOH/DNS
Commerce
REZ CPA Map
Sewer Study
Critical Areas
Uses Table
Sample House Plans
Comments

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

Administrative Recommendation:

Background Summary:

Reviewed by Council Committees:

Councilmember:

Staff:

Meeting Date: November 4, 2020

Item Number: PH.2

AGENDA BILL APPROVAL FORM
PLANNING COMMISSION

Agenda Subject/Title:
CPA20-0002 & REZ20-0002, 2020 Annual Comprehensive Plan Map Amendment & Rezone – Westport Capital

Date:
November 4, 2020

Department:
Community Development

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

Administrative Recommendation: Planning Commission to conduct a public hearing and recommend to City Council approval of the Westport Capital Comprehensive Plan Amendment and Rezone (zoning map amendment), with conditions.

Applicant/Owner: Rick Hathaway
Westport Capital Investments
11269 NE 37th Pl.
Bellevue, WA 98004

Agent: David Toyer
Toyer Strategic Advisors
3705 Colby Ave., Suite 1
Everett, WA 98201

Request: Request to change the Comprehensive Plan Land Use Map designation of approximately 31.8 acres from Single-Family Residential to Moderate-Family Residential, and approx. 5.3 acres from Multiple-Family Residential to Moderate-Family Residential; and, rezone approx. 30.7 acres from R-7, Single-Family Residential, 5-7 Units per Acre, to R-16, Multi-Family Residential 12-16 Units per Acre, and approx. 6.4 acres from R-20, Multi-Family Residential, 15-20 Units per Acre, to R-16. The development is proposed to limit the density to 12 units per acre (plus or minus 10%), cap the number of apartment units at 128 (based off of the existing 6.4 acres of R-20 zoning), and require at least three types of ownership housing for the remainder of the property (approximately 317 dwelling units, plus or minus 10%) where each type of ownership housing must represent a minimum of 15% of the future units (e.g. 15% triplex, 15% townhomes, and 70% single-family). There is no development proposal associated with this request. The above stipulations would be memorialized through a contract rezone.

Location: The site is generally located east of 'I' St. NE at 40th St. NE and west of the Green River, south of the Monterey Park subdivision, see Vicinity Map below for reference. King Co. Parcel Nos. 000420-0003, 000420-0013, 000420-0019, 000420-0022, 000420-0024, and 000420-0025.

Exhibit 1a – Staff Report to the Planning Commission

Westport Capital Comprehensive Plan Map Amendment and Rezone

City File Nos: CPA20-0002 & REZ20-0002

Existing Comprehensive Plan Designation: The Comprehensive Plan Map Designations of the site are "Multi-Family Residential" (west) and "Single Family Residential" (east).

Existing Zoning: The zoning designations of the site are "R-20 Residential Zone – 20 Dwelling Units per Acre" (west) and "R-7 Residential Zone – Seven Dwelling Units per Acre" (east).

SEPA Status: A Determination of Non-Significance (DNS), Notice of Application, and Notice of Public Hearing was issued under City File No. SEP20-0006 on October 19, 2020. The comment period ends on November 3, 2020. At the time of writing this report two comments were received and responses provided, see Exhibit 15; should any additional comments be received they will be provided to the Planning Commission prior to, or at, the public hearing. The SEPA appeal period ends on November 17, 2020.

Findings of Fact:

1. David Toyer with Toyer Strategic Investments, acting as Agent on behalf Rick Hathaway with Westport Capital Investments, Owner, submitted applications for a Comprehensive Plan Map Amendment and Rezone. The request is to change the Comprehensive Plan Map Land Use Designation of 6 parcels totaling approx. 37.1 acres to "Moderate Family Residential" from "Multi-Family" and "Single Family Residential" and associated rezone the properties to "R-16, Residential 16 Dwelling Units per Acre (with conditions)".

2. The proposal consists of six adjacent parcels located on the east side of 'I' St. NE at 40th St. NE. King Co. Parcel Nos. King Co. Parcel Nos. 000420-0003, 000420-0013, 000420-0019, 000420-0022, 000420-0024, and 000420-0025.

3. Pursuant to Chapter 197-11 WAC and Chapter 16.06 ACC, this proposal is subject to State Environmental Policy Act ("SEPA") decision. A Determination of Non-Significance ("DNS"), for the Comprehensive Plan amendment and Rezone request was issued under City File No. SEP20-0006 on October 19, 2020; with the comment period ending on November 3, 2020 and an appeal period ending on November 17, 2020.

4. The public hearing notice was published on November 19, 2020 in the Seattle Times newspaper, at least 10 days prior to this November 4, 2020 Planning Commission public hearing. Public notice was also mailed to property owners within 300 feet and those requesting said notice, posting on the City's website, and posting at four locations on the subject properties (on the 'I' St. NE frontage, and at the termini of 'I' St. NE, 'O' Pl. NE, and 'R' St. NE along the northern property lines).

5. This Staff Report and recommendation describes and addresses a Comprehensive Plan map amendment and rezone request by Westport Capital Investments. The other private initiated Comprehensive Plan amendment applications, as well as the 2020 City initiated Comprehensive Plan Amendments are addressed in separate staff reports.

6. Two comments were submitted, summarized as follows. Please see Exhibit 15 for the full text of the comments and Staff's response.

    a. Earl Weaver, The River Mobile Home Park – concerns about any potential flood mitigation along with future development. Staff Response: Staff provided Mr. Weaver with information regarding any future development will need to meet the City's floodplain regulations.

b. Melissa Child, 'I' Pl. NE Resident – concerns about impacts to the wetlands and wildlife habitat, traffic impacts, and that the housing will just be more apartments. Staff Response: Staff provided Ms. Child with information on the presence of wetlands, that there will likely be traffic impacts that will need to be addressed, and that a condition of the Rezone would be a limit to the number of apartment units and would require a mix of housing types.

Comprehensive Plan Related Findings

7. 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 coordination with the Capital Facilities Plan.

8. The City of Auburn adopted a substantially revised Comprehensive Plan (including map amendments) in response to periodic updates required by the GMA under Ordinance No. 6584 on December 15, 2015.

9. 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).

10. RCW 36.70A.130 (GMA) provides for annual amendments to locally adopted comprehensive plans. Except in limited circumstances, these amendments shall be considered by the City's Legislative body no more frequently than once per year. The annual limitation and exceptions are also restated in city code under ACC 14.22.060.

11. The City of Auburn established a June 5, 2020 submittal deadline for comprehensive plan amendments for the year 2020 (map or policy/text amendments). Advance 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.

12. Auburn City Code (ACC) Chapter 14.22 outlines the process for submittal of privately-initiated amendments and the general processing of Comprehensive Plan amendments.

13. 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.

14. 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. See Exhibit 9. No comments have been received from the Dept. of Commerce or other State agencies as of the date of this report.

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

Zoning Code Related Findings

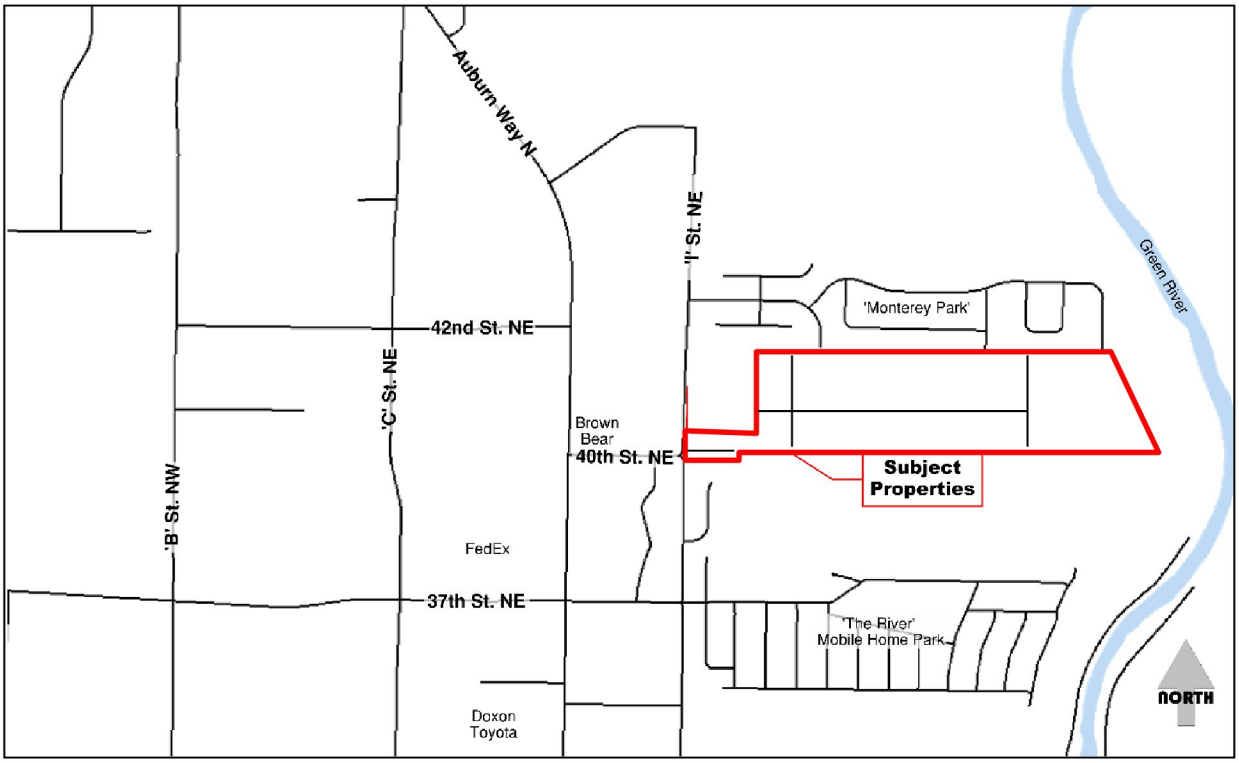
16. Chapter 18.68 ACC (Zoning) Amendments outlines the process for submittal of privately-initiated zoning amendments and the general processing. Per ACC 18.68.030(B)(1)(b), when the Planning Commission is considering a rezone (zoning map amendment) which requires a Comprehensive Plan Land Use Map amendment, the public hearings shall be conducted concurrently and a recommendation on both shall be forwarded to the City Council. Note that this amendment is vested to the version of Ch. 18.68 ACC that was in place prior to the updates to this chapter earlier in 2020 (Ord. No. 6779).

17. Pursuant to RCW 36.70A.106, the proposed Comprehensive Plan amendment outlined in this agenda bill were sent to the Washington State Dept. of Commerce and other State agencies as required for the 60-day State review. See Exhibit 9. No comments have been received from the Dept. of Commerce or other State agencies as of the date of this report.

18. The following Staff Report and recommendation describes and addresses the Comprehensive Plan Land Use Map amendment and Rezone request by Westport Capital Investments.

COMPREHENSIVE PLAN AMENDMENT AND REZONE– STAFF ANALYSIS:

1. The Comprehensive Plan amendment seeks to change the Comprehensive Plan Land Use Map Designation of a total of six parcels to "Moderate Density Residential". Three of the parcels (000420-0025, 000420-0019, and 000420-0013) are currently "Multiple-Family Residential" totaling approx. 5.3 acres. The other three parcels (000420-0022, 000420-0024, and 000420-0003) are currently "Single Family Residential" totaling approx. 31.8 acres. The three parcels total approximately 1.89 acres. See Exhibit 10 and the following vicinity map:



2. The Rezone request seeks to change the zoning classification of approx. 6.4 acres from "R-20, Residential 20 Dwelling Units per Acre" and 30.7 acres from "R-7, Residential Seven Dwelling Units per Acre" to "R-16, Residential Sixteen Dwelling Units per Acre". Note that the zoning boundary does not exactly align with the Comprehensive Plan Designations (reference Exhibit 10).

3. The Applicant has supplied narratives for the Comprehensive Plan amendment and the Rezone request applications (See Exhibits 4 and 5). At this time there is no specific construction project planned for the property if the requests are approved.

4. Based on conversations between City Staff and the Applicant, the rezone request includes the following proposed conditions:

a. Place a cap on the maximum density at 12 units per acre (plus or minus 10% variation), the minimum of the R-16 zone.
b. Place a cap on the number of apartment units at 128. This cap is based off of the existing R-20 acreage of 6.4 acres multiplied by 20 units per acre. Any future multifamily units would be located in the southern half of the Site.
c. Require at least three types of ownership housing for the remainder of the Site (approx. 320 units, plus or minus 10%) with each type of housing to represent a minimum of 15% of the housing units.

5. Based on the existing zoning classifications and acreages, a total of 128 apartment units could be built (the R-20 zoning) and up to 215 single family units (R-7 Zoning). If the Rezone request is approved the number of apartment units would remain at 128 and the number of other types of housing would be up to approx. 320 units (plus or minus 10% would make the range around 275-364 units), a potential increase of approx. 105 units (with the 10% it would range from 60-150 units).

6. As shown in the table below and the following map, the surrounding properties have varying degrees of development. The area to the north contains existing single-family residences ("Monterey Park" subdivision, formerly "Auburn 40", approved as a planned unit development (PUD)) on small lots (~3,500 sq.-ft. lots), the property to the south is vacant (owned by the Auburn School District), to the east is owned by King County for open space / recreation, across 'I' St. NE to the west is developed commercial land, and northwest of the Site and east of 'I' St. NE is three large single-family lots with existing residences as well as 3 lots zoned R-20 ("Labrador Rezone" from 2018).



7. The current Comprehensive Plan Land Use designation, zoning classification, and current land uses of the subject properties and surrounding properties are as follows:

	Comp Plan Designation	Zoning Classification	Existing Land Use
Site	"Multiple-Family Residential" and "Single Family Residential"	R-20, Residential and R-7, Residential	Vacant
North	"Multiple-Family Residential" and "Single Family Residential"	PUD and R-20, Residential	Single family homes
South	"Single Family Residential"	R-7, Residential	Vacant
East	"Single Family Residential"	R-7, Residential	Vacant, Green River Trail
West	"Heavy Commercial", "Multiple Family Residential", and "Single Family Residential"	C-3, Heavy Commercial, R-7, Residential, and R-20, Residential	Commercial and Manufacturing Uses, Vacant, and Single family homes

See Exhibit 10 for maps showing the existing and requested Comprehensive Plan Designation and Zoning Classification.

8. The two western-most of the six parcels front onto 'I' St. NE which is classified as a 'Minor Arterial' street. 'L' St. NE, 'O' Pl. NE, and 'R' St. NE, which are all "Local" streets, all end at the northern boundary of the site. These roadways, which were constructed along with the development of Monterey Park, were designed to be continued into this Site; upon future development one or all of these roadways will be extended into and through this Site. The existing R-20-zoned areas where approved under City Ordinance No. 4299, which required 40th St. NE to be extended into the Site to the eastern boundary of the R-20-zoned area. A condition of this Rezone will include extension of 40th through the Site to provide a connection, or multiple connections, into the Monterey Park subdivision. This is also required for emergency vehicle access which requires a secondary access when the number of dwelling units reaches 30 single family units or 100 multi-family units.

9. A Traffic Impact Analysis (TIA) (Exhibit 6) was prepared to analyze the difference between the existing zoning and if the entire Site was rezoned to R-20 (which was the initial request by the Applicant, and later revised). As there is no development proposal at this time, the TIA looked at "worst case" scenarios of the map changes. Under this scenario the Level of Service (LOS) at the intersection of 'I' St. NE and 40th St. NE would require intersection improvements upon future development. What improvements will be required is not known at this time since there is no development proposed, so a general condition will be included with the Ordinance.

10. The Site is located within the City of Auburn water service boundaries. It is anticipated that there will be adequate water service upon future development, with any development responsible for extending water service to and through the Site, consistent with the Title 13 ACC and the City of Auburn Engineering Design Standards.

11. The Site is located within the City of Auburn sewer service boundaries. There is an existing sewer pump station that was constructed along with the Monterey Park subdivision to the north that was designed to serve this Site based on the existing zoning. A sewer pump station capacity analysis was submitted (Exhibit 11) to analyze if upgrades to the pump station would be required if the rezone was approved, which there would be. This study was based off of the initial request of increased units under the R-20 zone, however, is still applicable to the revised request. What upgrades are needed to the pump station would be determined upon any future development proposals. A condition will be included with the rezone Ordinance addressing future upgrades.

12. A Critical Areas Memorandum (Exhibit 12) was prepared and shows a wetland along the southern border of a portion of the Site and another north/west of the Site adjacent to 'I' St. NE. The Memo shows the

wetland to the south as a “Category II” and the northern wetland as a “Category III”. Upon future development a full Critical Areas Report, consistent with Ch. 16.10 ACC, will be required. For reference, see the following image:



13. There is a portion of the eastern area of the Site that is shown on the FEMA Flood Insurance Rate Maps (FIRM) as being located within the Special Flood Hazard Area (SFHA) and the 500-Year Flood Hazard Area. Upon future development appropriate studies and possible floodplain permits will be required, consistent with Ch. 15.68 ACC. For reference, see the following image:



14. The purpose of the City’s Comprehensive Plan is to provide a policy basis for potential zoning changes to ensure that the Comprehensive Plan and Zoning Ordinance are consistent, as required by the following City Code provision:

“*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.”

COMPREHENSIVE PLAN RELATED – CONCLUSIONS:

The City Code provides certain criteria for decisions on amending the Comprehensive Plan under ACC 14.22.110. These criteria are listed below in **bold**, followed by a Staff Analysis. The Applicant's responses to these criteria are included in Exhibits 4 and 5.

1. **Criterion #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.**

   Staff Analysis: The Comprehensive Plan (Land Use Element, Page LU-9) provides the following explanation for the "Moderate Family Residential" Land Use Designation:

   "*Moderate Family Designation*
   Description
   Moderate Density Residential designated areas are planned to accommodate a variety of residential dwelling types. Varying intensities may be permitted to provide a transition between single-family residential and other more intensive uses or activities (such as arterial streets) based on adjacent density, intensity, and/or character. Appropriate densities in these areas generally range from 7 up to 20 dwelling units per acre. Dwelling types generally range from single-family dwelling to multiple-family dwellings, with larger structures allowed (within the density range) where offsetting community benefits can be identified.

   Designation Criteria
   1. Previously developed moderate-density residential areas; or
   2. Areas that provide a transition between single-family and multifamily, single-family and nonresidential, multifamily and nonresidential zones or development that are adjacent and meet the development parameters of the Moderate Density Residential designation.

   Implementing Zoning Designations
   Residential Transition
   R-10 Residential (Ten Dwelling Units Per Acre)
   R-16 Residential (Sixteen Dwelling Units Per Acre)

   Policies
   LU-19 Density bonuses and flexible development standards should be considered an incentive for innovative neighborhood design.
   LU-20 Carefully developed low-intensity office, or residentially related commercial uses (such as day care centers) can be compatible.
   LU-21 Accessory dwelling units should play an integral part of promoting infill development and affordable housing and are therefore encouraged within this land use category.."

   Per ACC 18.23.030(G), the intent of the R-16, Residential zoning district is:

   "…intended to provide for medium density multiple-family residential development as designated in the comprehensive plan, and is further intended as a residential zone of single, duplex and multiple-family residences, except as specifically provided elsewhere in this chapter."

   As identified in the R-16 zone intent statement above, this zoning district is geared toward allowing a wide range of housing types including detached single-family homes and apartments. Also allowed are uses such as mixed-use projects, nursing homes, etc. The full list of uses allowed within the R-16 zone is attached as Exhibit 13. Although no specific use is proposed at this time, any future development will be governed by the codes and standards in place at that time.

   As shown and discussed above, there is an existing small-lot residential subdivision (Monterey Park) to the north and vacant Auburn School District property to the south. As noted in Designation Criteria 2 of

"Moderate Density Residential" above, this designation is intended to provide a transition between single-family areas and higher intensity uses. Although there is not an existing school, the property to the south may eventually develop as a school and development on this site would provide that transition. To ensure the transition is adequately implemented, all apartment housing will be limited to the southern half of the Site, allowing for the more ownership-style housing located next to the existing single-family subdivision to the north (Monterey Park). The existing single-family subdivision to the southwest of the site will be bordered on the north by the future extension of 40th St. NE.

The proposed Rezone conditions include limits on the number of apartment units to ensure the entire site is not built-out as apartment buildings. Other conditions are proposed to require "for sale" units and promote greater diversity of unit types that are in the range between single-family detached housing and mid to high-rise apartment buildings and includes duplexes, townhomes, and other smaller scale multi-unit buildings. The greater diversity is a goal in the city's Comprehensive Plan. The City has had many large apartment projects over the last several years, including the Copper Gate development currently under construction to the northwest of this Site with 500 apartment units. The type of development that the City hasn't seen are projects that allow for housing ownership. This type of housing can be in many forms, such as single-family detached, but also in the form of townhomes or stacked multi-unit buildings (stacked referring to each unit being wholly contained on one floor). The Applicant has provided some drawings of what type of housing developers he has been in contact for this Site, those are attached as Exhibit 14. Note that these are included just for reference and do not represent actual development proposals associated with this Project.

In the Comprehensive Plan Housing Element, there are several housing objectives that promote potential greater diversity of unit types and ownership that this project would help to implement. These include (summarized from Exhibit 5 – Housing Objectives and Tools, Page H-10 of the Comprehensive Plan):

- Promote housing ownership through single-family dwellings on small lots, cottages, and townhomes.
- Allow for a variety of housing types by way of encouraging multiplexes, cottages, townhomes, and small lot single-family dwellings
- Increase ownership opportunities for lower-income households by potentially allowing for incentives such as permit and impact fee waivers.

Housing Element Goals and Policies No. H-11 also further spells out the need for home ownership opportunities:

> "*Promote opportunities for home ownership through single-family detached and semi-attached housing, fee-simple cottages and townhouses, and condominium apartments.*"

These types of housing units would not be allowed in the existing R-7 zoned areas (though would in the R-20).

Changing the Comprehensive Plan designation and Zoning classification to R-16, as conditioned, would not be out of character with the surrounding properties and would potentially provide further consistency with several goals and policies of the Comprehensive Plan.

The requested Comprehensive Plan amendment will remain internally consistent with the Comprehensive Plan through approval / adoption of the associated Rezone request.

2. Criterion #2 – ACC 14.22.110(A)(2): Whether the capacity to provide adequate services is diminished or increased.

Staff Analysis: The proposed application for a change in the Comprehensive Plan designation has been reviewed by the City's Utilities, Traffic division, and the Valley Regional Fire Authority. Based on these reviews, the change would potentially adversely affect the provision of services, specifically Sewer and

Traffic. As is typical with development in the City, adequate infrastructure improvements will be required to be provided concurrent with future development.

As discussed under Conclusions, above, the existing sewer pump station located within the Monterey Park (formerly, Auburn 40) subdivision was designed to serve this Site at its current zoning densities. The Applicant commissioned a study to determine if the pump station would have upgrades required if the zoning density increased, and it would. A condition of the rezone will be that any future developments will need to analyze the system again and determine the necessary upgrades.

Also as discussed under Conclusions, above, the intersection of 'I' St. NE and 40th St. NE would fall below the LOS minimum established in the Transportation Element of the Comprehensive Plan which for this portion of the 'I' Street corridor would be LOS D which is defined as:

> "*LOS D borders on the range in which small increases in the number of vehicles may cause substantial increases in delay and decreases in travel speed. LOS D may be due to poor progression through the signalized intersections along a corridor, inappropriate signal timing, high traffic volumes, or a combination of these factors. Average travel speeds are about 40 percent of FFS [free-flow speeds].*"

Based on the existing zoning, this intersection would operate at LOS E upon development, and with the proposed zoning it would operate at LOS F, which would require improvements to the intersection (such as a roundabout or traffic signal). The detailed analysis is included in Exhibit 6. Note that the TIA is based off of the initial request which was for a change of the entire site to R-20, which the Applicant has since revised. The TIA was not required to be updated since the overall impacts will be lower. Also, project-specific TIA(s) will be required for future development(s).

In addition to the future intersection deficiencies, adequate right-of-way (ROW) to connect the eastern end of Monterey Park through this Site to 'I' St. NE will be required, as conditioned below, and as discussed under Conclusions, above. The Condition for ROW dedication for the Rezone Ordinance will be general enough to provide the City Engineer with discretion to ensure all potential impacts are able to be addressed with any future development proposal(s).

3. **Criterion #3 – ACC 14.22.110(A)(3): Assumptions upon which the comprehensive plan is based are found to be invalid.**

   Staff Analysis: The policies of the Comprehensive Plan are not invalid. As discussed under Criterion #1, above, the Comprehensive Plan seeks to promote the types of housing that would be possible under the Moderate Density Residential Land Use Designation. The Applicant's request to change six parcels to Moderate Density Residential is not out of character with the designations or uses in the immediate vicinity. The requested change is a logical request based on these existing surrounding uses and land use designations, and as discussed throughout this Staff Report, as conditioned.

4. **Criterion #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.**

   Staff Analysis: There have been changes in circumstances since the current land use designations were applied. The principal change would be the lack of affordable housing along with the lack of access to affordable home ownership throughout not only Auburn but in King County. The requested change to "Moderate Density Residential" and 'R-16 zone", as conditioned, provides the opportunity for home ownership for those with living wage incomes.

5. **Criterion #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.**

Staff Analysis: The change, if approved, would continue to be consistent with the Growth Management Act (Chapter 36.70A RCW), the King County Countywide Planning Policies and Vision 2040. The proposal is consistent because upon future development it will provide land suitable for residential development and is focusing on providing higher-density housing on existing urban lands that are located near transit corridors.

6. **Criterion #6 – ACC 14.22.110(A)(6): If the request is to change the land use designation of a specific property on the comprehensive plan 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: The requested change is consistent with Item b in that adjacent parcels have similar land use designations. Specifically, the area to the north (Monterey Park) is a Planned Unit Development (PUD) that was developed with detached single-family dwellings on small (~3,500 sq.-ft.) lots as well as some duplex-style buildings on fee simple lots in the northwest portion of the subdivision. The area to the south is zoned R-7, although owned by the Auburn School District so residential development is unlikely, and to the southwest is an existing single-family neighborhood. The properties to the east are owned by the King County River and Floodplain Management Section and contain the Green River Trail, and therefore are not likely to be developed. To the west of the site is existing R-20 zoning and three single-family homes on large lots. Further west, across 'I' St. NE is designated Heavy Commercial and contains uses such as office and manufacturing uses.

REZONE RELATED – CONCLUSIONS:

Note that this application was submitted on May 7, 2020, and deemed a Complete Application on June 4, 2020, and is therefore vested to Ch. 18.68 ACC in place prior to Ordinance No. 6779 (updates to "Zoning Code and Map Amendments", adopted July 20, 2020).

The Applicant has requested a rezone from R-7, Residential and R-20, Residential to R-16, Residential. Per the previously codified ACC 18.68.030(B)(1)(b) if the rezone request also requires changes to the Comprehensive Plan, the Planning Commission shall hold a public hearing and make a recommendation to the City Council. Chapter 18.68 ACC contains the intent and process for zoning code amendments, in this case a site-specific zoning map amendment has been requested. Auburn City Code does not contain any specific rezone criteria for City Staff to review; however, Case Law offers some rezone criteria ("*A Little Bit Pregnant: The Multi-Personalities of Site Specific Rezones - Or - A Cheat Sheet for Everything You Need to Know about Site-Specific Rezones*", by Phil Olbrechts on mrsc.org, April 1, 2013) as follows:

> "…*require that the proponents of a rezone must establish that conditions have substantially changed since the original adoption and that the rezone must bear a substantial relationship to the public health, safety, morals or welfare. If a rezone implements the comprehensive plan, a showing that a change of circumstances has occurred is not required*."

With the change in City procedures by Ordinance No. 6655 to allow concurrent recommendations by the Planning Commission on both the Comprehensive plan and zoning map changes, the recommendations on each should be consistent and therefore does not need to show a change in circumstances has occurred.

The requested rezone bears a substantial relationship to the public health, safety, morals and welfare. Adequate public facilities such as water, sewer, and electricity, are capable of being provided for the parcels upon future development and would therefore not be detrimental to public health. The rezone itself is not anticipated to allow any uses or acts that would pose any detrimental effects on the morals or welfare of the

public. No impacts to public safety outside of normal residential development are anticipated.

STAFF RECOMMENDATION

Planning Commission to recommend approval of a map amendment to the Comprehensive Plan Map 1.1, Land Use Designation, changing the land use designation for parcels 000420-0013, 00420-0019, 000420-0025 and a portion of parcels 00420-0022 and 000420-0024 (approximately 5.3 acres) from "Multiple Family Residential" to "Moderate Density Residential" and the remainder of parcels 00420-0022, 000420-0024, and the entirety of parcel 000420-0003 (approximately 31.8 acres), from "Single Family Residential" to "Moderate Density Residential."

Also, to recommend approval of a corresponding zoning map change (rezone) for parcels 000420-0013, 00420-0019, 000420-0025 and a portion of parcels 00420-0022 and 000420-0024 (approximately 6.4 acres) from "R-20" to "R-16 with Staff Recommended Conditions" and the remainder of parcels 00420-0022, 000420-0024, and the entirety of parcel 000420-0003 (approximately 30.7 acres), from "R-7" to "R-16 with five (5) Staff Recommended Conditions."

CONDITIONS

These five conditions of the rezone require:

1. The maximum density over the entire 6 parcels shall not exceed 12 units per acre (the minimum of the R-16 zone), plus or minus 10% (density could range from 10.8 units/acre to 13.2 units/acre).

2. The maximum number of apartment units over the entire 6 parcels shall not exceed 128 units. This cap is based on the achievable number of apartment units for the pre-existing portion of the site zoned R-20 residential. Any apartment buildings and/or units would only be allowed to be located within the southern half of the six parcels. The “southern half” would be defined as an east-west line drawn at the midpoint of a line drawn north-south between the northern boundary of Parcel No. 000420-0022 and the southern boundary of Parcel No. 000420-0024. Development of any apartment units shall be done concurrently, or after, development of the housing types listed in the following condition. The number of apartment units shall be the same or less than the other housing types. For example, if an apartment development is proposed with 100 units, at least 100 units of the other housing types shall also be included in the development.

3. At least three types of ownership housing for the remainder of the six parcels shall be provided with each type of housing to represent a minimum of 15% of the housing units. Ownership housing shall be defined as townhouses, rowhouses, single-family detached, condominiums, multi-plexes (limited to duplex, triplex, or fourplex), or other similar types as approved by the Director of Community Development. For example, a development could include 15% triplex, 15% townhouses, and 70% single-family.

4. Right-of-way (ROW) shall be dedicated along with the first development proposal connecting, at a minimum, ‘L’ St. NE, ‘O’ Pl. NE, or ‘R’ St. NE through the site to the intersection of ‘I’ St. NE and 40th St. NE, as determined by the City Engineer. Improvements to this ROW will be as determined by the City Engineer for conformance with the City’s Engineering Design Standards.

5. Upon future development of any or all of the six parcels, a sewer pump station analysis shall be provided to the City for review and approval, the details as determined by the City Engineer, to determine what upgrades are needed to the “Auburn 40” sewer pump station to increase capacity to serve the development.

EXHIBIT LIST

*Note that some items were included along with the materials for the October 20, 2020 meeting. Although all of the Exhibits are included in this packet, items in **bold** are new.*

Exhibit 1	**Agenda Bill (cover page)**
Exhibit 1a	**Staff Report**
Exhibit 2	Completed Master Land Use Application Form, Owner Auth. Form, Legal Description, and Maps & Exhibits, Received May 7, 2020
Exhibit 3	**Applicant's Request to Review Application, dated September 28, 2020**
Exhibit 4	**Revised Comprehensive Plan Statement, originally dated July 17, 2020, revised October 14, 2020**
Exhibit 5	**Revised Rezone Statement, originally dated July 17, 2020, revised October 14, 2020**
Exhibit 5a	**Applicant's response proposed Rezone Conditions, dated October 14, 2020**
Exhibit 6	Traffic Impact Analysis, originally dated April 2020, revised August 2020, prepared by Gibson Traffic Consultants
Exhibit 7	Completed SEPA Checklist, originally dated April 26, 2020, revised August 18, 2020 and October 14, 2020
Exhibit 8	**Combined Notice of Application, Notice of Public Hearing, and Determination of Non-Significance, issued October 19, 2020**
Exhibit 9	**Dept. of Commerce Review Letter, dated October 22, 2020**
Exhibit 10	**Comprehensive Plan and Rezone Map – showing changes**
Exhibit 11	**Sewer Pump Station Analysis, dated June 24, 2020, prepared by Pace Engineers**
Exhibit 12	**Critical Areas Report, dated April 2018, prepared by Shockey Planning Group**
Exhibit 13	**R-16 Residential zone Land Uses Table**
Exhibit 14	**Sample House Plans**
Exhibit 15	**Public Comments with City Responses**

Exhibit 2

CITY OF AUBURN WASHINGTON

MASTER LAND USE APPLICATION FORM

Date Received:

Physical Address:	Mailing Address:	Webpage & Application Submittal:	Phone and Email:
Auburn City Hall Annex, 2nd Floor 1 E Main St	25 W Main St Auburn, WA 98001	www.auburnwa.gov applications@auburnwa.gov	253-931-3090 permitcenter@auburnwa.gov

Project Name:	Westport Capital Investments Comp Plan Amendment & Rezone
Parcel Number(s):	0004200024, 0004200022, 0004200003

APPLICANT ☐ Check Box if Primary Contact				OWNER ☐ Check Box if Primary Contact			
Name:	Rick Hathaway			Name:	Rick Hathaway		
Title:	Managing Member			Title:	Managing Member		
Company:	Westport Capital Investments, LLC.			Company:	Westport Capital Investments, LLC		
Email:	rickhathaway@restonco.com			Email:	rickhathaway@restonco.com		
Address:	11269 NE 37th PL			Address:	11269 NE 37th PL		
City:	Bellevue	State: WA	Zip: 98004	City:	Bellevue	State: WA	Zip: 98004
Phone:	425-417-8674			Phone:	425-417-8674		
Signature:	*(Signature Required)*			Signature:	*(Signature Required)*		

AGENT ☑ Check Box if Primary Contact				ARCHITECT / ENGINEER ☐ Check Box if Primary Contact			
Name:	David K. Tover			Name:			
Title:	President			Title:			
Company:	Tover Strategic Advisors, Inc.			Company:			
Email:	david@toverstrategic.com			Email:			
Address:	3705 Colby Avenue, Suite 1			Address:			
City:	Everett	State: WA	Zip: 98201	City:		State:	Zip:
Phone:	425-344-1523			Phone:			
Signature:	*(Signature Required)*			Signature:	*(Signature Required)*		

Brief Description:	Applicant is requesting a comprehensive plan map amendment for three parcels totaling 32.4 acres from the single family land use designation to multiple family and a concurrent zoning map amendment from R7 to R20 zoning for approximately 31.2 acres. This request recognizes that approximately 1.2 acres of the westernmost portions of parcels 0004200022 and 0004200024 (approximate dimensions of 79' x 663') were rezoned by Ordinance 4299 in August of 1988 and are shown on the City's official zoning map as already being zoned R20.

LAND USE APPROVALS BEING APPLIED FOR UNDER THIS APPLICATION *(Check all That Apply)*

- ☐ Administrative Appeal
- ☐ Administrative Use Permit
- ☐ Administrative Variance
- ☐ Architectural and Site Design Review
  - ☐ Multi-Family / Mixed-Use
  - ☐ DUC Design Review
- Binding Site Plan
  - ☐ Preliminary
  - ☐ Final
- ☐ Boundary Line Adjustment
- ☐ Boundary Line Elimination
- ☑ Comp. Plan Map Amendment
- ☐ Comp. Plan Text Amendment
- ☐ Conditional Use Permit
- Critical Areas
  - ☐ Exemption
  - ☐ Reasonable Use
  - ☐ Variance
- ☐ Determination / Study Review
- ☐ Director's Interpretation
- ☐ Landscape Plan Alteration / Tree Removal
- ☐ Master Sign Plan (New or Adjustment)
- Plat (Subdivision Greater Than 9 Lots)
  - ☐ Preliminary
  - ☐ Final
  - ☐ Adjustment (Major)
  - ☐ Adjustment (Minor)
  - ☐ Extension
- ☐ Real Estate Tax Exemption
- ☑ SEPA Environmental Review
- Shoreline
  - ☐ Exemption
  - ☐ Substantial Development
  - ☐ Variance
- Short Plat (Subdivision 9 Lots or Less)
  - ☐ Preliminary
  - ☐ Final
- ☐ Site Plan Approval (Outlet Collection)
- ☐ Site Plan Approval (Lakeland PUD)
- ☐ Sign Area Deviation
- ☐ Special Exception
- ☐ Special Home Occupation
- Temporary Use Permit (See Checklist)
  - ☐ Type I
  - ☐ Type II
  - ☐ Special Event
- ☐ Variance
- ☐ Zoning Code Text Amendment
- ☑ Zoning Map Amendment (Rezone)

Exhibit 2

CITY OF AUBURN WASHINGTON

OWNER LETTER OF AUTHORIZATION

Updated June 2019

Physical Address:	Mailing Address:	Webpage & Application Submittal:	Phone and Email:
Auburn City Hall Annex, 2nd Floor 1 E Main St	25 W Main St Auburn, WA 98001-4998	www.auburnwa.gov applications@auburnwa.gov	Phone: (253) 931-3090 permitcenter@auburnwa.gov

(A copy of this letter must be submitted for each property owner involved)

I, Richard R. Hathaway, declare under penalty of perjury under the laws of the State of Washington as follows;

1. I am (*select one*) ☐ the owner of the property that is the subject of the application or ☑ the owner is a corporation, organization, or public agency and submitting this authorization is within the scope of my authority to act on that entity's behalf for the property located at Parcels 0004200024, 0004200022, 0004200003 for the following scope of work Comprehensive Plan Map Amendment & Concurrent Rezone.

2. All statements, answers, and information submitted with this application are true and correct to the best of my knowledge and belief.

3. I acknowledge that approval of this application may be subject to conditions as specified on the approval documents.

4. I agree to hold the City of Auburn harmless as to any claim (including costs, expenses and attorney's fees incurred in the investigation of such claim) which may be made by any person, including the undersigned, and filed against the City of Auburn, but only where such claim arises out of the reliance of the City, including its officers and employees, upon the accuracy of the information provided to the City as part of this application.

5. I hereby grant permission for representatives of the City of Auburn and any other Federal, State, or local unit of government with regulatory authority over the project to enter onto my property to inspect the property, take photographs, and post public notices as required in connection with review of this application and for compliance with the terms and conditions of permits and approvals issued for the project.

6. Regarding this application, the following individuals are appointed to act as my agent, or as the agent of the entity I represent: David K. Toyer, President, Toyer Strategic Advisors, Inc.

X _____ **Signature**

Managing Member **Title**

Richard R. Hathaway **Printed Name**

4/22/2020 **Date**

Bellevue WA. **City and State where signed**

RickHathaway@Restonco.com **Email**

(425)417-8624 **Phone**

11269 N.E. 32th Place, Bellevue WA. 98004 **Address**

Exhibit 2


JEFFREY ALLEN OLSON
STATE OF WASHINGTON
37540
REGISTERED
PROFESSIONAL LAND SURVEYOR
04/22/20

Exhibit 2

LEGAL DESCRIPTION

(TAX PARCEL 000420-0003)

THAT PORTION OF THE GEORGE E. KING DONATION LAND CLAIM NO. 40 IN SECTIONS 31 AND 32, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON AND SECTION 6, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID KING DONATION LAND CLAIM, 651.53 FEET SOUTH OF THE SOUTHEAST CORNER OF W.A. COX DONATION LAND CLAIM NO. 38 BEING A POINT ON THE LINE DESCRIBED IN THAT BOUNDARY LINE AGREEMENT RECORDED UNDER KING COUNTY RECORDING NO. 7903021118;
THENCE SOUTH 88°46'00" EAST ALONG SAID LINE 2,167.39 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 01°47'59" WEST PARALLEL TO THE WEST LINE OF SAID KING DONATION LAND CLAIM, 673.63 FEET, MORE OR LESS, TO A POINT ON THE LINE DESCRIBED IN THE BOUNDARY LINE AGREEMENT RECORDED UNDER KING COUNTY RECORDING NO. 7903190605;
THENCE SOUTH 88°22'00" EAST ALONG SAID LINE 800.33 FEET, MORE OR LESS, TO THE EAST LINE OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE NORTH 02°56'45" EAST ALONG SAID EAST LINE, 288.23 FEET TO THE NORTHEAST CORNER THEREOF AND ALSO BEING THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE SOUTH 88°53'11" EAST ALONG THE SOUTH LINE OF SAID SECTION 32, 193.166 FEET, MORE OR LESS, TO THE TAKE LINE DESCRIBED IN KING COUNTY RECORDING NO. 7409060426;
THENCE NORTH 02°53'33" EAST ALONG SAID LINE 159.73 FEET;
THENCE CONTINUING ALONG SAID LINE NORTH 26°49'36" WEST 261.79 FEET, MORE OR LESS, TO A POINT WHICH BEARS SOUTH 88°46'00" EAST OF THE TRUE POINT OF BEGINNING;
THENCE NORTH 88°46'00" WEST ALONG THE BOUNDARY LINE DESCRIBED IN THE BOUNDARY LINE AGREEMENT AND DEED RECORDED UNDER KING COUNTY RECORDING NO. 7903021118, 876.908 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPT ALL THAT PORTION OF THE HEREINAFTER DESCRIBED TRACT "X" LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 22 NORTH, RANGE 5 EAST, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

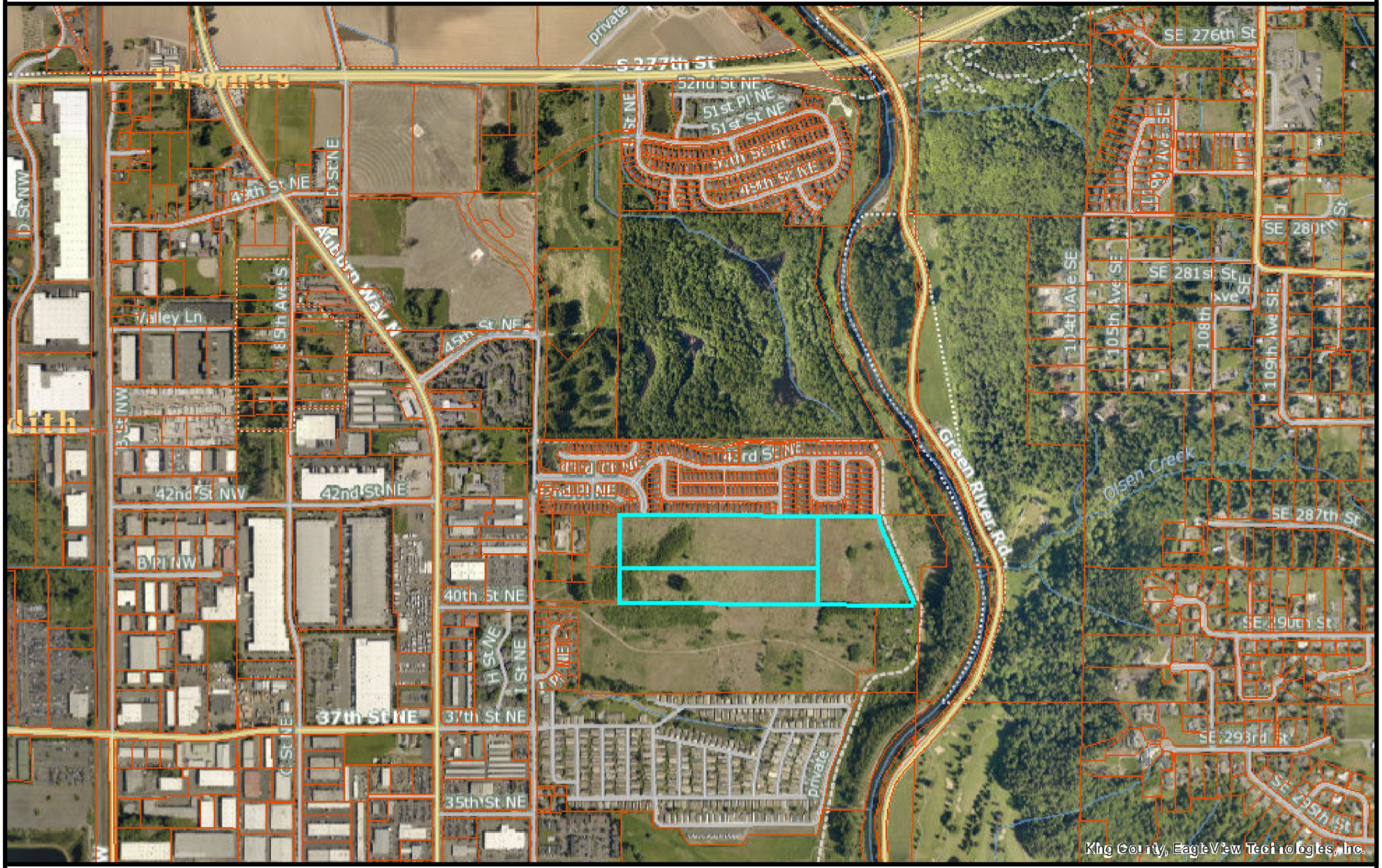
BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT "X", ALSO BEING THE NORTHEAST CORNER OF THE AFOREMENTIONED SECTION 6;
THENCE SOUTH 02°56'47" WEST ALONG THE EAST LINE OF SAID SECTION 6 (AND SAID TRACT "X") A DISTANCE OF 288.23 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "X";
THENCE NORTH 88°21'58" WEST ALONG THE SOUTH LINE OF SAID TRACT "X" A DISTANCE OF 43.47 FEET TO A POINT ON THE REDDINGTON LEVEE ALIGNMENT;
THENCE LEAVING SAID SOUTH LINE AND ALONG SAID ALIGNMENT NORTH 01°37'47" EAST A DISTANCE OF 6.84 FEET;
THENCE CONTINUING ALONG SAID ALIGNMENT NORTH 22°19'31" WEST A DISTANCE OF 650.29 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 165.00 FEET;
THENCE CONTINUING ALONG SAID ALIGNMENT NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 67.85 FEET, THROUGH A CENTRAL ANGLE OF 23°33'33";
THENCE CONTINUING ALONG SAID ALIGNMENT NORTH 01°14'02" EAST A DISTANCE OF 9.47 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "X";

Exhibit 2


JEFFREY ALLEN OLSEN
STATE OF WASHINGTON
37540
REGISTERED
PROFESSIONAL LAND SURVEYOR
04/22/20

Exhibit 2

Westport Capital Parcels



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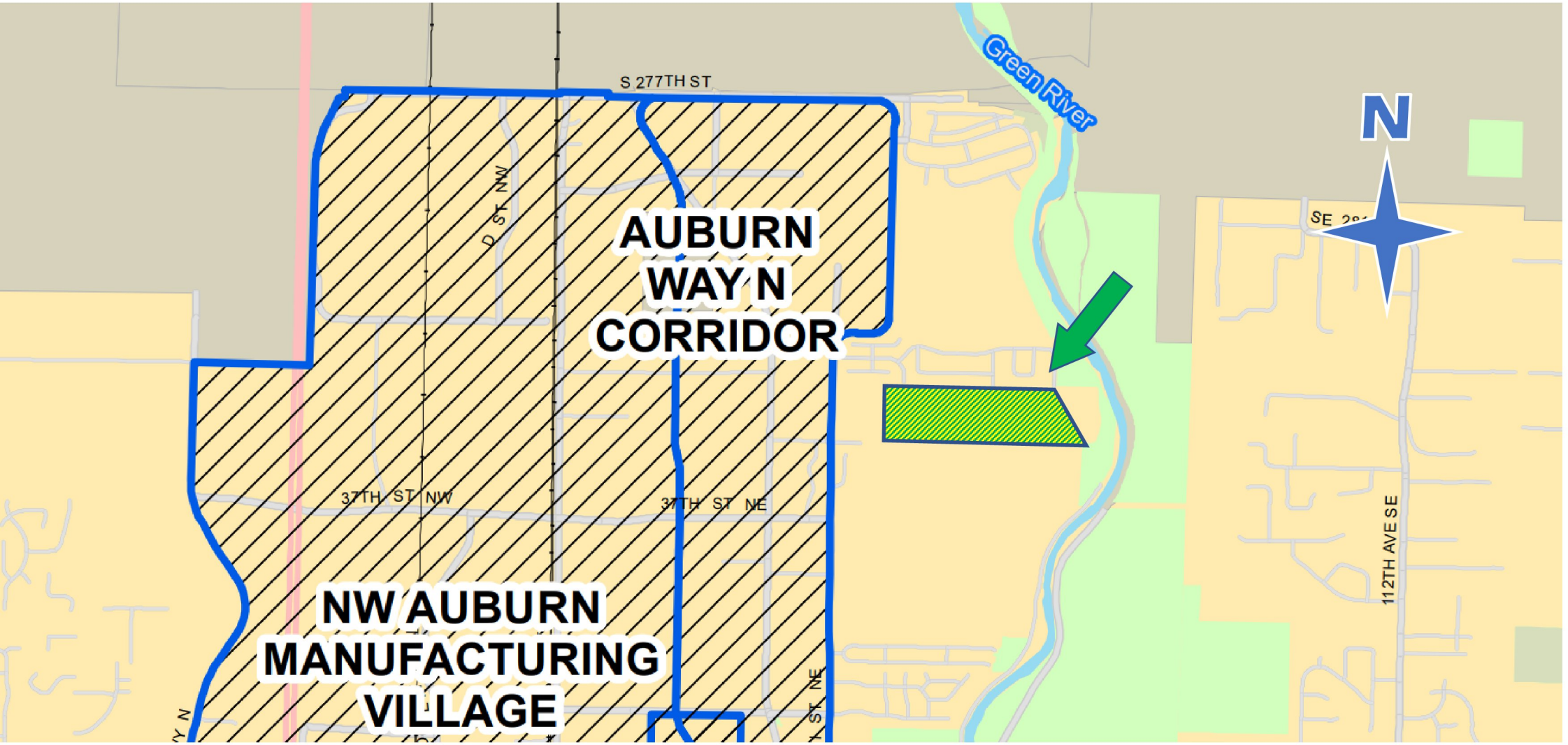
Date: 4/9/2020 Notes:

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King County

Exhibit 2

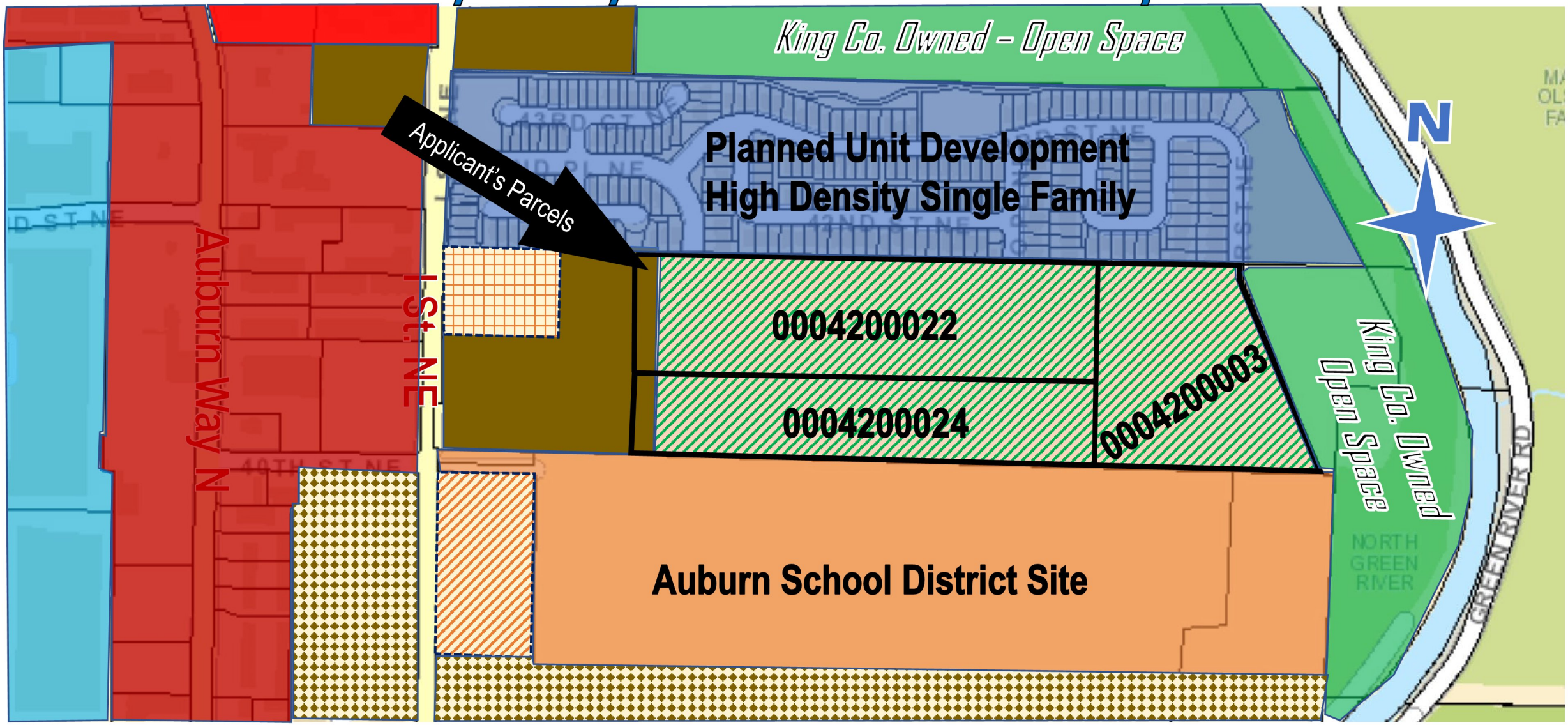
Westport Capital Vicinity Map



Vicinity Map ~ Subareas

Exhibit 2

Westport Capital Land Use Pattern Map



Vacant R-20 Zoning

Developed R-20 Zoning

Undeveloped R-7/Future School Site

Developed Light Industrial

PUD

Vacant R-20 Zoning

Underutilized R-7 Zoning

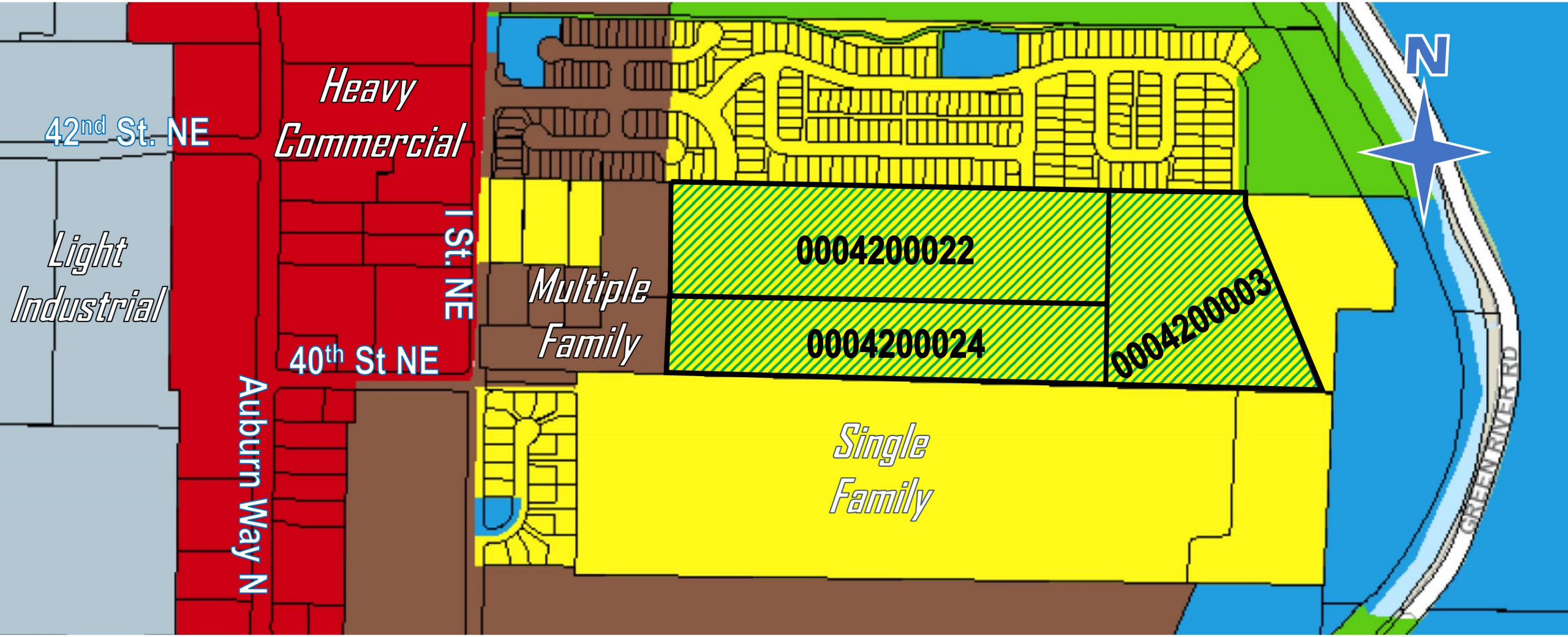
Developed/Redeveloped Heavy Commercial Zoning

C-4 Zoning, Developed as Mallard Pointe Apartments

Open Space Zoning Govt Owned

Exhibit 2

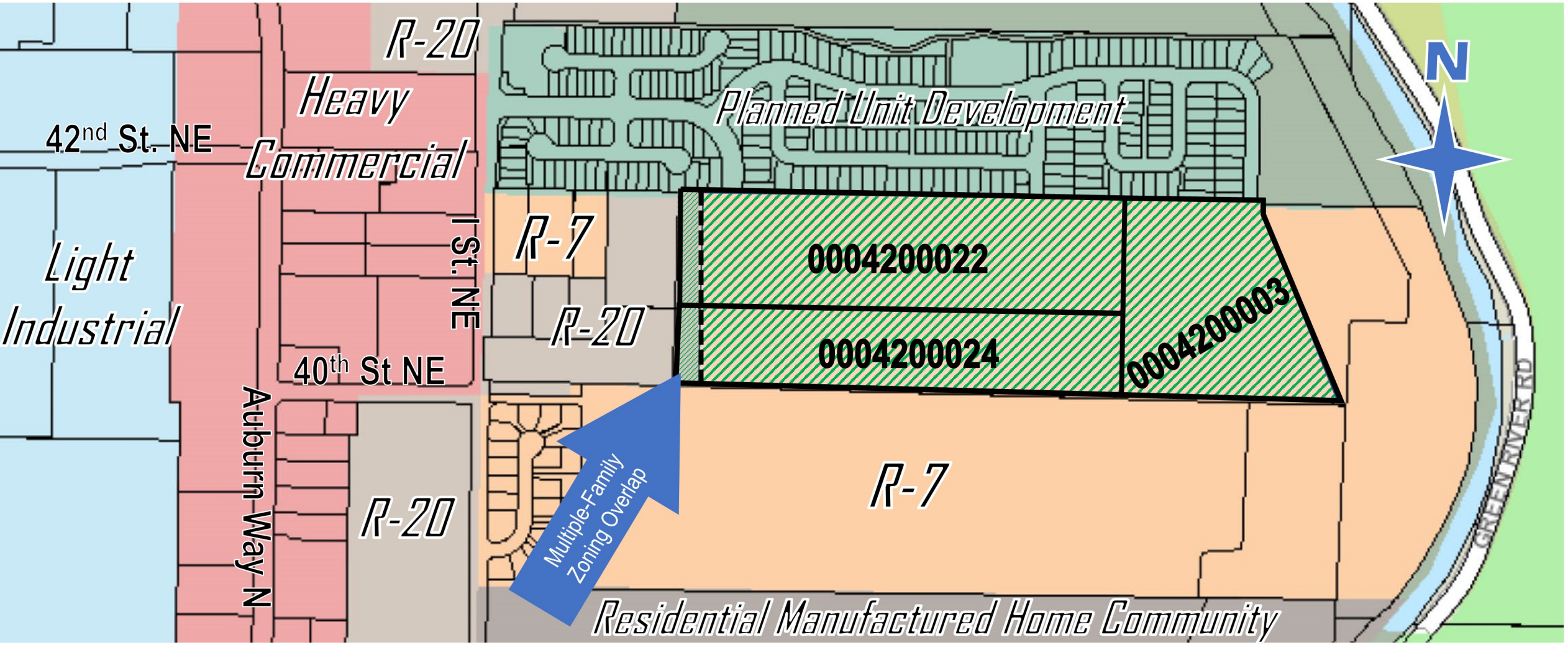
Westport Capital Land Use Map



Existing Land Use Designations

Exhibit 2

Westport Capital Zoning



Existing Zoning

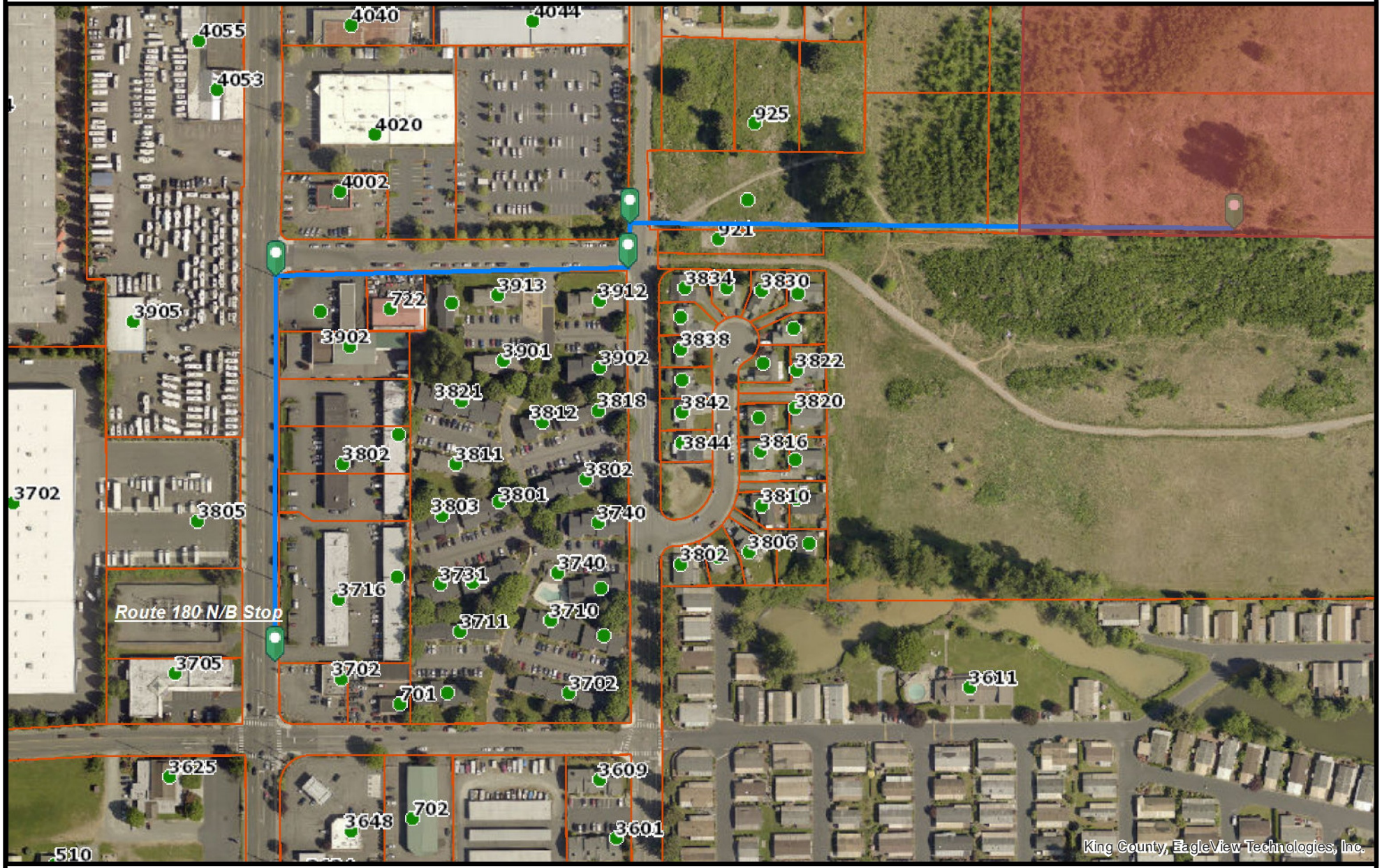
Exhibit 2

Westport Capital
Proximity to Employment Area



Exhibit 2

Northbound 1/2 mile from Transit



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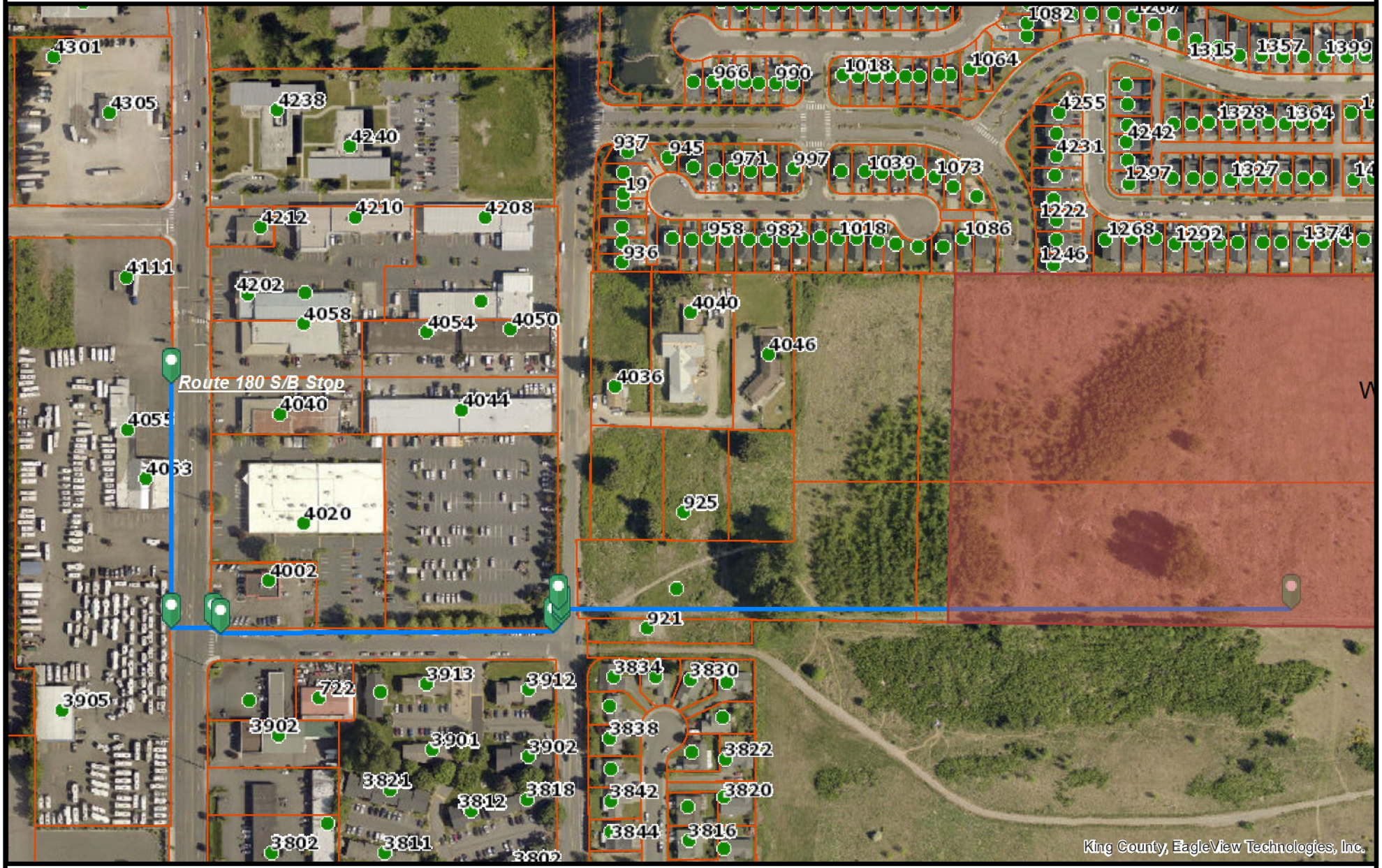
Date: 4/28/2020 For Westport Capital

N

King County

Exhibit 2

Southbound 1/2 mile from Transit



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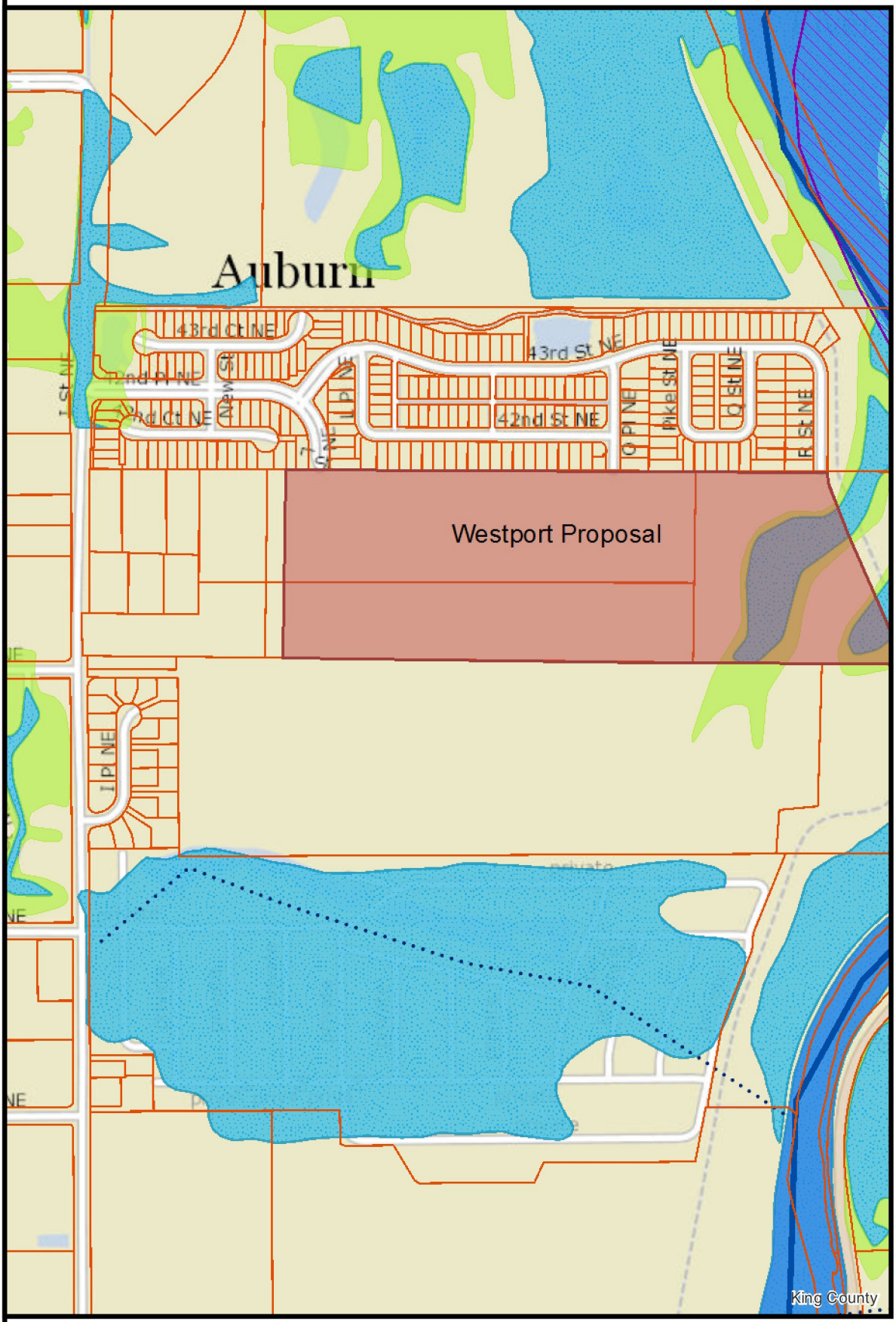
Date: 4/28/2020 For Westport Capital

N

King County

Exhibit 2

Flood Plain Map



Legend

- Parcels
- Potential landslide hazard areas (2016, see explanation--->)
- Seismic hazard (1990 SAO)
- Coal mine hazard (1990 SAO)

Stream (1990 SAO)

- class 1
- class 2 perennial
- class 2 salmonid
- class 3
- unclassified
- Wetland (1990 SAO)
- Sensitive area notice on title
- Wildlife network
- FEMA preliminary floodway
- FEMA preliminary 100-year floodplain

Flood other areas

- 0.2% annual chance flood hazard (500 year)
- zone X protected by levee
- Regulatory floodplain

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King County

Date: 4/28/2020 For Westport Capital

“Missing Middle” Housing in the Region

“Middle” housing refers to a range of housing types — from duplexes to townhomes to low-rise multifamily developments — that bridge a gap between single-family housing and more intense multifamily and commercial areas.



Source: Opticos Design, Inc., MissingMiddleHousing.com

PSRC’s analysis of King County assessor data finds that these development types tend to be more affordable than either single-family homes or higher density housing options.

Middle housing can help promote housing diversity, give people greater housing choices, and produce urban densities that support walkable communities, local retail and commercial services, and efficient public transit.

Yet availability of these housing options is often few and far in between in many communities, hence the term “missing” middle housing.

PSRC conducted an analysis using King County assessor data for residential sales transactions to confirm whether and to what degree middle housing types can offer more affordable homeownership options in the local market.

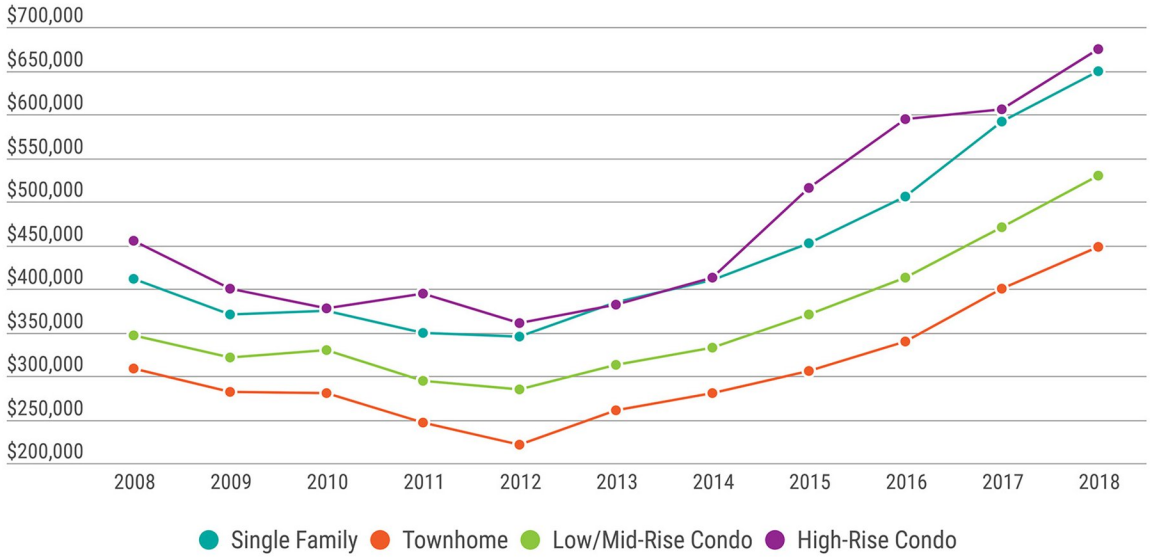
King County was chosen as a case study area, given a broader array of available housing types and larger sample sizes represented in its assessor sales database.

Residential sales transactions were categorized into four housing types — detached single family, townhomes (or attached single family), low/mid-rise condo, and high-rise condo. Mobile homes were excluded from the analysis. The distinction between low/mid-rise and high-rise condo was determined based on construction class (e.g., masonry, wood frame, and prefab steel was considered low/mid-rise; structural steel and reinforced concrete was considered high-rise).

Middle housing is more affordable than single-family

Over the past 10 years, the median sales prices of townhomes and low- to mid-rise condos were consistently and substantially lower than for single-family homes.

Median Sales Price by Housing Type, King County



Source: King County Assessor Database

Over the past calendar year, the median price for townhome sales recorded to date (through September 2018) was $448,000, 31 percent lower than the median price for single-family homes ($650,000).

The median price for low- to mid-rise condos was $530,000 or 18 percent lower than for single-family homes.

High-rise condos, which are some of the most cost-intensive projects to build, came in with the highest median price of $675,000.

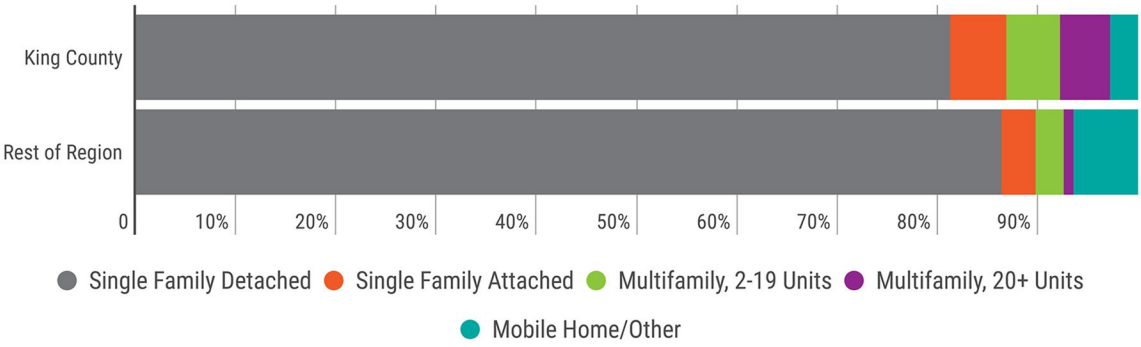
Unit square footage is a key factor behind these price differentials, as the typical townhome and especially condominium unit is smaller than the standard detached single-family home. But in many urban markets, demand is growing for affordable homeownership options within walkable neighborhoods well served by local retail and amenities.

Middle housing is small share of region's housing stock

An analysis of American Community Survey data shows that these middle housing options are indeed limited or "missing" from the region's homeownership market.

The region's ownership housing stock is dominated by traditional detached single-family housing.

Ownership Housing Stock by Housing Type



Source: 2017 American Community Survey

Detached single-family represents 81 percent of the ownership housing stock in King County, and 86 percent of the stock in Kitsap, Pierce and Snohomish counties combined.

Two housing types that best approximate middle housing — attached single-family homes (or townhomes) and multifamily structures with 2-19 units — comprise just 6 percent and 5 percent of King County's ownership stock, and even less (3 percent and 3 percent) across the balance of the region.

Addressing housing affordability in the central Puget Sound region requires a variety of tools and strategies to ensure people of all incomes have access to housing that meets their needs — and middle housing is part of this work.

Regional and local tools can help to promote and incentivize the development of more middle housing to provide more affordable homeownership opportunities. VISION 2050 provides an opportunity for the region to develop policies and actions to make sure middle housing won't be "missing" in the future.

Exhibit 3

TOYER STRATEGIC ADVISORS, INC.
DAVID TOYER, PRESIDENT
3705 COLBY AVE | SUITE 1
EVERETT, WA 98201
425-344-1523 | **toyerstrategic.com**

September 28, 2020

Community Development
Attn: Thaniel Gouk
City of Auburn
25 W. Main Street
Auburn, WA 98001

RE: APPLICANT REVISION TO CPA 20-0002 and REZ20-0002

Dear Mr. Gouk:

On behalf of our client, Westport Capital Investment, we are requesting that our application for a re-designation and rezone from R-7 to R-20 be amended to be proposed as being from R-7 to R-16. After a more extensive evaluation of the City's land use code, we believe that the R-16 zone would be more appropriate for the type of attached single-family and multiple-family housing options our client anticipates will be developed on its parcels in the future.

As you are aware, R-16 allows for duplex, attached townhome, and multiple-family uses, which mix of uses encourages the creation of missing middle housing that is owner and/or renter occupied. It is our client's intent that future development of this site accommodates a range of housing options. More specifically, attached single-family housing types as permitted under the R-16 zone provide affordable home ownership opportunities for a broader market segment that is otherwise not able to afford ownership in Auburn.

Attached you will find revised written statements (narratives) for the Applicant's comprehensive plan amendment and rezone proposals.

Should you have any questions, please do not hesitate to contact me at any time.

Sincerely,

David K. Toyer
President

Exhibit 4

TOYER STRATEGIC ADVISORS, INC.
DAVID TOYER, PRESIDENT
3705 COLBY AVE | SUITE 1
EVERETT, WA 98201
425-344-1523 | toyerstrategic.com

WESTPORT CAPITAL COMPREHENSIVE PLAN AMENDMENT
APPLICANT'S WRITTEN STATEMENT
[REVISED ~~JULY 17 SEPTEMBER 24~~ OCTOBER 14, 2020]

LOCATION

Applicant is the owner of six parcels, including 0004200013, 0004200019, 0004200025, 0004200024, 0004200022, and 0004200003 located adjacent to the eastern boundary of the Auburn Way North Corridor (I Street NE) and less than 1 mile east of the NW Auburn Manufacturing Village as shown in Figures 1 & 2:

Figure 1 – General Location Map

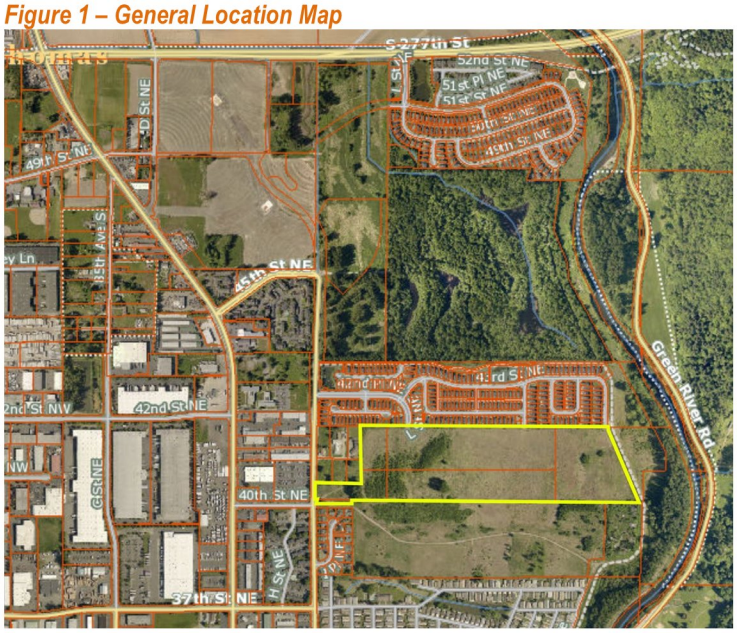
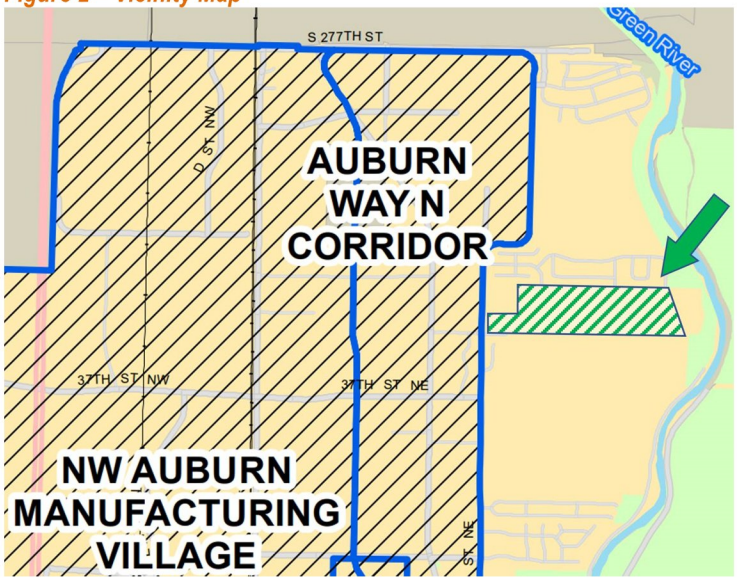


Figure 2 – Vicinity Map



EXISTING CONDITIONS

Applicant's parcels have the following current land use designation, which is also shown in Figure 4:

0004200013 – multiple family
0004200024 – single-family
0004200019 – multiple family
0004200022 – single-family
0004200025 – multiple family
0004200003 – single family

Figure 3 – Area Land Use Pattern Map

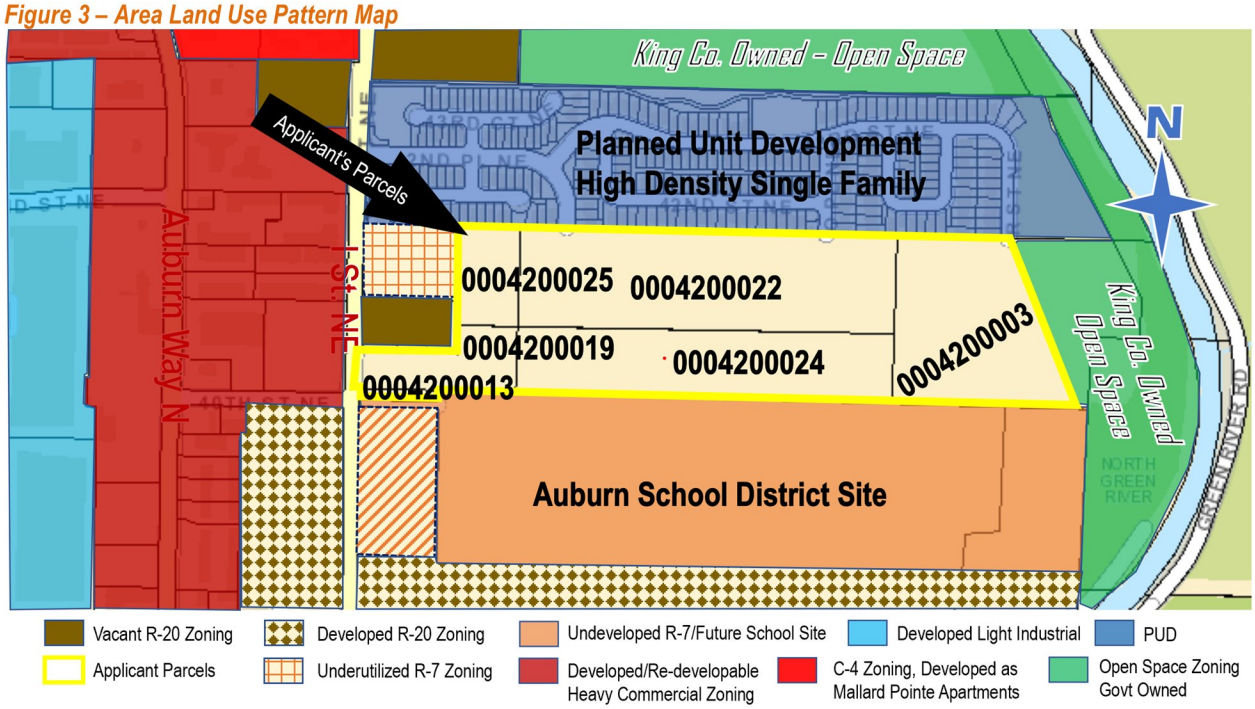


Figure 4 – Existing Land Use

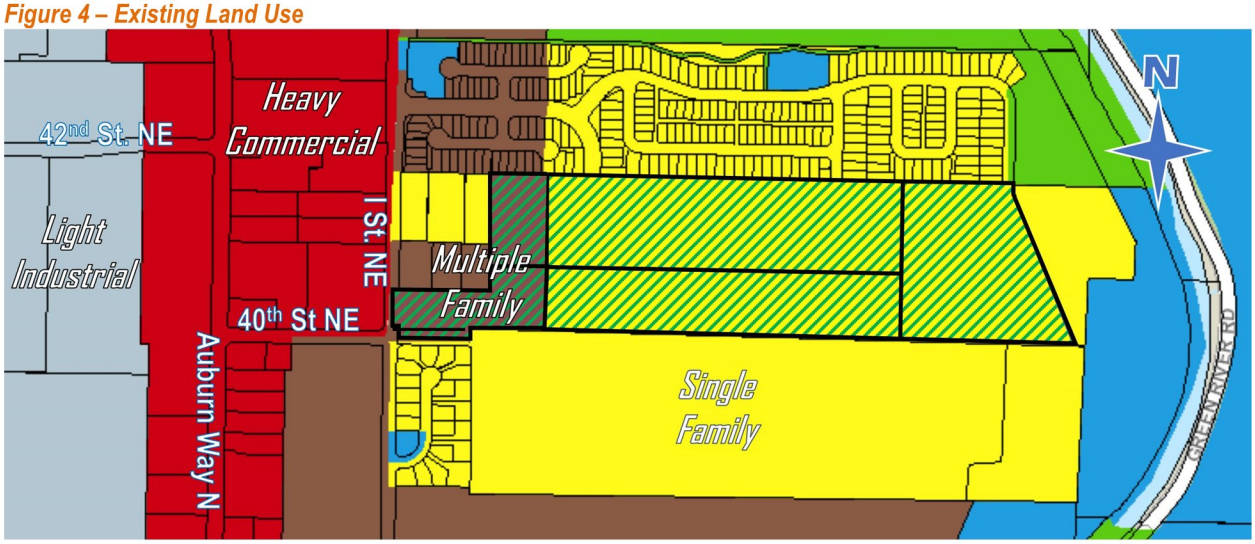
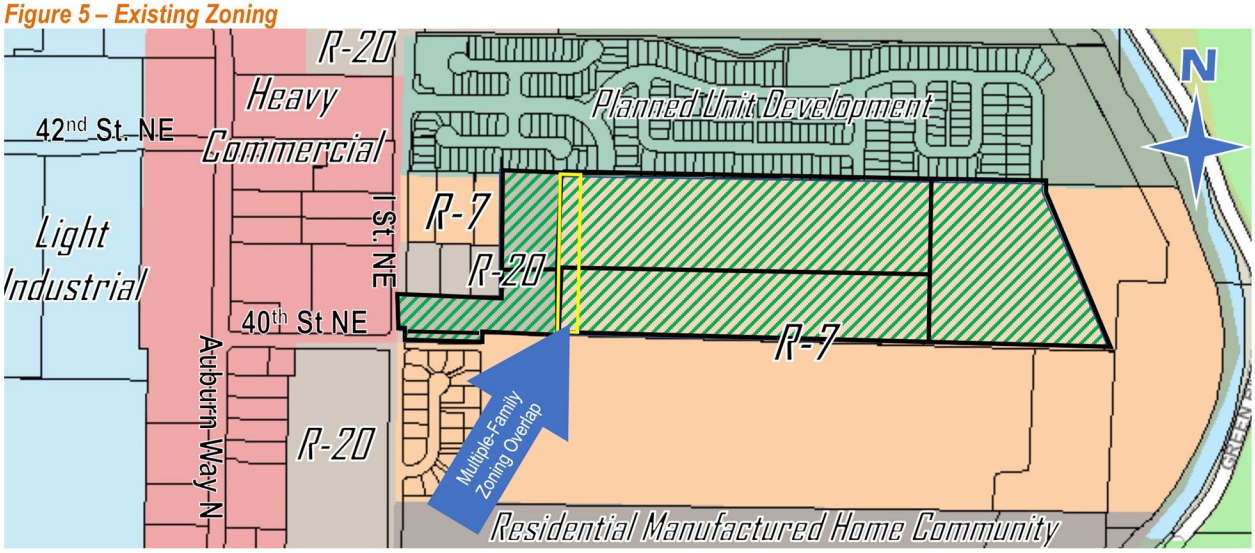


Figure 5 – Existing Zoning



LAND USE DESIGNATION REQUESTED

Applicant is requesting the land use designation be amended from Single-Family to Moderate Density Residential ~~Multiple-Family~~ (comprehensive plan amendment) concurrent with a rezone from R-7 to ~~R-20~~ R-16 (zoning map amendment) for all six of its parcels:

1. Re-designate 32.4 acres from "Single-Family" to Moderate Density Residential ~~"Multiple-Family"~~ which action will:

   - fix an inconsistency between the current single-family land use designation ~~(Single-Family)~~ and ~~current zoning (R-20) for~~ R-20 zoning that presently applied to 1.2 acres of Applicant's property as indicated by the blue arrow in Figure 4 above. The R-20 zoning for this area was established as part of Ordinance 4299 in 1988;

   - create a more appropriate transition between the existing residential areas (for example the PUD) and areas with higher intensity designations (R-20, Heavy Commercial);

   - result in a condition that multi-family apartments units be limited to the southern half of any future development of these parcels;

   - establish a needed mixture of multi-family, single family detached, and attached single family housing options within 1 mile of a key commercial corridor (Auburn Way N) and a significant area for employment (NW Auburn Manufacturing District); and

- create transit compatible densities within a half-mile of all-day transit services along Auburn Way N, which is consistent with local, county, and regional policies for land use, development patterns, etc.

WRITTEN STATEMENT

Applicant is required as part of its comprehensive plan application to submit a written statement to justify its proposal by demonstratinge its compliance with local, county, and regional comprehensive plan goals and policies. The following responds to the specific questions Applicant must answer in its written statement.

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

Applicant's parcels are part of small pocket of single-family designated lands that border a key, planned commercial corridor (Auburn Way N. Corridor) and an important employment district (NW Auburn Manufacturing Village).

~~This area of single family is~~ The majority of Applicant's parcels are surrounded by higher intensity land use designations, including Multiple-Family, Heavy Commercial, and Light Industrial. And the single-family designation ~~land use~~ immediately south of Applicant's site is owned by the Auburn School District and most likely to be a school site, not a single-family residential neighborhood.

~~Additionally, the~~ The proposed re-designation to moderate density residential would create a better transition between the Planned Unit Development to the north and higher intensity residential and commercial uses to the west and southwest.

~~northernmost portion of the area designated Single-Family is already developed with a high-density, single-family detached Planned Unit Development and a 1.2 acre portion of Applicant's three single-family designated parcels hasve been zoned R-20 zone despite having a land use designation of Single-Family.~~

The following assists in demonstrating how Applicant's the proposal furthers and is consistent with the comprehensive plan:

► **Applicant's proposal is consistent with the description and designation criteria for Moderate Density Residential ~~Multiple-Family~~ as follows:**

Description. Moderate Density Residential designated areas are planned to accommodate a variety of residential dwelling types. Varying intensities may be permitted to provide a transition between single-family residential and other more intensive uses or activities (such as arterial streets) based on adjacent density, intensity, and/or character. Appropriate densities in these areas generally range from 7 up to 20 dwelling units per acre. Dwelling types generally range from single-family dwelling to multiple-family dwellings, with larger structures allowed (within the density range) where offsetting community benefits can be identified.

Designation Criteria

1. Previously developed moderate-density residential areas; or
2. Areas that provide a transition between single-family and multifamily, single-family and nonresidential, multifamily and nonresidential zones or development that are adjacent and meet the development parameters of the Moderate Density Residential designation.

Applicant Discussion

The area features a mix of zoning ranging from R-7 to R-20 to Heavy Commercial. Existing multiple-family designated properties are located adjacent to single family properties, which does not promote appropriate density transitions. Applicant's proposal would improve the transition between the existing lower density residential uses and the surrounding higher intensity uses. ~~Two of~~ Applicant's ~~three~~ parcels have split zoning of R-20 and R-7. The current R-20 zone is the result of multiple-family zoning established pre-Growth Management Act (GMA)[2,3] in 1988 by Ordinance 4299, which zoning was carried forward in the City's subsequent GMA plans and zoning maps. ~~The allowance of R-20 (multiple family) zoning in this area was based on planning for uses that transition from more intense to less intense uses, as well as recognizing that areas designated for commercial and light industrial uses benefit from adjacent residential development.~~

In the 25 years since the first GMA comprehensive plan was adopted, the growth and employment targets in Auburn

have increased and land use designations and zones have since been modified to reflect regional policies that seek to hold the present Urban Growth Area boundary in place. This has resulted in the need for more and higher densities based on specific principals which include planning for these higher intensity residential uses ~~(multiple-family; R-20)~~ to develop within one-half mile of transit routes, adjacent to major commercial or mixed-uses areas (centers), and/or close to employment centers (and industrial centers).

Applicant's parcels adhere to those planning principals as it is proximate to all-day transit, a commercial corridor, and an significant employment district. ~~The extension of R-20~~ The redesignation to moderate density residential ~~of the Applicant's R-7 over the remaining portions of parcels 0004200022 and 0004200024, as well as 0004200003,~~ is consistent with the comprehensive plan's description and designation criteria for where moderate density ~~multiple family~~ uses should be placed.

► **Applicant's proposal is consistent with the comprehensive plan's stated 'Policies' for the Multiple-Family land use designation and Applicant's location can further result in consistency with the stated policy goals for the development regulations which implement the designation:**

LU-22 Development regulations should include density bonuses and flexible development standards that creation incentives for innovative site and building design, incorporation of open space and public art, nonmotorized connectivity to parks and commercial areas, proximity to transit services, supplemental natural resource protection, supplemental use of CPTED, and supplemental use of low-impact development techniques.

Applicant Discussion:
Re-designating the land use to ~~multiple family~~moderate density residential would promote and incentivize additional innovative site and building design techniques where such innovative design can be used to better incorporate open spaces that connect with and help supplement the adjacent natural resource areas around the Green River, as well as:

- provide nonmotorized connectivity to both (North Green River Park and the Green River Trail) and commercial areas (the Auburn Way N Corridor)
- locate affordable and accessible for sale detached and attached single-family units, as well as multiple-family housing options, *including opportunities for workforce housing*, within a half-mile proximity[1,2] of all-day transit services (Route 180)

Applicant emphasizes these points as they are key elements of successful, sustainable use of alternative modes of transportation and help overcome housing accessibility obstacles for workforce housing by reducing the combined housing + transportation costs as examined in detail within the Comprehensive Plan (Figure 24, Appendix B: City of Auburn Housing Needs & Characteristics Assessment, Berk & Associates, 2014).

LU-27 Provide a variety of housing typologies to suit the needs of various potential residents.

Applicant Discussion:

---

[1] The Puget Sound Regional Council's (PSRC) "Growing Transit Communities Strategy" address the need to create thriving and equitable transit communities in the region (including Auburn), describing transit communities on page 4 as "***generally the areas within a half mile radius of, or approximately ten-minute walking distance from, high-capacity transit stations, such as light rail, bus rapid transit, streetcar, and other major transit hubs***." Applicant's parcels are within ½ mile all-day transit services via Route 180.

[2] King County Metro Route 180 includes northbound stop (#57915) at 37th & Auburn Way N. and southbound stop (#58235) at 42nd & Auburn Way. This route provides frequent all-day service and includes night owl service, which specifically is critical to supporting transportation options for the workforce working shifts. Sidewalks within the future development can be extended to connect with existing sidewalks in the area to provide access to this service. Route 180 is an all-day route with "night owl" service and Route 180 is planned to convert to a RapidRide I line in 2023. Route 180 provides connections to Auburn Station, Kent Station, Burien, Sea-tac, and etc. And it ~~can connecting~~ connects riders to Sound Transit bus and commuter train services. ~~Route 180 connects to both the Auburn and Kent Transit Stations, plus offers riders opportunities to connect with Sound Transit bus and train services.~~ Route 180 is the type of transit route that supports businesses and workers throughout the Puget Sound.

The Applicant's proposed re-designation can support a variety of for sale single-family (attached and detached) and multiple-family housing typologies, including multi-plex (e.g. duplex, triplex and four-plex) units, detached single family homes, attached rowhouse/townhouse units, and multiple-family units, that ~~could~~ can meet the needs of a broad range~~several types~~ of future (and existing) residents ~~as the use matrix in Section 18.07.020 of the Auburn Municipal Code shows that the R-20 implementing zone permits both multiple family dwellings and attached townhomes~~.

Multiple family dwellings, multi-plexes, single family homes and attached rowhouse/townhomes are ~~flexible~~ housing typologies that promote flexibility in design and help create ~~that supply~~ needed "missing middle" housing[3] as identified by the PSRC – housing that can be renter or owner-occupied and which is affordable and accessible to a wide range of the existing and future population, including couples, young families, seniors, etc.

► **The consistency of Applicant's proposal with pages LU-2 and LU-3 of the comprehensive plan can be used in concert with the City's implementing development regulations to further Policies LU-2 and LU-6 as follows:**

LU-2 As the market and availability of utilities enable denser development to occur, standards should be developed to maximize density while preserving open space and critical areas.

Applicant Discussion:
This proposal would encourage development at medium to ~~higher~~ densities in an area where attached single-family and multiple-family housing is needed in the marketplace to promote home ownership and affordable housing; existing infrastructure exists (*and does not have to be extended long distances to serve less dense traditional development patterns*); and the specific site design flexibility of the ~~multiple-family~~moderate density residential land use designation can promote greater connectivity and access to open space and preservation of natural areas along the Green River.

LU-6 Cluster development is the preferred form of residential development in all residential designations with the goal of preserving natural areas, critical areas, and area that support low-impact development. Where clustering accomplishes these objectives, it should not come at the expense of lost development potential. Variances to lot size, lot dimensions, building height, and other bulk or dimensional standards should be utilized in order to create incentives that promote preservation.

Applicant Discussion:
By designating ~~this proposal~~ Applicant's parcels as moderate density residential ~~multiple-family~~, the City will be supporting greater site design flexibility that will promote the clustering of units and/or buildings in full recognition of the need to incentivize greater preservation of open space, natural areas, and critical areas. Secondarily this help to support and encourage improved access to the adjacent open space and trail corridors.

► **Applicant's proposal furthers and is consistent with the comprehensive plan, improve on the City's ability to respond to housing trends and needs as identified in the Housing Element, including the following:**

Page H-2 Trends in household size indicate that Auburn will need to ensure the availability of a variety of housing types to match the needs of both small and large households.

Applicant's requested land use designation will add for sale housing typologies that are needed to match the needs of couples, empty-nesters, seniors, workers, single parent families, and more.

Page H-2 Auburn's housing stock is older than average, and much of its rental housing stock is in fair or poor condition. Though housing is affordable in Auburn, the City could lose some of its most affordable rental housing as structures approach the ends of their useful lives.

Applicant's requested land use designation will short- and long-term help address housing needs and reduce the redevelopment pressures that can result in the loss of the City's most affordable rental housing. Adding attached single-

[3] A copy of the PSRC "Puget Sound Trends" addressing *"Missing Middle" Housing in the Region* is attached.

family and multiple-family housing options can help to reduce displacement cause by redevelopment of existing multiple-family areas as the market and economic conditions ~~are expected to~~ change over time.

Page H-4 A variety of housing choices can meet the needs of Auburn's residents of all ages and affordability levels, help residents maintain and retain their homes, and promote services and amenities that improve neighborhood livability.

Applicant's requested land use designation will increase housing choices for residents (and future residents) of all ages and affordability levels by expanding the overall "housing strata" that ~~is required to allow~~ supports residents ~~to~~ more easily transitioning between segments of the housing stock as they move up, down or laterally depending on their evolving needs and economic conditions. This change in the land use designation will also increase the availability of multi-plexes (e.g. duplex, tri-plex and four-plex), attached townhome, and multiple-family housing opportunities closer to areas where a variety of services (including access to commercial areas, public transit services, etc.) exists and where improved amenities can provide new and existing residents with greater access to trails, open space, etc. Many of the housing options to be available with this moderate density residential land use re-designation and concurrent request for R-16 zoning are more reasonably prices ownership options for a broader range of buyers in Auburn.

Page H-4 Well-planned housing can support Auburn's economic goals by making it attractive and possible for residents to live near their jobs and by serving as a source of customers to support commercial districts.

Applicant's requested land use designation will increase housing opportunities within one mile of a significant area for employment (NW Auburn Manufacturing Village) and within one-half mile of an identified commercial corridor (Auburn Way N. Corridor).

Page H-4 Housing in proximity to transit or mixed use projects can help reduce the need for costly infrastructure such as roads and sewers. Housing in proximity to a variety of transportation modes can increase a household's disposable income and savings by reducing household transportation costs.

Applicant's proposed land use designation would create housing within the "optimum" proximity (one-half mile) of all-day transit and reduce the need for more costly extensions of utilities to serve areas further out. This proposal would also help address the need to create housing opportunities in locations where the true cost of housing (housing + transportation costs) can be minimized.

► **Applicant's proposal furthers and is consistent with the goals of the Comprehensive Plan's Housing Element, including:**

H-4 Promote housing that meets the needs of Auburn's workforce, is located and designed to support affordable multi-modal transportation options, and contributes to a regional jobs-housing balance.

Applicant's proposed land use designation would promote housing to a greater number of those in the workforce[4,5] with housing needs that require access to non-motorized transportation options (including those for commuting). Doing this will further improve the region's jobs-housing balance.

H-10 Provide a land use plan and zoning that offers opportunities to achieve a variety of housing styles and densities for private and non-profit housing providers.

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[4] "Workforce housing" as defined in the King County Countywide Planning Policies, page 66:

> "Housing that is affordable to households with one or more workers. Creating housing in a jurisdiction implies the consideration of the wide range of income levels that characterize working households, from one person working at minimum wage to two or more workers earning the average county wage or above. There is a particular need for workforce housing that is reasonably close to the regional and sub-regional job centers and/or easily accessible by public transportation."

[5] See Comprehensive Plan Appendix B, *Exhibit 24*, Housing Needs & Characteristics Assessment, Berk & Associates, October 2014.

Applicant's proposed land use designation would allow for zoning that can add to the variety of housing styles and densities available in the City, including creating new opportunities for duplexes and attached townhomes that provide more affordable ~~owner occupied~~for sale housing choices.

H-17 Allow manufactured housing parks, transitional housing, and multi-family housing in appropriately zoned but limited areas.

Applicant's proposed land use designation would apply a land use designation to an area that should be zoned for "multi-family" housing based on the characteristics within the comprehensive plan. This will reduce the pressure to expand multiple-family housing zoning in other areas of the City which would be less proximate to employment, city utility services, commercial corridors, and regional open space.

H-23 Promote affordable housing that meets the changing demographic needs.

Applicant's proposed land use designation would enable the City to respond to housing demand with a greater range of affordable[6] for sale housing options, helping to address both changing demographic needs and changing economic circumstances (especially those expected as a result of the Pandemic).

► **Applicant's proposal is consistent with and will further the 'Goals' identified in the July 2014 "Community Vision Report" incorporated as Appendix A in the current comprehensive plan:**

1.2 Provide a variety of housing types that support a high quality of life for current residents and attract new residents to Auburn neighborhoods.

Applicant Discussion:
Re-designating Applicant's parcels to moderate density residential ~~multiple-family~~ will not negatively impact the quality of life for nearby, current residents as the area is presently adjacent to other higher intensity residential and non-residential uses. Further, this re-designation will:

- comply with existing city development regulations and design standards, including landscaping/buffering standards between single-family and multiple-family zone;
- provide greater access and connectivity to area commercial services and open spaces;
- reduce motorized travel distances[7] to commercial areas and employment opportunities and ease cumulative congestion for the greater area, as Applicant's proposal is within one-half mile of a key commercial corridor (Auburn Way N) and 1 mile of a significant portion of a major employment district (NW Auburn Manufacturing District); and
- create transit compatible densities within a half-mile of all-day transit services along Auburn Way N which will improve the sustainability of multi-modal transit options in the greater area

1.5 Ensure safe, well connected and accessible neighborhoods with healthy food, parks and local services in close proximity.

Addressed in earlier Applicant Discussions.

2.I "Mid-city" scale: Encourage higher density development that supports family living and mixed uses. Maintain height limitations that keep Downtown and other development to an appropriate scale.

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[6] "Affordable housing" as defined in the King County Countywide Planning Policies, page 63:

"Housing that is affordable at 30% or less of a household's monthly income. This is a general term that may include housing affordable to a wide range of income."

[7] It should also be pointed out that for non-transit travel, the area is within 1 mile of S. 277 Street and within 2 miles of SR 167 and the W. Valley Highway.

Addressed in earlier Applicant Discussions.

3.1 Develop an efficient, well-connected transportation system to support a variety of travel modes, including automobile, public transit, walking and biking.

Addressed in earlier Applicant Discussions.

3.3 Improve the safety, connectivity and quality of the bicycle and pedestrian networks and related facilities.

Addressed in earlier Applicant Discussions.

3.5 Improve public transit service throughout the City and better connect the City to the region for residents, visitors and businesses.

Addressed in earlier Applicant Discussions.

► **Applicant's proposal will further the City's efforts to capitalize on 'Opportunities' as identified in the July 2014 "Community Vision Report" incorporated as Appendix A in the current comprehensive plan:**

1.A Controlled, well planned growth: Actively manage Auburn's progression from a suburban to an urban community, focusing on planned growth and expansion. Give careful consideration to appropriate limits on density and building height, seeking community input along the way.

Applicant Discussion:
Applicant's proposed land use designation is consistent with the evolving planning needs of Auburn, which require continuous review to determine how to best progress from a suburban to urban community and ensure more affordable home ownership opportunities as it plans for additional forecasted growth.

Specific to building heights and scale, it is important to note that the area is presently bordered by more intense land use designations like Heavy Commercial, were building heights up to 75 feet are allowed. By contrast, a R-16 ~~multiple-family~~ zone would be limited to building heights up to 50 feet – the scale of which can be offset[8] by the separation required between, for example, the R-7 (single-family) and R-16~~20~~ (multiple-family) zones per the City's landscaping and setback requirements.

A ~~multiple-family~~ moderate density residential land use designation in this location can provide an appropriate transition (step-down) in building height and scale from the Heavy Commercial zone to the surrounding residential areas.

1.B Diverse housing types: Encourage a diverse mix of housing types throughout Auburn, including single family homes, multi-family housing and mixed-use development. Vary housing based on neighborhood context.

Addressed further in earlier Applicant Discussions.

1.C Walkable neighborhoods: Create walkable neighborhoods with safe, continuous sidewalks and accessible shopping, parks, amenities and centers of community activity nearby.

Addressed further in earlier Applicant Discussions.

1.E Senior housing: Encourage quality senior housing in town so residents are able to stay in the community.

Addressed further in earlier Applicant Discussions. ~~Multiple-family~~Moderate Density Residential is a flexible land use designation that can provide a more appropriate transition between land uses in this area and enable the creation of many

[8] It is common in many jurisdictions to allow increased building heights based on increase setbacks, which is typically done based on 1 additional foot of height for each additional foot of setback. Although the zones in land use designations of multiple-family have increased heights, they are required to have landscape buffers between their zone and adjacent single-family zones. Such buffering accomplishes the same type of "offset" to the scale of the building height.

types of senior housing, including single family units, mutli-plexes (e.g. duplexes, tri-plexes, four-plexes), attached rowhouse/townhomes, and multiple-family units.

1.F Homes for the middle class: Create opportunity for the development of homes for middle income families and individuals.

Addressed in earlier Applicant Discussions. The need to create "Missing Middle" housing, which includes a variety of multiple-family housing types, is in response to the growing needs of middle income families and individuals who are seeking more affordable housing ownership options combined with reduced transportation (commute) costs.

3.F Bicycle network: Address the gaps and barriers in the bicycle network. Create an expanded network of safe, connected bicycle facilities to improve travel between neighborhoods and to and from schools and commercial areas. Where possible, separate bike lanes and paths from roads.

Addressed further in earlier Applicant Discussions.

3.G Trail and park connections: Improve Auburn's system of trails and better connect existing parks and recreation areas and amenities. Build a pedestrian bridge across the White River to provide greater access to Game Farm Wilderness Park

Addressed further in earlier Applicant Discussions.

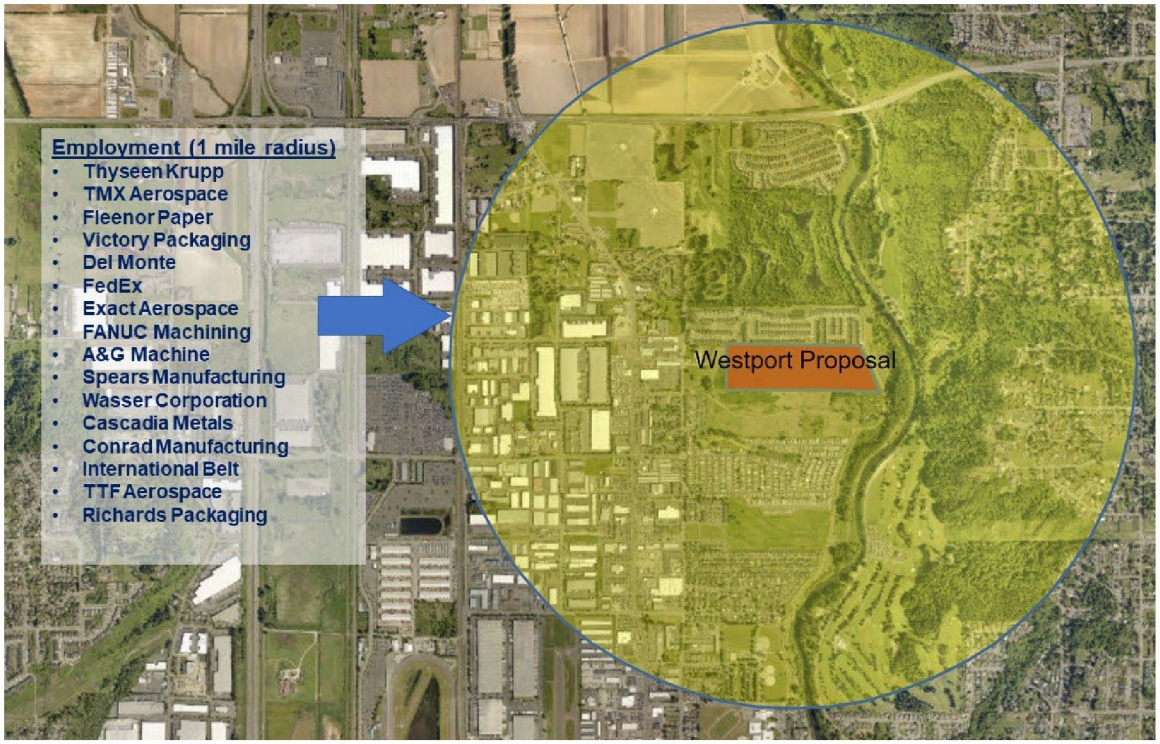
5.E Park and trails connectivity: Enhance accessibility to parks and open spaces (such as the greenbelt) through hiking and biking trails that provide recreation opportunities and connect to schools and neighborhoods. Close trail gaps and complete the Green River Trail.

Addressed in earlier Applicant Discussion. This designation furthers and is consistent with creating access from/between adjoining residential areas, the commercial corridor, and the Green River and Interurban trails.

► **Applicant's proposal will positively benefit the City's future economic development goals and strategies because of its location.**

Applicant Discussion:
The proximity of Applicant's proposed multiple-family land use designation will contribute toward the population density needed to encourage new investments in commercial development within the Auburn Way N. Corridor and along the future extension to I Street NE furthering several of the City's economic development goals and strategies.

Further, Applicant's proposal will create housing options within 1 mile of the Northwest Auburn Manufacturing Village where Exact Aerospace, Thyssen Krupp Aerospace, and TMX Aerospace are among a cluster of dozens of manufacturing, production, and distribution businesses – shown on the next page in Figure 5.



► **Applicant's proposal will further and be consistent with the Comprehensive Plan's Economic Development Element as follows:**

ED-1 City promotion of new industry shall be directed at attracting business that diversifies the City's tax base, offers secure, quality employment opportunities, is sensitive to community values, and promotes the development of attractive facilities.

Applicant's Discussion:
Applicant's proposal will create new ~~owner or renter~~for sale housing opportunities adjacent to strategic economic development areas as identified above. It would also provide the same number of multiple family units allowed under the current designations and strategically locate them further from established, lower density residential areas. Added housing options will help the City attract a workforce to support future business investments and reinvestments in these locations.

ED-16 Increasing the utilization of land for manufacturing and industrial land uses should be the City's preferred economic development and land use priority for industrially zoned areas of the City that are currently dominated by warehouse and distribution land uses. The City should promote and create incentives for new manufacturing and light industrial uses, and for the gradual conversion of existing warehouse and distribution land uses to manufacturing and sales tax generating land uses.

Applicant's Discussion:
Applicant's proposed land use designation in such close proximity to one of its older manufacturing areas will support the City's economic development strategy as the creation of more workforce housing can attract more skilled workers to the area, strengthening the core employers in the area and encouraging their expansion.

Just prior to the Pandemic, Bank of America's Global Research division released a report on global supply chains, which concluded that re-shoring of manufacturing was increasing at a faster pace due to a combination of global factors. However, it also pointed out that there were roughly 400,000 jobs unfilled in manufacturing nationwide – an economic development challenge that has catapulted workforce development and recruitment to top of list in many areas.

This region's manufacturing base is highly technical in nature and it requires a highly skilled workforce. Even with the impacts caused by the Pandemic there will be a long-term need in the region for communities to attract skilled workers – a workforce whose incomes and housing needs vary greatly.

Thus, those communities with a greater range of housing types available in proximity to area industrial districts and centers will be positioned to achieve greater results in their Business Retention & Expansion (BRE) programs, as well as their business recruitment efforts.

ED-17 To support continued sales tax revenue growth opportunities in the City, those areas currently dominated by existing warehouse land uses that abut existing commercial retail areas, and that could take advantage of this proximity to realize substantive value by changing to commercial retail uses, should be considered for changes in the Comprehensive Plan and zoning designations that would facilitate the conversion of these properties to commercial retail use.

Applicant's Discussion:
Applicant's requested land use designation of moderate density residential ~~multiple-family~~ will lead a greater concentration of population density, which is a key supportive component to encouraging new retail within emerging and transforming commercial areas.

ED-23 Utilize the future extension of I Street NE as an economic development opportunity. Development of I Street NE should establish it as a stand-alone corridor and not a "back side" to Auburn Way North. Conditional use permit applications for commercial uses and nursing homes along this corridor, whose impacts can be adequately mitigated, should be supported.

Applicant's Discussion:
Applicant's requested land use designation of moderate density residential ~~multiple-family~~ immediately east of I Street is consistent with and will further this economic development strategy by providing a greater density of missing middle housing to support commercial uses, as the housing ~~that is~~ would be within a very walkable distance of commercial development~~,~~ and housing ~~that can~~ could support segments of the workforce that ~~need multiple-family~~ desire owner and renter housing options proximate to ~~and access to the~~ the nearby transit system.

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

Applicant Discussion:
Applicant's proposal is not a development specific request and the action to re-designate and rezone the Applicant's property is not the final decision. Any future development will require a separate land use process. As potential impacts from an increase in density are discussed it's important to keep in perspective that that latter land use process is where the City applies regulations identify the impacts of the specific development impacts and require appropriate mitigation.

In general, Applicant's proposal would increase demand for services, including additional demand for sewer, water, transportation, and public services (such as emergency services). But any future development would also not be approved unless capacity was available at the time of development or the project's impacts were mitigated.

While the increased demand for services is often only viewed in the negative, the following points reflect on how the Applicant's proposal furthers and is consistent with the portions of the City's comprehensive plan referring to services. In sum, Applicant believes that its proposed land use designation will require increased services, but through the imposition of the City's development regulations which require development to mitigate impacts, the capacity of the City to provide adequate services will not be diminished.

► **Designating the Applicant's property as multiple-family would support more efficient utility service delivery and improve the ratio of ratepayers per acre.**

Applicant Discussion:
The Applicant's parcels are already adjacent to existing water, sewer, natural gas, and fiber utilities. The designation of this location as moderate density residential ~~multiple-family~~ will allow for more efficient service delivery by reducing both the service area and the distance over which utility infrastructure must be placed. Additionally, increased density will improve the ratio of rate payers per lineal foot of infrastructure ~~acre~~ which can better support long-term maintenance and operations costs, plus reduce the total amount of infrastructure that will one day require replacement. The residential

property adjacent to Applicant's site (to the south) is owned by the School District and is anticipated to be a school. At least a portion of the potential students anticipated from a project like this could be accommodated by the additional of a future school to the south.

The requested land use designation as implemented through the City's development regulations furthers and can be consistent with Policy LU-1, H-4, CF-2, CF-4, CF-7 and CF-11[9] of the City's comprehensive plan.

- **Designating the Applicant's property for multiple-family would contribute impact fees and result in an improved assessed value per acre.**

Applicant Discussion:
Increased needs for fire and police can be mitigated through impact fees, as well as compliance with improved fire and building codes; site design and aesthetic techniques (lighting, landscaping, etc.) that promote safer neighborhoods; and a greater concentration of assessed value per square foot, which supports a more stable tax base over the long-term.

The requested land use designation as implemented through the City's development regulations furthers and can be consistent with Policy LU-1, H-4, CF-2, CF-4, CF-7 and CF-11 of the City's comprehensive plan.

- **Specific to transportation, a traffic impact analysis performed by Gibson Traffic Consultants (Gibson Analysis) was prepared and submitted with this application. This study concluded:**

Applicant Discussion:
The existing land use designation and zoning for Applicant's three parcels would allow for as many as 218 single-family detached homes. According to the Gibson Analysis, Applicant's proposed re-designation and rezone of the three parcels currently zoned R-7 to the maximum density allowed by code (under an R-20 scenario) would allow for *as many as* 624 multi-family units resulting in an increase of 1,337 daily trips, 64 AM peak hour trips and 59 PM peak-hour trips.

It is important to note that this is a worse-case analysis based on the maximum density allowed in the R-20 whereas Applicant's proposal seeks R-16 zoning with a cap on the ~~actual projects typically have less than the~~ maximum density ~~would be less due to the~~ to encourage a broader range ~~types~~ of housing options ~~allowed and the nature of~~ more compatible to this site's ~~as a result of site~~ constraints, infrastructure, open space, etc. and location to adjacent neighborhoods.

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[9] CF-2 Encourage development where new public facilities can be provided in an efficient manner.

H-4: Promote housing that meets the needs of Auburn's workforce, is located and designed to support affordable multi-model transportation options and contributes to a regional jobs-housing balance.

CF-6 New connections to the City's sanitary sewer, water and/or storm drainage systems, shall contribute their fair share toward the construction and/or financing of future or ongoing projects to increase the capacity of those systems.

CF-7 The City shall encourage and approve development only where adequate public services including police protection, fire and emergency medical services, education, parks and other recreational facilities, solid waste collection, and other governmental services are available or will be made available at acceptable levels of service prior to project occupancy or use.

CF-11 No new development shall be permitted unless the facilities specified in each facility plan are available or can be provided at a level adequate to support the development. The adequacy of facilities shall be determined by the following:

1. An adopted system plan
2. Policy guidance as provided in the City Capital Facilities Plan
3. Appropriate engineering design standards as specified in applicable City plans, codes, and manuals as approved by the City Engineer
4. Environmental Review standards (adequacy includes the absence of an unacceptable adverse impact on a public facility system)
5. Case-by-case evaluation of the impacts of a proposed development on public facilities systems, first to determine the minimum level of facilities necessary to support the development, and second to determine a proportionate share of the system to be developed or financially guaranteed before approving the development

The proposed concurrent rezone to R-16 would allow up to 601 units for the entire 37.6 acres; however the Applicant has agreed with the rezone all six of its parcels to R-16 ~~zoning with~~ to a maximum density of 12 du/acre (+/- 10%) ~~and duplexes, attached townhomes, and/or~~ no more than 125 multiple-family units. This would be below the maximum impact analyzed by Gibson.

~~The~~ Gibson ~~analysis~~ found that the level of service analysis of the highest potential density (R-20) of 624 units showed ~~that~~ the intersection of I Street NE at 42nd Street NE will operate at acceptable LOS C with the existing and proposed rezone. However, the intersection of I Street NE at 40th Street NE is likely to require some level of improvement, but can operate at an acceptable level of service with the rezone and with improvements.

~~More important to note the Gibson Analysis found that the proposed designation and zoning for multiple-family:~~

- ~~Only resulted in two intersections exceeding the threshold requiring a added analysis of PM peak-hour trips~~
- ~~That additional analysis showed both intersections could operate at an acceptable level of service with restriping~~
- ~~Average daily trips for I Street NE (classified as a minor arterial) fell within the acceptable range for minor arterials~~

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

Applicant Discussion:
Two of Applicant's three R-7 parcels have split zoning ~~as a result of~~ resulting from a rezone that was granted by Ordinance 4299 in 1988. Therefore, the portions of the two parcels with R-20 zoning are presently ~~not~~ inconsistent the current single-family land use designation. To create consistency between the comprehensive plan and zoning map, the land use designation should be changed appropriately to reflect the zoning that has already been established.

In looking at how best to resolve this inconsistency, the Applicant has identified objectives, policies, community visioning and more (*see Applicant's Discussion to questions #1 and #2 above*) which strong suggests that the assumptions by which this area was designated single-family were incorrect.

Further, since the single-family designat~~edion~~ property to the south of Applicant's parcels is owned by the Auburn School District and very likely to become a future school site, the assumptions within the existing comprehensive plan that this area would become single family residential housing ~~is~~ are not valid. Therefore, Applicant believes the City should review its requested change on the grounds~~in light of~~:

- The requested change in land use designation to moderate density residential ~~multiple-family~~ would not be inconsistent with future single-family land use to the south, as this is very likely to become a school.
- The development of a school south of the Applicant's parcels would thus remove residential capacity from the City's comprehensive plan, which could be made up by the designation of Applicant's parcels as moderate density residential ~~multiple-family~~.
- This "reallocation" of housing density to Applicant's parcel would further limit the need to account for added density in a different location where infrastructure may be less capable of handling such density.

Applicant believes that applying the land use designation of multiple-family across all its parcels will correct an inconsistency and ~~correctly~~ support needed housing options ~~plan for development in this~~ in accordance with the broader policy direction of the Comprehensive Plan.

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;

Several changes in conditions and circumstances have occurred since the adoption of the latest amendments to the

Comprehensive Plan's land use designations, including:

- The continued, chronic lack of housing options to effectively create enough housing diversity to improve the area jobs-to-housing imbalance and provide housing options within closer proximities to employment districts
- The passage of I-967 and the resulting impacts to transportation projects and transit services, which
    - heightens the need to re-examine opportunities to locate density near major transportation and transit corridors
    - creates a greater and more urgent need to emphasize housing density that is within one-half mile of major transit routes to provide stable ridership that can support transit operations
    - suggests more emphasis needs to be placed on creating diverse housing options near areas with a concentrated cluster of employment
- A Pandemic that has dramatically impacted the economic condition of all businesses, individuals, and governments, which is likely to result (short and long term) in greater market demand for housing options that are more affordable, closer to places of employment, and near major recreation amenities (like regional and sub-regional trail systems).
- The final stages leading to the adoption of a new regional plan (PSRC VISION 2050) which continues to emphasis a Regional Growth Strategy that recommends King County's core cities like Auburn collectively accept 40% of the forecasted population growth to 2050 (up from 22% in VISION 2040)

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;

This is *not applicable*. The proposed change in land use designation does not result from a question of consistency between Auburn's comprehensive plan and either RCW 36.70A, the countywide planning policies (King County) or Vision 2040.

However, in reviewing the Countywide Planning Policies (King County), as well as the Multi-County Planning Policies (MPPs) within the existing Vision 2040 and the proposed Vision 2050, Applicant has identified significant policy support for its proposed land use change.

► **Applicant's proposal is consistent with and furthers the Vision & Framework for the year 2030 as identified in the Countywide Planning Policies (King County), including:**

Page 6 Vibrant, diverse and compact urban communities.

Within the Urban Growth Area little undeveloped land now existing and urban infrastructure has been extended to fully serve the entire Urban Growth Area.

Development Activity is focused on redevelopment to create vibrant neighborhoods where residents can walk, bicycle or use public transit for most of their needs. Improvements to infrastructure now focus on maintaining existing capacity as opposed to extending the infrastructure into previously unserved areas. Because of the innovations developed in public and private partnerships, there is still ample capacity to accommodate the planned population and employment growth targets within the Urban Growth Area.

Applicant Discussion:
Applicant's proposed moderate density residential ~~multiple-family~~ land use designation furthers and is consistent with this county-wide vision, specifically as it will focus on "maintaining" existing utility capacity (as opposed to extensions of utilities,

roads); providing connectivity and access to transit; and ensuring that existing Urban Growth Areas can support future population density allocations and not just current allocations – *this latter policy directive is especially important as PSRC is considering the final draft of VISION 2050 and new allocations of forecasted growth*.

► **Applicant's proposal is consistent with and furthers the following countywide planning policies for King County:**

EN-16 Plan for land use patterns and transportation systems that minimize air pollution and greenhouse gas emissions, including:

- Maintaining or exceeding existing standards for carbon monoxide, ozone, and particulates;
- Directing growth to Urban Centers and other mixed use/high density locations that support mass transit, encourage non-motorized modes of travel and reduce trip lengths;
- Facilitating modes of travel other than single occupancy vehicles including transit, walking, bicycling, and carpooling;
- Encouraging new development to use low emission construction practices, low or zero net lifetime energy requirements and "green" building techniques; and
- Increasing the use of low emission vehicles, such as energy efficient electric-powered vehicles.

Applicant Discussion:
Applicant's parcels' proximity to a commercial corridor and employment district, plus its location within one-half mile of all day transit service support would benefit from the moderate density residential ~~multiple-family~~ land use designation as such designation would create densities needed to support and sustain transit, and encourage the use of non-motorized modes of travel, including walking, bicycling, and carpooling. They would also locate owner-occupied housing options (such as duplexes and attached townhomes) within walking distance of transit options, providing the workforce with more opportunities to locate closer to employment areas or alternatives methods of commuting.

DP-2 Promote a pattern of compact development within the Urban Growth Area that includes housing at a range of urban densities, commercial and industrial development, and other urban facilities, including medical, governmental, institutional, and educational uses and parks and open space. The Urban Growth Area will include a mix of uses that are convenient to and support public transportation in order to reduce reliance on single occupancy vehicle travel for most daily activities.

Addressed in greater detail in earlier Applicant Discussions.

DP-3 Efficiently develop and use residential, commercial, and manufacturing land in the Urban Growth Area to create healthy and vibrant urban communities with a full range of urban services, and to protect the long-term viability of the Rural Area and Resource Lands. Promote the efficient use of land within the Urban Growth Area by using methods such as:

- Directing concentrations of housing and employment growth to designated centers;
- Encouraging compact development with a mix of compatible residential, commercial, and community activities;
- Maximizing the use of the existing capacity for housing and employment; and
- Coordinating plans for land use, transportation, capital facilities and services

Addressed in greater detail in earlier Applicant Discussions.

H-4 Provide zoning capacity within each jurisdiction in the Urban Growth Area for a range of housing types and densities, sufficient to accommodate each jurisdiction's overall housing targets and, where applicable, housing growth targets in designated Urban Centers.

Addressed in greater detail in earlier Applicant Discussions.

H-9 Plan for housing that is accessible to major employment centers and affordable to the workforce in them so people of all incomes can live near or within reasonable commuting distance of their places of work. Encourage housing production at a level that improves the balance of housing to employment throughout the county.

Addressed in greater detail in earlier Applicant Discussions.

H-10 Promote housing affordability in coordination with transit, bicycle, and pedestrian plans and investments and in proximity to transit hubs and corridors, such as through transit oriented development and planning for mixed uses in transit station areas.

Addressed in greater detail in earlier Applicant Discussions.

T-5 Support countywide growth management objectives by prioritizing transit service to areas where existing housing and employment densities support transit ridership and to Urban Centers and other areas planned for housing and employment densities that will support transit ridership. Address the mobility needs of transit-dependent populations in allocating transit service and provide at least a basic level of service throughout the Urban Growth Area.

Addressed in greater detail in earlier Applicant Discussions.

► **Applicant's proposed land use designation furthers and is consistent with the following Vision 2040 goals and policies:**

Vision 2040 Goals & Policies[10]

Main Goal The region will promote the efficient use of land, prevent urbanization of rural and resource lands, and provide for the efficient delivery of services within the designated urban growth area.

MPP-DP-2: Encourage efficient use of urban land by maximizing the development potential of existing urban lands, such as advancing development that achieves zoned density.

MPP-DP-4: Accommodate the region's growth first and foremost in the urban growth area. Ensure that development in rural areas is consistent with the regional vision.

MPP-DP-14: Preserve and enhance existing neighborhoods and create vibrant, sustainable compact urban communities that provide diverse choices in housing types, a high degree of connectivity in the street network to accommodate walking, bicycling, and transit use, and sufficient public spaces.

MPP-DP-35: Develop high quality, compact urban communities throughout the region's urban growth area that impart a sense of place, preserve local character, provide for mixed uses and choices in housing types, and encourage walking, bicycling, and transit use.

MPP-DP-36: Provide a wide range of building and community types to serve the needs of a diverse population.

[10] VISION 2040 addresses the benefits of density on page 48 of the plan, "Both high urban density and low-density development have costs and impacts. Low-density development, especially urban sprawl, is costly to serve, can fragment and covert resources lands and environmentally significant areas, and is challenge to serve with transportation beyond driving along. While higher density areas can experience more localized pollution and noise, compact built environments, where businesses, housing, shopping, and entertainment are in closer proximity, produce a number of benefits. These benefits include reducing demand on services (including water and energy supply), having fewer impervious surfaces (which is a factor in reducing the amount of urban run-off), and providing opportunities for economic development through infill and redevelopment.

MPP-H-1: Provide a range of housing types and choices to meet the housing needs of all income levels and demographic groups within the region.

MPP-H-2: Achieve and sustain — through preservation, rehabilitation, and new development — a sufficient supply of housing to meet the needs of low-income, moderate-income, middle-income, and special needs individuals and households that is equitably and rationally distributed throughout the region.

MPP-H-4: Develop and provide a range of housing choices for workers at all income levels throughout the region in a manner that promotes accessibility to jobs and provides opportunities to live in proximity to work.

► **Applicant's proposed land use designation furthers and is consistent with the following Vision 2050 goals and policies that are awaiting the Executive Board's final approval:**

MPP-RGS-5 Ensure long-term sustainability of the urban growth area consistent with the regional vision.

MPP-RGS-6 Encourage the efficient use of urban land by optimizing the development potential of existing urban lands and increasing density in the urban growth areas in locations consistent with the Regional Growth Strategy.

MPP-DP-1 Develop high-quality, compact urban communities throughout the region's urban growth area that impart a sense of place, preserve local character, provide for mixed uses and choices in housing types, and encourage walking, bicycling, and transit use.

MPP-DP-2 Reduce disparities in access to opportunity for the region's residents through inclusive community planning and targeted public and private investments that meet the needs of current and future residents and businesses.

MPP-DP-54 Tailor concurrency programs for centers and other subareas to encourage development that can be supported by transit.

MPP-H-1 Plan for housing supply, forms, and densities to meet the region's current and projected needs consistent with the Regional Growth Strategy and to make significant progress towards the jobs/housing balance.

MPP-H-2 Provide a range of housing types and choices to meet the housing needs of all income levels and demographic groups within the region.

MPP-H-5 Promote homeownership opportunities for low-income, moderate-income, and middle-income families and individuals while recognizing historic inequalities in access to homeownership opportunities for communities of color.

MPP-H-6 Develop and provide a range of housing choices for workers at all income levels throughout the region that is accessible to job centers and attainable to workers at anticipated wages.

MPP-H-8 Promote the development and preservation of long-term affordable housing options in walking distance to transit by implementing zoning, regulations, and incentives.

MPP-T-14 Increase the proportion of trips made by transportation modes that are alternatives to driving alone, especial to and within centers and along corridors connecting centers, by ensuring the availability of reliable and competitive transit options.

MPP-T-15 Prioritize investments in transportation facilities and services in the urban growth area that support compact, pedestrian- and transit-oriented densities and development.

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;**

Yes. Applicant believes it was an oversight to have a portion of its parcels zoned for R-20 (multi-family) without a consistent land use designation in the comprehensive plan. Thus, Applicant believes this and other factors justify considering re-designation to Applicant's six parcels to a land use designation of moderate density residential ~~multiple-family~~ from Single-Family with a concurrent rezone of all six of its parcels to R-16.

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;**

Yes. Surrounding properties to the immediately to the west and southwest are ~~already~~ designated multiple-family and other more intense designations, including ~~. Additional~~ sites to the west that are designated as Heavy Commercial and Light Industrial.

An existing development to the north is designated as single-family and has been developed as a Planned Unit Development (PUD), a higher intensity single family use, which PUD is already partially surrounded on its west, north and south property lines by parcels designated~~ion~~ multiple-family.

The property immediately south of the Applicant's is designated for single-family use, but is owned by the Auburn School District and highly likely to be a future school (institutional/public use) and not lower density single-family uses.

Thus, the designation of Applicant's parcels as moderate density residential ~~multiple-family~~ would be consistent with adjacent land uses, provide a more appropriate transition between land uses, and further the comprehensive plan. See ***Figure 3***, page 2.

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

Yes. See earlier answer to Question 4 regarding the change in conditions since these parcels' land use designation become effective. This includes, among other things, Initiative 967, the Pandemic, and the forthcoming Vision 2050.

7. Identify anticipated impacts from the proposed change.

~~The change to the multiple-family land use designation from single-family could allow *as many as* 406 additional housing units over the existing designation.~~ Potential impacts of this change include increased demands for utilities, city services, schools[11], and transportation infrastructure. However, the City's existing development regulations, concurrency programs, and SEPA would require the identification of project specific impacts and, if necessary, require any impacts be mitigated provide to development to ensure adequate services.

Any future development of this site as moderate density residential ~~multiple-family~~ (R-16 zone) would be required to contribute system improvement charges (water/sewer) and impact fees (traffic, parks and schools) to offset impacts to services. Additional density at this location would ultimately provide a greater concentration of these contributions to the services and utilities specific to this area.

Parcel 0004200003 (furthest parcel east~~east of Applicant's parcels~~) has portions of the site within the 100-year floodplain (see attached map). Regardless of whether or not this parcel is developed in the future as single- or multiple-family, this area will need to comply with the City's regulations for flood zones, which changes are being considered presently to comply with the latest FEMA requirements.

8. Identify the implementing zoning designation to be requested

~~R-20~~ R-16 zone

[11] In general student generation rates for multiple-family developments are lower than single-family developments. Specifically, the most current Six Year Capital Facility Plan we found online (2017 to 2023) confirms that the Auburn School District experiences a lower student generation rate from multiple-family developments.

9. Discuss how the proposed change is consistent with the comprehensive plan designations of surrounding properties

The applicant's proposal to designate the site moderate density residential ~~multiple-family~~ is consistent with the surrounding land uses and serves as an appropriate transition between other higher density residential uses and adjacent heavy commercial development land use designation for the Auburn Way N. Corridor, extending to the west side of I Street NE.

Designation as moderate density residential ~~multiple-family~~ will ensure this site is developed consistent to adjacent uses and consistent with providing a transition between residential and non-residential uses. The existing Planned Unit Development immediate north of Applicant's parcels already shares approximately 30% of its border with ~~the~~ parcels that have the Multiple-Family land use designation

~~Further it~~Th proposed re-designation to moderate density residential will provide more transit supportive densities for the transit service within one-half mile of the site, encourage new commercial development along Auburn Way N. and I Street NE, and provide ~~owner and/or renter~~for sale and rental housing options that can ~~encourage~~ support additional economic development activity within the NW Auburn Manufacturing Village.

10. Discuss how the adopted City of Auburn utility plans and capital improvement programs support the change.

Based on a review of the City's interactive capital improvements map, there do not appear to be any pending capital improvement needs in this area, but there was a stormwater replacement project (CP1823) south of I Street NE at 35th which was completed in 2018.

Police

Based on a review of information available from the City's website there were not any level of service issues identified. Some additional police services may be required to serve an increase in population, but needs are likely to be based on multiple projects over a wide area.

Fire & EMS

Valley Regional Fire Authority (VFRA) recently adopted a Strategic Plan for 2020-2025, which has prioritized an update to its capital facilities plan. Based on a review of information available online from VFRA no immediate level of service issues were identified. The re-designation of this property in 2020 may potentially be completed before the final adoption of that plan. If not, future updates to the VFRA Capital Facilities Plan would be able to identify capital needs related to potential new development.

In Auburn, impact fees are charged per housing unit for Fire and EMS. Based on the current impact fee schedule, development under a moderate density residential ~~multiple-family~~ land use designation would generate as much as $125,000 ~~more~~ in impact fees than development under the existing Single-Family designation.

Water

The applicant's site is served by water and only developer extensions of the system would be required.

Based on a review of the City's October 2015 Water Comprehensive Plan on page 4-23:

> **Valley Service Area:** SFR is not expected to increase substantially in the Valley Service Area. *All population growth was allocated to MFR.* The majority of MFR development is expected to occur in the Valley floor, especially in the urban center/Downtown Auburn. The City expects limited SFR infill on the Valley, however, the magnitude and timing of the infill is unknown and therefore not considered in the demand projections.

Subsequently there does not appear to be any level of service issues or deficiencies in the Valley water service area, which is planned to support nearly 29,000 equivalent residential units (ERUs) by 2035. Further, according to the water

comprehensive plan, water PSI in the area is greater than 80 and a 10"-16" water line is in I Street NE.

Sewer

Sewer for this site is planned to connect to the City's system to the north. The City requested a preliminary feasibility analysis of the Auburn 40 pump station, which analysis revealed that if developed at the maximum rezoned density, the pump station would not be able to handle the additional peak flows and upgrades were likely needed to the pump, gensat, controls and electrical equipment. Future development of this site would be required to complete a more specific analysis based on its proposal, as well as be required to complete improvements, if necessary, prior to build out.~~This site is in the Valley Sewer Basin. Unlike development in other areas is would not require large capital investments in costly new sewer extensions and/or pump stations. Sewer exists in I Street NE and would be extended east to the development and future served by a gravity line. The area is served by gravity sewers that directionally flow south on I Street NE to the gravity sewers in 37th ST NE to the main conveyance for King County.~~

~~Based on a review of 2015 Sewer Comprehensive Plan there do not appear to be any level of service issues or future capacity issues in this area. Also, this area has only a moderate I/I rating and is not located in one of the areas more prone to be impacted by flooding.~~

Transportation

An extension of I Street NE from 45th Street NE to S. 277th Street has been identified within the current Transportation Improvement Plan (TIP). This project is schedule for 2022 and is funded by $6.76 million in developer contributions.

Applicant's proposed land use designation change may result in new development that can further contribute to these and other localized improvements in the road system. For example, based on current traffic fees, a plat of 218 single family detached homes would generate $1.17 million in impacts fees while a multiple family development would generate $1.5 million.

The existing zoning of Applicant's ~~three parcels would allow for as many as~~six parcels would allow up to 125 multiple-family units and 218 single-family detached homes. At the request of the City, an analysis was completed by Gibson Traffic Consultants to identify a worse-case scenario. According to Gibson, ~~the~~ a proposed re-designation and rezoning of Applicant's project would allow for *as many as* 624 multi-family units if the current R-7 area were rezoned to R-20, which would resulting in an increase of 1,337 daily trips, 64 AM peak hour trips and 59 PM peak-hour trips.

It is important to note that this is a worse-case analysis based on the maximum density allowed whereas actual projects typically have less than the maximum density as a result of site constraints, infrastructure, open space, etc.

The Gibson analysis found that at the highest potential density (the R-20 scenario) the level of service at the intersection of I Street NE at 42nd Street NE will operate at acceptable LOS C with the existing and proposed rezone. However, the intersection of I Street NE at 40th Street NE is likely to require some level of service improvement, but it can operate at an acceptable level of service with the rezone ~~and with~~ subject to improvements.

~~More important to note the Gibson Analysis found that the proposed designation and zoning for multiple-family:~~

- ~~Only resulted in two intersections exceeding the threshold requiring a added analysis of PM peak-hour trips~~
- ~~That additional analysis showed both intersections could operate at an acceptable level of service with restriping~~
- ~~Average daily trips for I Street NE (classified as a minor arterial) fell within the acceptable range for minor arterials~~

Storm Drainage

Based on a review of the 2015 Storm Drainage Comprehensive Plan, I Street NE would occasionally flood due to issues with the City's infiltration system near 32nd Street NE. Identified within the plan as projects 4A and 4B improvements were completed in 2018 according to the City's interactive CIP map.

Atttachments – Maps

TOYER STRATEGIC ADVISORS, INC.
DAVID TOYER, PRESIDENT
3705 COLBY AVE | SUITE 1
EVERETT, WA 98201
425-344-1523 | toyerstrategic.com

WESTPORT CAPITAL REZONE REQUEST
APPLICANT'S WRITTEN STATEMENT
[REVISED ~~JULY 17 SEPTEMBER 24~~ OCTOBER 14, 2020]

LOCATION

Applicant is the owner of six parcels, including 0004200013, 0004200019, 0004200025, 0004200024, 0004200022, and 0004200003 located adjacent to the eastern boundary of the Auburn Way North Corridor (I Street NE) and less than 1 mile east of the NW Auburn Manufacturing Village as shown in Figures 1 & 2:

Figure 1 – General Location Map

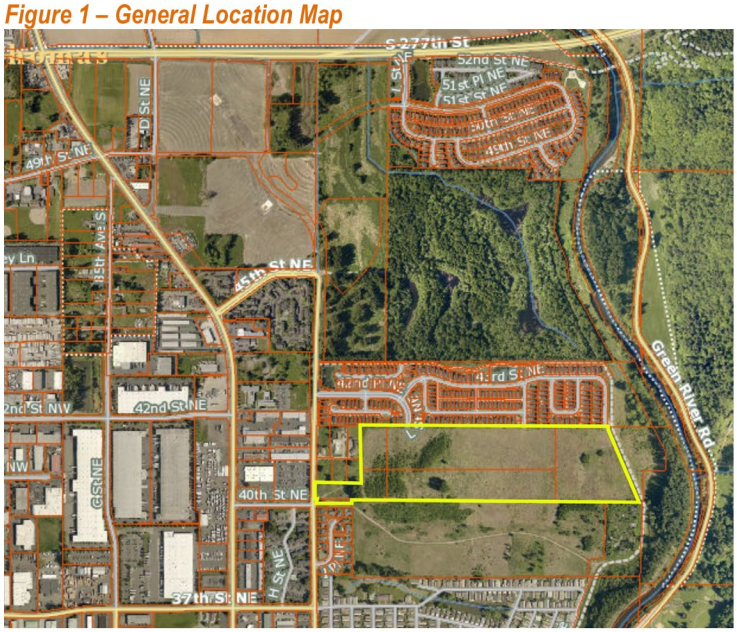
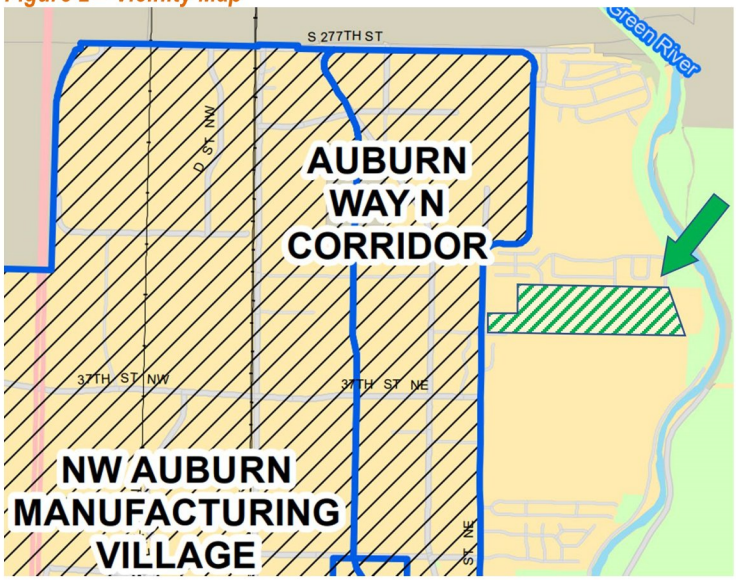


Figure 2 – Vicinity Map



EXISTING CONDITIONS

Applicant's parcels have the following current land use designation, which is also shown in Figure 4:

0004200013 – multiple family
0004200024 – single-family
0004200019 – multiple family
0004200022 – single-family
0004200025 – multiple family
0004200003 – single family

Figure 3 – Area Land Use Pattern Map

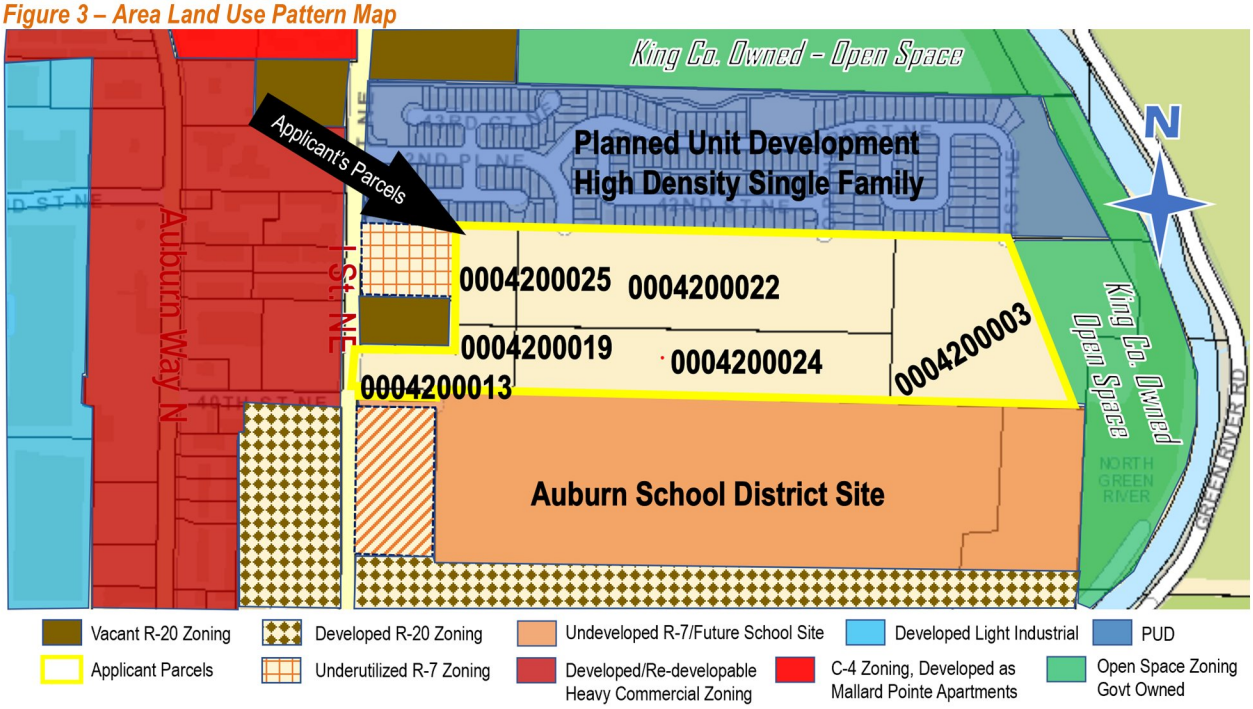


Figure 4 – Existing Land Use

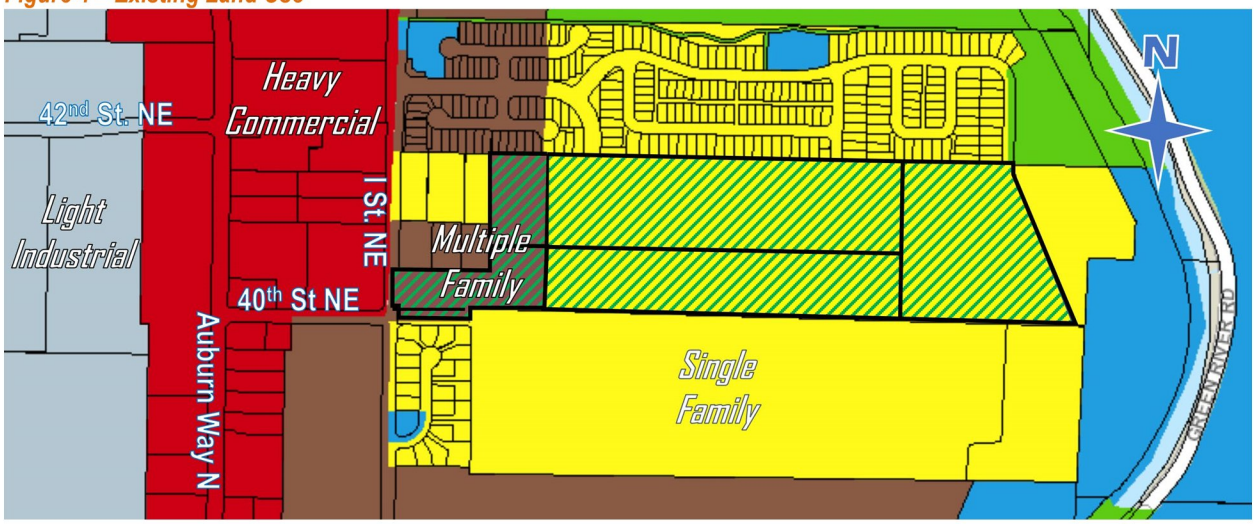
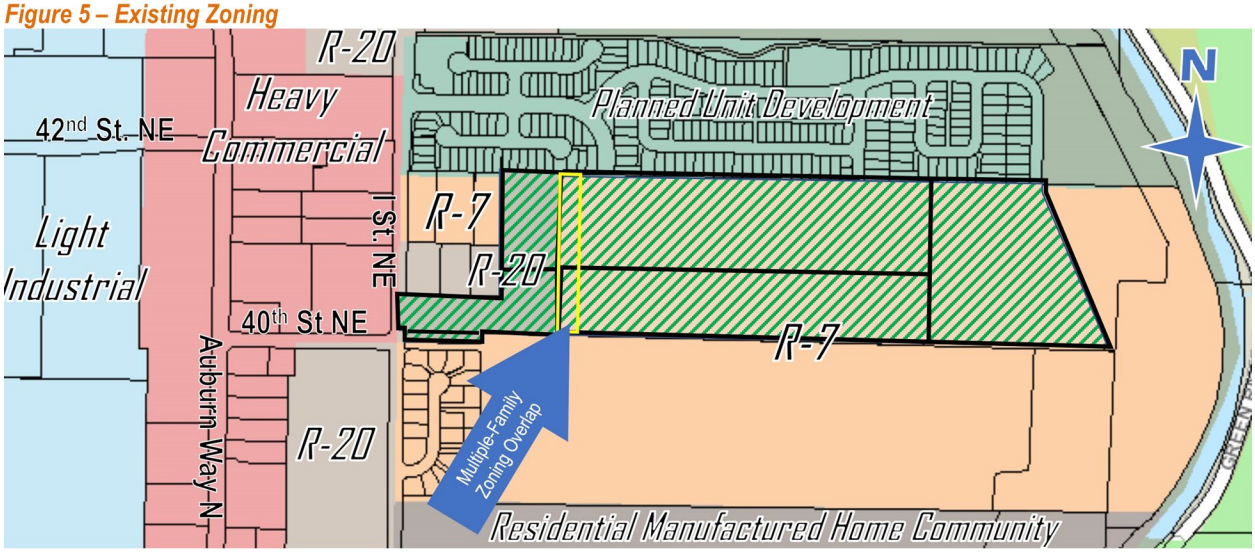


Figure 5 – Existing Zoning



REZONE REQUESTED

Applicant requests a rezone of ~~31.2 acres of its 32.4~~ 37.6 acres (six parcels) from R-7 and R-20 to R-16~~R-20~~. The rezone would:

- ~~correct an inconsistency~~ improve the compatibility between the zoning and future land use maps;
- further and be consistent with Auburn's comprehensive plan;
- result in a logical extension of multiple-family zoning in an area adjacent to more intensive uses;
- support the creation of a mix of for sale attached and detached single-family units, rowhouse/townhouse, and multiplex units (e.g. duplex, tri-plex and four-plex), as well as ~~and~~ multi-family housing options within 1 mile of a key commercial corridor (Auburn Way N) and a significant area for employment (NW Auburn Manufacturing Village); and
- create transit compatible densities within a half-mile of all-day transit services along Auburn Way N, which is consistent with local, county and regional policies for land use, development patterns, etc.
- encourage new, more affordable owner occupied missing middle housing options

This rezone request is being made concurrent with a request to amend the comprehensive plan land use designation of these parcels from single family residential and multiple family residential to moderate density residential.

WRITTEN STATEMENT

Applicant is required as part of its rezone application to submit a written statement addressing how the rezone is consistent with the comprehensive plan and whether municipal services are available to serve the rezone.

1. Is the rezone consistent with the comprehensive plan?

Applicant's parcels are ~~part of a small area of~~ currently zoned a combination of R-7 and R-20, ~~zoning that borders~~bordering a key, planned commercial corridor (Auburn Way N. Corridor) and a significant employment district (NW Auburn Manufacturing Village). The R-7 zoning in this area is nearly surrounded by higher intensity land use zones, including the R-20, Heavy Commercial, Light Industrial, Planned Unit Development and Residential Manufactured Housing Community zones. Further, the Auburn School District is the owner of nearly all of the R-7 zoned parcels outside of what is owned by the Applicant and the R-7 zoned property immediately south of the Applicant is most likely to become a future school.

The following demonstrates how the proposal furthers and is consistent with the comprehensive plan:

► **Applicant's proposed rezone would be consistent with the description and designation criteria for where ~~multiple-family zoning~~ moderate density residential (like the R-16~~R-20~~) should be located:**

Description. Moderate Density Residential designated areas are planned to accommodate a variety of residential dwelling types. Varying intensities may be permitted to provide a transition between single-family residential and other more intensive uses or activities (such as arterial streets) based on adjacent density, intensity, and/or character. Appropriate densities in these areas generally range from 7 up to 20 dwelling units per acre. Dwelling types generally range from single-family dwelling to multiple-family dwellings, with larger structures allowed (within the density range) where offsetting community benefits can be identified.

Designation Criteria

1. Previously developed moderate-density residential areas; or
2. Areas that provide a transition between single-family and multifamily, single-family and nonresidential, multifamily and nonresidential zones or development that are adjacent and meet the development parameters of the Moderate Density Residential designation.

Applicant Discussion

~~Two of~~ Applicant's ~~three~~ parcels have split zoning of R-20 and R-7. The current R-20 zone is the result of multiple-family zoning established pre-Growth Management Act (GMA)[2,3] in 1988 by Ordinance 4299, which zoning was carried forward in the City's subsequent GMA plans and zoning maps. The area features a mix of zoning ranging from R-7 to R-20 to Heavy Commercial. Existing multiple-family designated properties are located adjacent to single family properties, which does not promote appropriate density transitions. Applicant's proposal would improve the transition between the existing lower density residential uses and the surrounding higher intensity uses. ~~The allowance of R-20 (multiple family) zoning in this area was based on planning for uses that transition from more intense to less intense uses, as well as recognizing that areas designated for commercial and light industrial uses benefit from adjacent residential development.~~

In the 25 years since the first GMA comprehensive plan was adopted, the growth and employment targets in Auburn have increased and land use designations and zones have since been modified to reflect regional policies that seek to hold the present Urban Growth Area boundary in place. This has resulted in the need for more and higher densities based on specific principals which include planning for these higher intensity residential uses ~~(multiple-family; R-20)~~ to develop within one-half mile of transit routes, adjacent to major commercial or mixed-uses areas (centers), and/or close to employment centers (and industrial centers).

Applicant's parcels adhere to those planning principals as it is proximate to all-day transit, a commercial corridor, and an significant employment district. ~~The extension of R-20~~ The rezone to R-16 ~~of the Applicant's R-7 over the remaining portions of parcels 0004200022 and 0004200024, as well as 0004200003,~~ is consistent with the comprehensive plan's description and designation criteria for where moderate density ~~multiple family~~ uses should be placed.

► **Applicant's proposal is consistent with how the Comprehensive Plan views the administration of development regulations in furtherance of comprehensive plan goals and policies:**

LU-22 Development regulations should include density bonuses and flexible development standards that creation incentives for innovative site and building design, incorporation of open space and public art, nonmotorized connectivity to parks and commercial areas, proximity to transit services, supplemental natural resource protection,

supplemental use of CPTED, and supplemental use of low-impact development techniques.

Applicant Discussion:
This rezone to R-1620 would promote a greater level of innovative site and building design techniques in a location where such innovative design can be used to better incorporate open spaces that will connect with and help supplement the adjacent natural resource areas around the Green River, as well as:

- provide nonmotorized connectivity to both (North Green River Park and the Green River Trail) and commercial areas (the Auburn Way N Corridor)

- locate affordable and accessible ~~owner occupied~~ for-sale single family, multi-~~d~~duplex, attached townhome, and multiple family housing options, *including opportunities for workforce housing*, within a half-mile proximity[4,5] of all-day transit services (Route 180)

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[2] Prior comprehensive planning and land use documents have indicated the City's first modern comprehensive plan was adopted in 1986, two years before Ordinance 4299.

[3] The City's first GMA-compliant comprehensive plan was adopted in 1995.

[4] The Puget Sound Regional Council's (PSRC) "Growing Transit Communities Strategy" address the need to create thriving and equitable transit communities in the region (including Auburn), describing transit communities on page 4 as "***generally the areas within a half mile radius of, or approximately ten-minute walking distance from, high-capacity transit stations, such as light rail, bus rapid transit, streetcar, and other major transit hubs***." Applicant's parcels are within ½ mile all-day transit services via Route 180.

[5] King County Metro Route 180 includes northbound stop (#57915) at 37th & Auburn Way N. and southbound stop (#58235) at 42nd & Auburn Way. This route provides frequent all-day service and includes night owl service, which specifically is critical to supporting transportation options for the workforce working shifts. Sidewalks within the future development can be extended to connect with existing sidewalks in the area to provide access to this service. Route 180 is an all-day route with "night owl" service and Route 180 is planned to convert to a RapidRide I line in 2023. Route 180 provides connections to Auburn Station, Kent Station, Burien, Sea-tac, and etc. And it ~~can connecting~~ connects riders to Sound Transit bus and commuter train services. ~~Route 180 connects to both the Auburn and Kent Transit Stations, plus offers riders opportunities to connect with Sound Transit bus and train services.~~ Route 180 is the type of transit route that supports businesses and workers throughout the Puget Sound.

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Applicant emphasizes these points as they are key elements of the successful, sustainable use of alternative modes of transportation and help overcome housing accessibility obstacles for workforce housing by reducing the combined housing + transportation costs as examined in detail within the Comprehensive Plan (Figure 24, Appendix B: City of Auburn Housing Needs & Characteristics Assessment, Berk & Associates, 2014).

LU-27 Provide a variety of housing typologies to suit the needs of various potential residents.

Applicant Discussion:
The Applicant's proposed rezone to R-16~~20~~ can support a variety of housing typologies that could meet the needs of future (and existing) residents as the use matrix in Section 18.07.020 of the Auburn Municipal Code shows that the R-16~~20~~ zone allows single family, multi-duplexes, attached townhomes, and multiple-family units. ~~permits both multiple family dwellings and attached townhomes~~.

~~Multiple family dwellings and attached townhomes~~These types of housing options are flexible housing typologies that supply needed "missing middle" housing[6] as identified by the PSRC – housing that can be renter or owner-occupied and which is affordable and accessible to a wide range of the existing and future population, including couples, young families, seniors, etc.

LU-2 As the market and availability of utilities enable denser development to occur, standards should be developed to maximize density while preserving open space and critical areas.

Applicant Discussion:
This proposal would encourage additional density in an area (both locally and regionally) where ~~multiple-family~~ a broader range of more affordable for sale housing is needed in the marketplace; existing infrastructure exists (*and does not have to be extended long distances to serve less dense traditional development patterns*); and the specific site design flexibility of the R-16~~20~~ zone, along with its density, can promote and incentivize greater connectivity and access to open space and preservation of natural areas along the Green River.

LU-6 Cluster development is the preferred form of residential development in all residential designations with the goal of preserving natural areas, critical areas, and area that support low-impact development. Where clustering accomplishes these objectives, it should not come at the expense of lost development potential. Variances to lot size, lot dimensions, building height, and other bulk or dimensional standards should be utilized in order to create incentives that promote preservation.

Applicant Discussion:
The rezone would support greater site design flexibility that will promote the clustering of units and/or buildings in full recognition of the need to incentivize greater preservation of open space, natural areas, and critical areas. Secondarily this rezone will help support and encourage improved access to the adjacent open space and trail corridors.

- **The rezone would further and be consistent with the comprehensive plan's Housing Element and would address specific, identified housing trends and needs as follows:**

Page H-2 Trends in household size indicate that Auburn will need to ensure the availability of a variety of housing types to match the needs of both small and large households.

Applicant's rezone will add owner and renter occupied attached and detached housing typologies that are needed to match the needs of couples, empty-nesters, seniors, workers, single parent families, and more.

Page H-2 Auburn's housing stock is older than average, and much of its rental housing stock is in fair or poor condition. Though housing is affordable in Auburn, the City could lose some of its most affordable rental housing as structures approach the ends of their useful lives.

Applicant's rezone provides both short- and long-term help to address housing needs and reduce redevelopment pressures that could result in the loss of the City's most affordable rental and owner occupied housing that may otherwise be displaced by redevelopment. ~~And multiple-family housing options can help to~~

[6] A copy of the PSRC "Puget Sound Trends" addressing *"Missing Middle" Housing in the Region* is attached.

~~reduce displacement~~ as the market and economic conditions are expected to change over time.

Page H-4 A variety of housing choices can meet the needs of Auburn's residents of all ages and affordability levels, help residents maintain and retain their homes, and promote services and amenities that improve neighborhood livability.

Applicant's rezone will add to the housing choices of residents (and future residents) of all ages and affordability levels by expanding the overall "housing strata" that is required to allow residents to more easily transition between segments of the housing stock as they move up, down or laterally depending on their evolving needs and economic situations. The rezone to R-16~~20~~ will increase the likelihood of affordable, attached and detached owner-occupied housing opportunities in areas closer to services (including access to commercial areas, public transit services, etc.) and where improved amenities can provide new and existing residents with greater access to trails, open space, etc.

Page H-4 Well-planned housing can support Auburn's economic goals by making it attractive and possible for residents to live near their jobs and by serving as a source of customers to support commercial districts.

Applicant's rezone will increase housing opportunities within one mile of a significant area for employment (NW Auburn Manufacturing Village) and within one-half mile of an identified commercial corridor (Auburn Way N. Corridor).

Page H-4 Housing in proximity to transit or mixed use projects can help reduce the need for costly infrastructure such as roads and sewers. Housing in proximity to a variety of transportation modes can increase a household's disposable income and savings by reducing household transportation costs.

Applicant's rezone would create housing within the "optimum" proximity (one-half mile) of all-day transit and reduce the need for more costly extensions of utilities to serve areas further out. This rezone would also help address the need to create opportunities where the true cost of housing (housing + transportation costs) can be minimized.

H-4 Promote housing that meets the needs of Auburn's workforce, is located and designed to support affordable multi-modal transportation options, and contributes to a regional jobs-housing balance.

Applicant's rezone would promote housing to serve a greater number of those in the workforce[7,8] with housing needs that require an area with access to non-motorized transportation options (including those for commuting). Doing this will further improve the region's jobs-housing balance.

H-10 Provide a land use plan and zoning that offers opportunities to achieve a variety of housing styles and densities for private and non-profit housing providers.

Applicant's rezone would support the addition of a variety of housing styles and densities in the City.

H-17 Allow manufactured housing parks, transitional housing, and multi-family housing in appropriately zoned but limited areas.

Applicant's rezone expands ~~multiple-family~~ moderate density housing ~~zoning~~ in ~~other~~ areas ~~of the City that are less~~ proximate to available transit, employment, city utility services, commercial corridors, and regional open space.

[7] "Workforce housing" as defined in the King County Countywide Planning Policies, page 66:

> "Housing that is affordable to households with one or more workers. Creating housing in a jurisdiction implies the consideration of the wide range of income levels that characterize working households, from one person working at minimum wage to two or more workers earning the average county wage or above. There is a particular need for workforce housing that is reasonably close to the regional and sub-regional job centers and/or easily accessible by public transportation."

[8] See Comprehensive Plan Appendix B, *Exhibit 24*, Housing Needs & Characteristics Assessment, Berk & Associates, October 2014.

H-23 Promote affordable housing that meets the changing demographic needs.

Applicant's rezone would enable the City to respond to a range of affordable[9] housing needs and changing demographic needs – some of which are being further impacted by Pandemic and will greater even greater attention going forward.

► **Applicant's proposal is consistent with and will further the stated 'Goals' identified in the July 2014 "Community Vision Report" incorporated as Appendix A in the current comprehensive plan:**

1.2 Provide a variety of housing types that support a high quality of life for current residents and attract new residents to Auburn neighborhoods.

Applicant Discussion:
Applicant's rezone will not negatively impact the quality of life for nearby, current residents as the area is presently adjacent to other higher intensity zones and outside of the Applicant's parcels, the other major landowner of R-7 zoned property is the Auburn School District (future school site). Further, this rezone will:

- promote flexible site and building design and require landscaping/buffering standards between single-family and multiple-family zone;
- provide greater access and connectivity to area commercial services and open spaces;
- reduce motorized travel distances[10] to commercial areas and employment opportunities and ease cumulative congestion for the greater area, as Applicant's proposal is within one-half mile of a key commercial corridor (Auburn Way N) and 1 mile of a significant portion of a major employment district (NW Auburn Manufacturing Village); and
- create transit compatible densities within a half-mile of all-day transit services along Auburn Way N which will improve the sustainability of multi-modal transit options in the greater area

1.5 Ensure safe, well connected and accessible neighborhoods with healthy food, parks and local services in close proximity.

Addressed in earlier Applicant Discussions.

2.I "Mid-city" scale: Encourage higher density development that supports family living and mixed uses. Maintain height limitations that keep Downtown and other development to an appropriate scale.

Addressed in earlier Applicant Discussions.

3.1 Develop an efficient, well-connected transportation system to support a variety of travel modes, including automobile, public transit, walking and biking.

Addressed in earlier Applicant Discussions.

3.3 Improve the safety, connectivity and quality of the bicycle and pedestrian networks and related facilities.

Addressed in earlier Applicant Discussions.

3.5 Improve public transit service throughout the City and better connect the City to the region for residents, visitors

[9] "Affordable housing" as defined in the King County Countywide Planning Policies, page 63:

> "Housing that is affordable at 30% or less of a household's monthly income. This is a general term that may include housing affordable to a wide range of income."

[10] It should also be pointed out that for motorized commuting options, this area is located within 1 mile of S. 277 Street and within 2 miles of SR 167 and the W. Valley Highway.

and businesses.

Addressed in earlier Applicant Discussions.

► **Applicant's proposal will further the City's efforts to capitalize on 'Opportunities' identified in the July 2014 "Community Vision Report" incorporated as Appendix A in the current comprehensive plan:**

1.A Controlled, well planned growth: Actively manage Auburn's progression from a suburban to an urban community, focusing on planned growth and expansion. Give careful consideration to appropriate limits on density and building height, seeking community input along the way.

Applicant Discussion:
Applicant's rezone is consistent with the evolving planning needs of Auburn, which require continuous review to determine how to best progress from a suburban to urban community as it plans for additional forecasted growth.

Specific to building heights and scale, it is important to note that the existing R7 zone is bordered by more intense land use designations like Heavy Commercial, were building heights up to 75 feet are allowed. By contrast, R-1620 zoning is limited to building heights up to ~~50~~ 45 feet – the scale of which can be offset[11] by the separation required between R-7 and R-1620 zones per the City's landscaping and setback requirements.

The R-1620 zone can provide appropriate transition (step-down) in building height and scale from the Heavy Commercial zone to the surrounding residential areas. And the R-16 zone requires, at a minimum, that 20% of the site be landscaped open space (the R-7 zone has no such requirement).

1.B Diverse housing types: Encourage a diverse mix of housing types throughout Auburn, including single family homes, multi-family housing and mixed-use development. Vary housing based on neighborhood context.

Addressed further in earlier Applicant Discussions.

1.C Walkable neighborhoods: Create walkable neighborhoods with safe, continuous sidewalks and accessible shopping, parks, amenities and centers of community activity nearby.

Addressed further in earlier Applicant Discussions.

1.E Senior housing: Encourage quality senior housing in town so residents are able to stay in the community.

The R-1620 zone permits uses that are favorable for the creation of senior housing.

1.F Homes for the middle class: Create opportunity for the development of homes for middle income families and individuals.

The rezone will help to create "Missing Middle" housing, which includes a variety of single-family attached and detached types and multiple-family housing types, is in response to the growing needs of middle income families and individuals who are seeking affordable housing options combined with reduce transportation (commute) costs.

3.F Bicycle network: Address the gaps and barriers in the bicycle network. Create an expanded network of safe, connected bicycle facilities to improve travel between neighborhoods and to and from schools and commercial areas. Where possible, separate bike lanes and paths from roads.

Addressed further in earlier Applicant Discussions.

[11] It is common in many jurisdictions to allow increased building heights based on increase setbacks, which is typically done based on 1 additional foot of height for each additional foot of setback. Although the zones in land use designations of multiple-family have increased heights, they are required to have landscape buffers between their zone and adjacent single-family zones. Such buffering accomplishes the same type of "offset" to the scale of the building height.

3.G Trail and park connections: Improve Auburn's system of trails and better connect existing parks and recreation areas and amenities. Build a pedestrian bridge across the White River to provide greater access to Game Farm Wilderness Park

Addressed further in earlier Applicant Discussions.

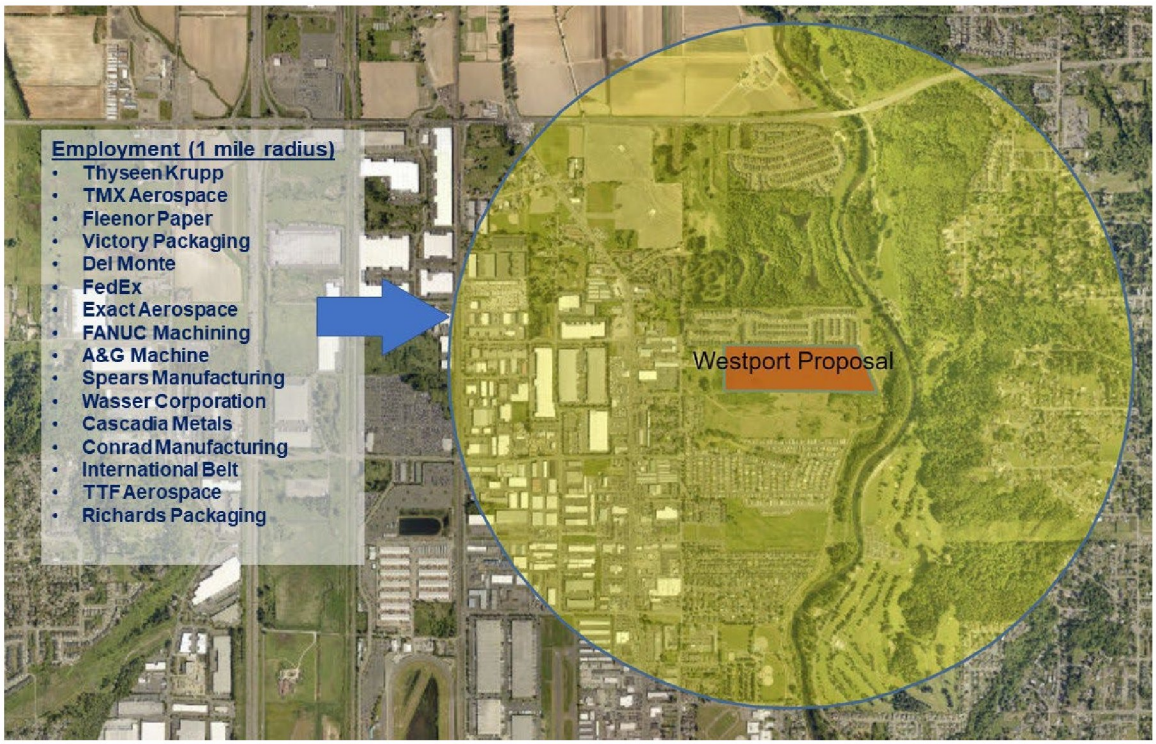
5.E Park and trails connectivity: Enhance accessibility to parks and open spaces (such as the greenbelt) through hiking and biking trails that provide recreation opportunities and connect to schools and neighborhoods. Close trail gaps and complete the Green River Trail.

Addressed in earlier Applicant Discussion. The R-1620 zone furthers and is consistent with providing land use incentives that promote the creation of greater access from/between adjoining residential areas, the commercial corridor, and the Green River and Interurban trails.

► **Applicant's proposal will positively benefit the City's broad economic development goals and strategies because of its location.**

Applicant Discussion:
The proximity of Applicant's rezone to adjacent employment and commercial areas will add the population density needed to begin to encourage new investments in commercial development within the Auburn Way N. Corridor and along the future extension to I Street NE, which furthers several of the City's economic development goals and strategies.

This rezone will create housing options within 1 mile of the Northwest Auburn Manufacturing Village where Exact Aerospace, Thyssen Krupp Aerospace, and TMX Aerospace are among a cluster of dozens of manufacturing, production, and distribution businesses – shown below in Figure 5.



► **Applicant's proposal will further and be consistent with the Comprehensive Plan's Economic Development Element as follows:**

ED-1 City promotion of new industry shall be directed at attracting business that diversifies the City's tax base, offers secure, quality employment opportunities, is sensitive to community values, and promotes the development of attractive facilities.

Applicant's Discussion:
Applicant's rezone will create new housing opportunities adjacent to strategic economic development areas. Adding these housing options will help the City attract a workforce to support future business investments and reinvestments in these strategic locations.

ED-16 Increasing the utilization of land for manufacturing and industrial land uses should be the City's preferred economic development and land use priority for industrially zoned areas of the City that are currently dominated by warehouse and distribution land uses. The City should promote and create incentives for new manufacturing and light industrial uses, and for the gradual conversion of existing warehouse and distribution land uses to manufacturing and sales tax generating land uses.

Applicant's Discussion:
Applicant's rezone is adjacent to one of the City's manufacturing districts and will support the City's economic development strategy by encouraging more workforce housing, which will in turn attract skilled workers to the area.

Just prior to the Pandemic, Bank of America's Global Research division released a report on global supply chains, which concluded that re-shoring of manufacturing was increasing at a faster pace due to a combination of global factors. However, it also pointed out that there were roughly 400,000 jobs unfilled in manufacturing nationwide – an economic development challenge that has catapulted workforce development and recruitment to top of list in many areas.

This region's manufacturing base is highly technical in nature and it requires a highly skilled workforce. Even with the impacts caused by the Pandemic there will be a long-term need in the region for communities to attract skilled workers – a workforce whose incomes and housing needs vary greatly.

Thus, those communities with the greatest range of housing types available near area employment districts (villages) and centers will be positioned to achieve more immediate and longer term success in programs supporting Business Retention & Expansion (BRE) goals, as well as those seeking to recruit new employers to the area.

ED-17 To support continued sales tax revenue growth opportunities in the City, those areas currently dominated by existing warehouse land uses that abut existing commercial retail areas, and that could take advantage of this proximity to realize substantive value by changing to commercial retail uses, should be considered for changes in the Comprehensive Plan and zoning designations that would facilitate the conversion of these properties to commercial retail use.

Applicant's Discussion:
Applicant's rezone will result in a greater concentration of population density which will further economic development strategies for the Auburn Way N. Corridor and the I-Street Corridor, enabling commercial areas to appropriately transform.

ED-23 Utilize the future extension of I Street NE as an economic development opportunity. Development of I Street NE should establish it as a stand-alone corridor and not a "back side" to Auburn Way North. Conditional use permit applications for commercial uses and nursing homes along this corridor, whose impacts can be adequately mitigated, should be supported.

Applicant's Discussion:
Applicant's rezone located immediately east of I Street is consistent with and will further this economic development strategy by providing a greater density of housing to support commercial uses; housing that is within a very walkable distance of commercial development and housing that can support segments of the workforce that need multiple-family housing options with access to transit services.

2. The rezone's impact on available municipal services:

Based on a review of the City's interactive capital improvements map, there do not appear to be any pending capital improvement needs in the rezone area, but there was a stormwater replacement project (CP1823) south of I Street NE at 35th to 32nd which was completed in 2018.

Police Services
Based on a review of information available from the City's website there were not any level of service issues identified. Additional police services may be required to serve an increase in population, but needs are likely to be based on multiple projects over a wide area and would be supported by an improved ratio of assessed value per acre.

Fire & EMS Services
Valley Regional Fire Authority (VFRA) recently adopted a Strategic Plan for 2020-2025, which has prioritized an update to its capital facilities plan. Based on a review of information available online from VFRA no immediate level of service issues were identified. The rezone to R-16~~20~~ in 2020 may be completed before the final adoption of that plan. If not, future updates to the VFRA Capital Facilities Plan would be able to identify capital needs related to serving the additional future development. In Auburn, impact fees are charged per housing unit for Fire and EMS. Based on the current impact fee schedule, development under the R-16~~20~~ zone would generate as much as $125,000 more in impact fees than development under the existing zone.

Water
The applicant's site is served by water and requires only developer extensions to the system to serve the immediate development. Based on a review of the City's October 2015 Water Comprehensive Plan on page 4-23:

> **Valley Service Area:** SFR is not expected to increase substantially in the Valley Service Area. *All population growth was allocated to MFR.* The majority of MFR development is expected to occur in the Valley floor, especially in the urban center/Downtown Auburn. The City expects limited SFR infill on the Valley, however, the magnitude and timing of the infill is unknown and therefore not considered in the demand projections.

Subsequently there does not appear to be any level of service issues or deficiencies in the Valley water service area, which is planned to support nearly 29,000 equivalent residential units (ERUs) by 2035. Further, according to the water comprehensive plan, water PSI in the area is greater than 80 and a 10"-16" water line is in I Street NE.

Sewer
Sewer for this site is planned to connect to the City's system to the north. The City requested a preliminary feasibility analysis of the Auburn 40 pump station, which analysis revealed that if all 37.6 acres developed at the maximum rezoned density under the R-20 zone, the pump station would not be able to handle the additional peak flows and upgrades were likely needed to the pump, gensat, controls and electrical equipment. Future development of this site under the R-16 zone would still be required to complete a more specific analysis based on its proposal, as well as be required to complete improvements, if necessary, prior to build out.~~This site is in the Valley Sewer Basin. Unlike development in other areas is would not require large capital investments in costly new sewer extensions and/or pump stations. Sewer exists in I Street NE and would be extended east to the development and future served by a gravity line. The area is served by gravity sewers that directionally flow south on I Street NE to the gravity sewers in 37th ST NE to the main conveyance for King County.~~

~~Based on a review of 2015 Sewer Comprehensive Plan there do not appear to be any level of service issues or future capacity issues in this area. Also, this area has only a moderate I/I rating and is not located in one of the areas more prone to be impacted by flooding.~~

Transportation
An extension of I Street NE from 45th Street NE to S. 277th Street has been identified within the current Transportation Improvement Plan (TIP). This project is schedule for 2022 and is funded by $6.76 million in developer contributions.

Applicant's proposed land use designation change may result in new development that can further contribute to these and other localized improvements in the road system. For example, based on current traffic fees, a plat of 218 single family detached homes would generate $1.17 million in impacts fees while a multiple family development would generate $1.5 million.

The existing zoning of Applicant's ~~three parcels would allow for as many as~~six parcels would allow up to 125 multiple-family units and 218 single-family detached homes. At the request of the City, an analysis was completed by Gibson Traffic Consultants. According to Gibson, the proposed re-designation and rezoning of Applicant's project would allow for *as many as* 624 multi-family units if the current R-7 area were rezoned to R-20, which would resulting in an increase of 1,337 daily

trips, 64 AM peak hour trips and 59 PM peak-hour trips.

It is important to note that this is a worse-case analysis based on the maximum density allowed whereas actual projects typically have less than the maximum density as a result of site constraints, infrastructure, open space, etc. The Applicant has agreed to a establish a density limit 12 dwelling units to the acre (+/- 10%) consisting of no more than 125 multiple family units (no-change) and the balance being for-sale units consisting of at least three housing typologies.

The Gibson analysis found that at the highest potential density (the R-20 scenario) the level of service at the intersection of I Street NE at 42nd Street NE will operate at acceptable LOS C with the existing and proposed rezone. However, the intersection of I Street NE at 40th Street NE is likely to require some level of service improvement, but it can operate at an acceptable level of service with the rezone ~~and with~~ subject to improvements.

~~More important to note the Gibson Analysis found that the proposed designation and zoning for multiple-family:~~

- ~~Only resulted in two intersections exceeding the threshold requiring a added analysis of PM peak-hour trips~~
- ~~That additional analysis showed both intersections could operate at an acceptable level of service with restriping~~
- ~~Average daily trips for I Street NE (classified as a minor arterial) fell within the acceptable range for minor arterials~~

Storm Drainage

Based on a review of the 2015 Storm Drainage Comprehensive Plan, I Street NE would occasionally flood due to issues with the City's infiltration system near 32nd Street NE. Identified within the plan as projects 4A and 4B improvements were completed in 2018 according to the City's interactive CIP map.

Maps Attached

Exhibit 5a

TOYER STRATEGIC ADVISORS, INC.
DAVID TOYER, PRESIDENT
3705 COLBY AVE | SUITE 1
EVERETT, WA 98201
425-344-1523 | toyerstrategic.com

October 14, 2020

Community Development
Attn: Thaniel Gouk
City of Auburn
25 W. Main Street
Auburn, WA 98001

RE: CONDITIONS OF APPROVAL FOR CPA 20-0002 and REZ20-0002

Dear Mr. Gouk:

On behalf of our client, Westport Capital Investment, we have submitted a revised application for redesignation of approximately 31.3 acres (out of our Client's 37.6 acres) from the single family land use designation to the "Moderate Density Residential" land use designation with a concurrent rezone for all of the approximately 37.6 acres from R-7 and R-20 to R-16.

We understand during discussions with the City of Auburn that this request could be supportable with appropriate conditions to ensure a mix of housing types, especially for-sale housing options not currently available in Auburn.

We can agree with the following conditions expected to be imposed by the City:

1. A cap on density at 12 dwelling units to the acre (+/- 10%)
2. A limit of 125 multiple-family apartment units, which would be required to locate in the southern ½ of the six parcels
3. For-sale housing units (approximately 360) consisting of three housing typologies with no type less than 15% of the total
4. For-sale housing typologies include, but may not be limited to, single family detached homes, rowhouses, townhomes, multiplexes (duplex, tri-plex and four-plex) and like options

Attached you will find the following:

A. Revised SEPA Checklist dated October 14, 2020
B. Revised Comprehensive Plan Amendment Description and Narrative
C. Revised Rezone Description and Narrative

Should you have any questions or require additional information, please do not hesitate to contact me at any time.

Sincerely,

David K. Toyer
President

Exhibit 6

Gibson Traffic Consultants
2813 Rockefeller Avenue
Suite B
Everett, WA 98201
425.339.8266

Westport Rezone
Comment Response

Jurisdiction: City of Auburn

August 2020

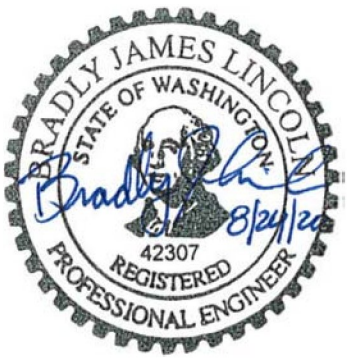


Exhibit 6

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2. TURNING MOVEMENT CALCULATIONS 1
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1. DEVELOPMENT IDENTIFICATION

Gibson Traffic Consultants, Inc. (GTC) completed the initial traffic impact analysis for the Westport Rezone in April 2020. This report addresses comments from City of Auburn staff requesting analysis of the intersection of I Street NE at 40th Street NE. The overall proposed rezone has not changed from the previous analysis completed in April 2020. Brad Lincoln, responsible for this report and traffic analysis, is a licensed professional engineer (Civil) in the State of Washington and member of the Washington State section of ITE.

2. TURNING MOVEMENT CALCULATIONS

The intersections that have been analyzed as part of this comment response are:

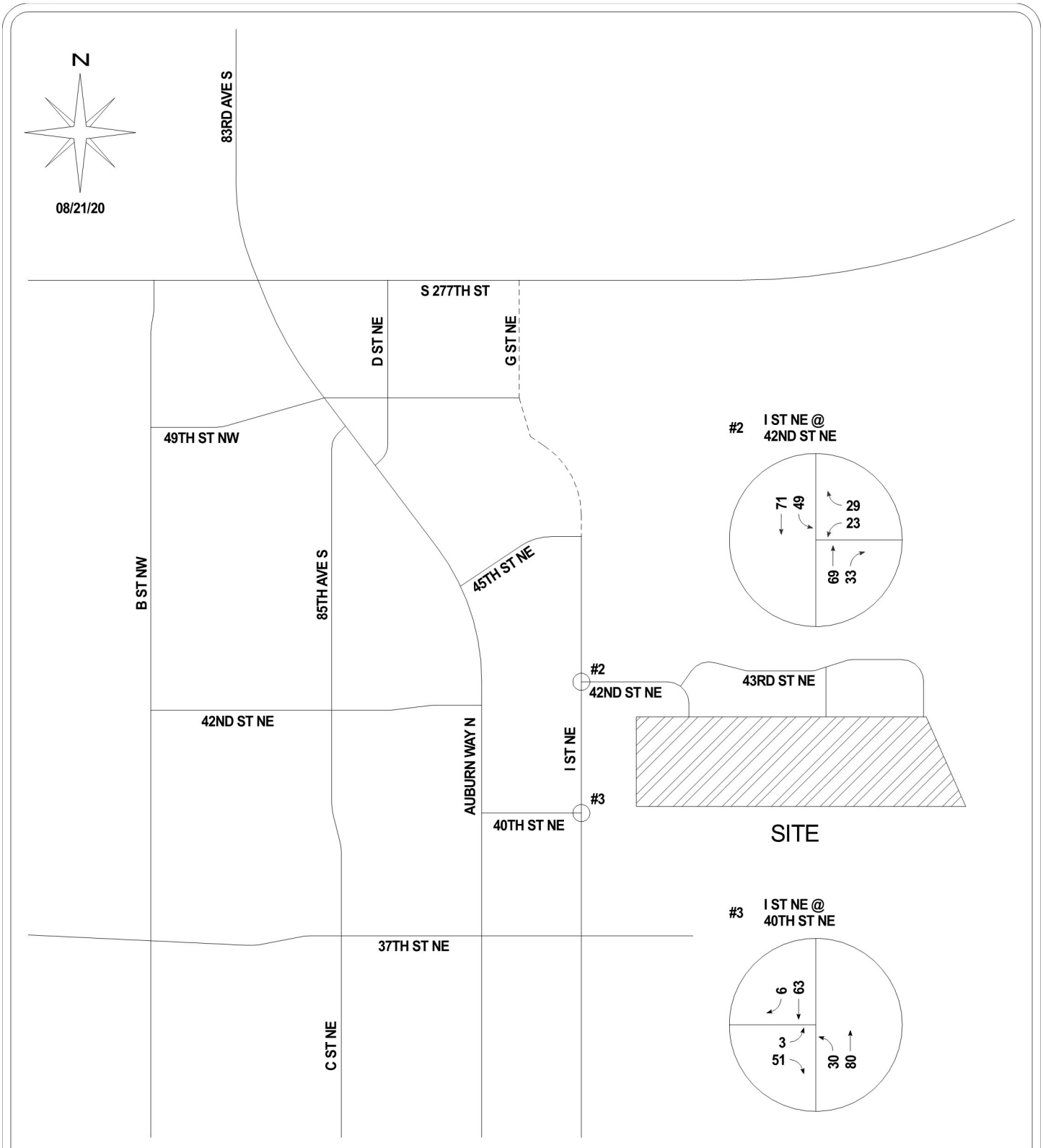
1. I Street NE at 42nd Street NE
2. I Street NE at 40th Street NE

The intersection of I Street NE at 42nd Street NE has been updated from the April 2020 report to use counts collected in February 2020 and published by the City of Auburn. This count was collected before the Covid-19 pandemic closures took affect. The count for the intersection of I Street NE at 40th Street NE is based on count collected by the independent count firm IDAX in July 2020. This count data was relatively similar to the count data for the intersection of I Street NE at 42nd Street NE, when accounting for the several commercial driveways between the two intersections. The existing turning movement volumes are shown in Figure 1 for the PM peak-hour.

The 2025 future volumes are based on a 5-year horizon year. The 2025 baseline volumes are based on the 2024 future with development volumes for the Copper Gate development, which includes trips from pipeline developments, plus an additional year with 2% growth rate. The trips from the Copper Gate development includes a trip redirection due to the completion of the I Street extension between 45th Street NE and S 277th Street. Additionally, the growth has been applied to the trips on 42nd Place NE from the Monterey Park development even though additional growth is not anticipated. The 2025 baseline turning movements at the study intersections are shown in Figure 2 for the PM peak-hour.

The 2025 future with development turning movements are calculated by adding the trips generated per the existing zoning and the proposed zoning to the 2025 baseline turning movements. The 2025 future with existing zoning turning movements are shown in Figure 3 for the PM peak-hour and the 2025 future with proposed zoning turning movements are shown in Figure 4 for the PM peak-hour. It is important to note that the turning movement calculations with the existing zoning and proposed zoning includes crossover between the existing Monterey Park development and the subject area since there will be connectivity. The turning movement calculations are included in the attachments.

Exhibit 6



GIBSON TRAFFIC CONSULTANTS

TRAFFIC IMPACT STUDY
GTC #20-113

WESTPORT REZONE

CITY OF AUBURN

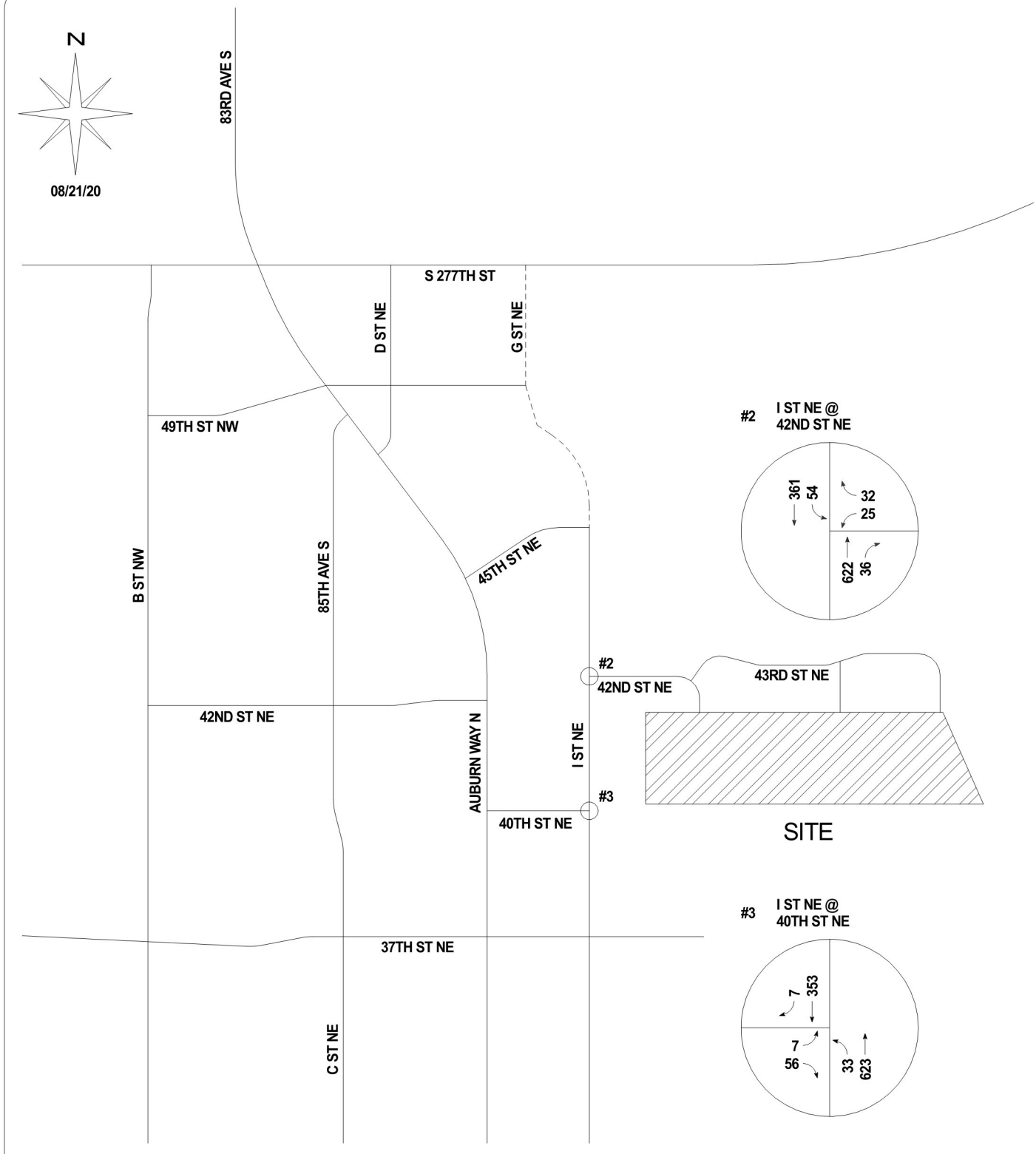
LEGEND

XXX → PM PEAK-HOUR TURNING MOVEMENT VOLUMES

FIGURE 1

EXISTING TURNING MOVEMENTS

Exhibit 6



GIBSON TRAFFIC CONSULTANTS

TRAFFIC IMPACT STUDY
GTC #20-113

WESTPORT REZONE

CITY OF AUBURN

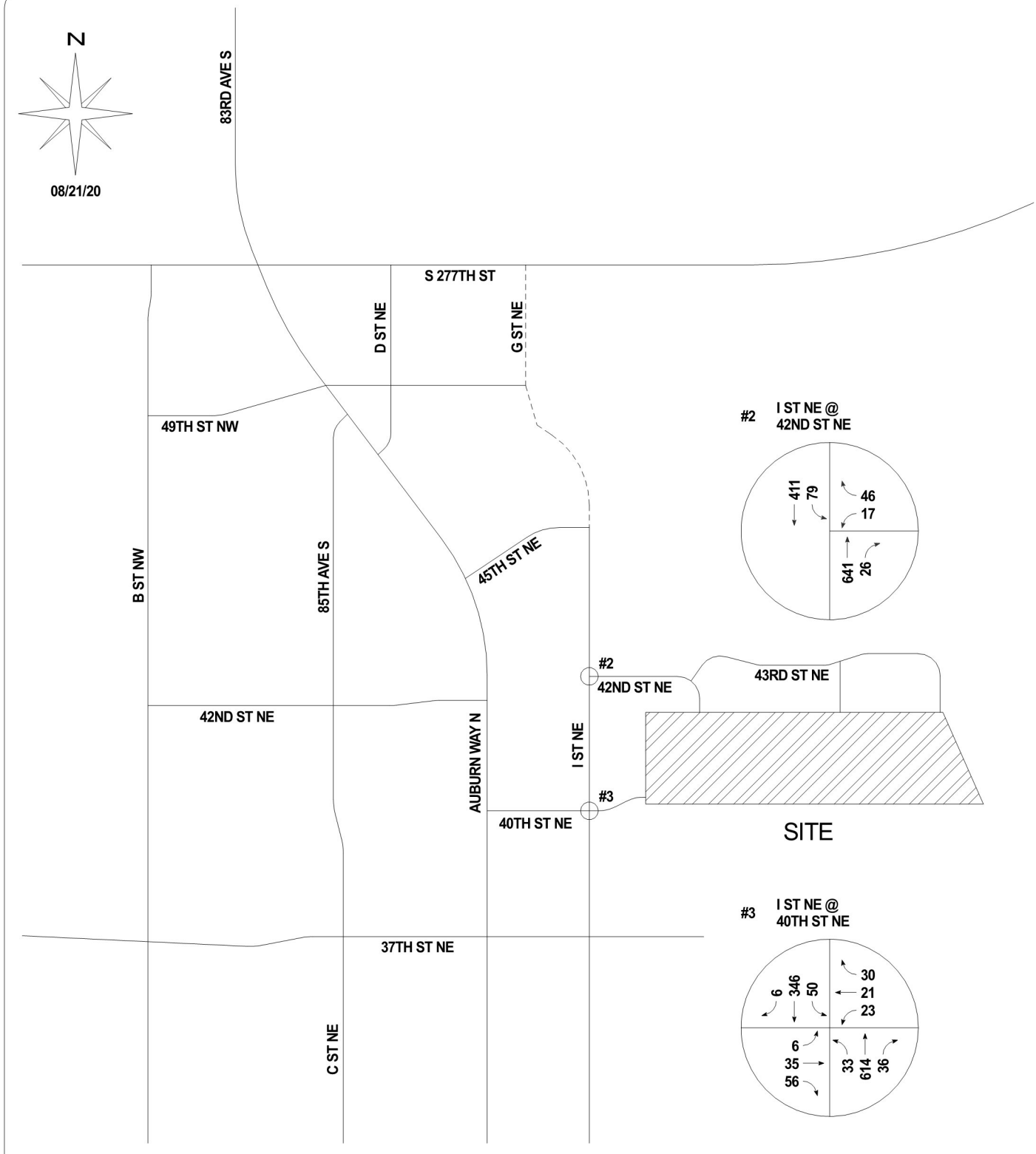
LEGEND

XXX → PM PEAK-HOUR TURNING MOVEMENT VOLUMES

FIGURE 2

2025 BASELINE TURNING MOVEMENTS

Exhibit 6



GIBSON TRAFFIC CONSULTANTS

TRAFFIC IMPACT STUDY
GTC #20-113

WESTPORT REZONE

CITY OF AUBURN

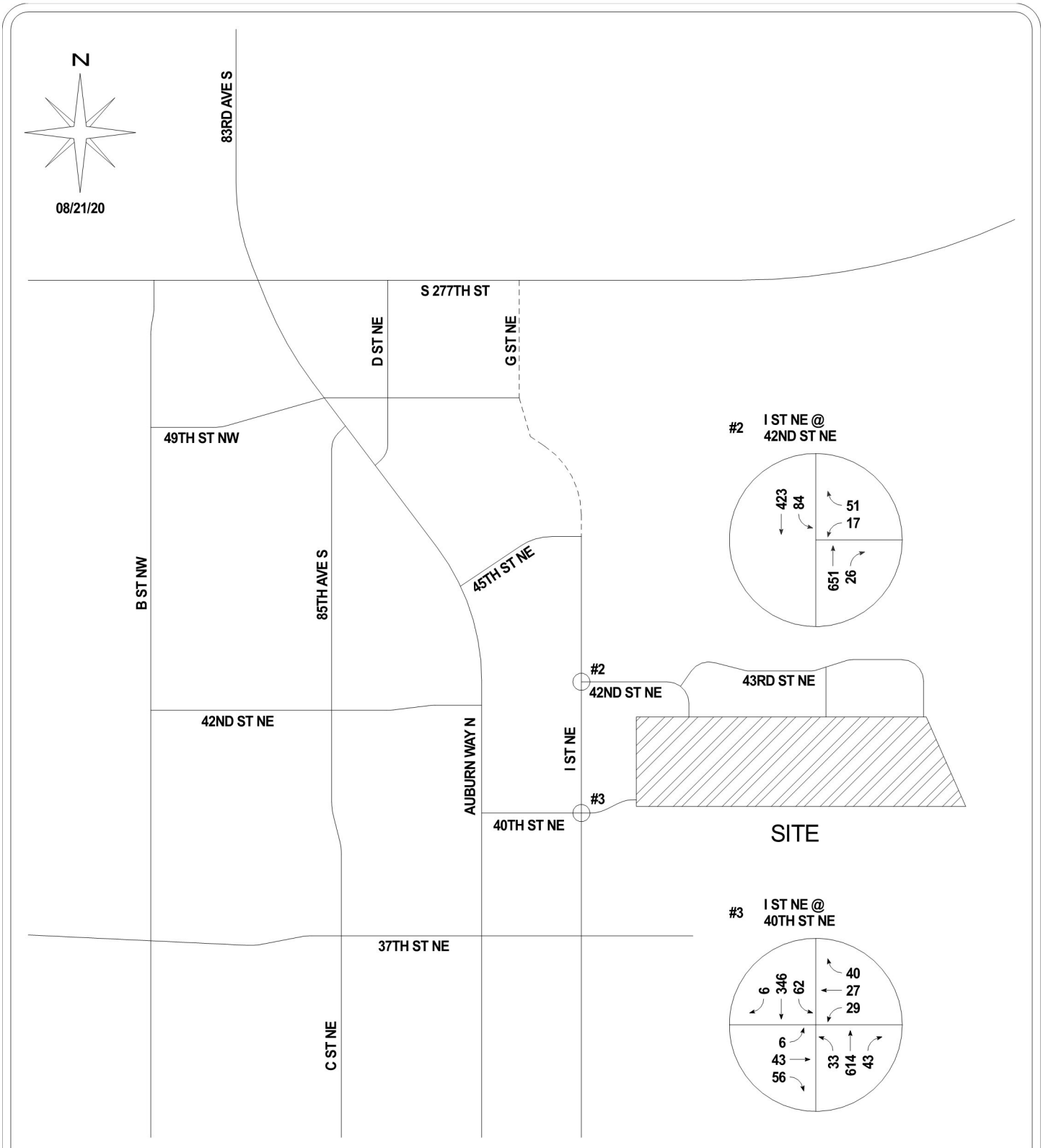
LEGEND

XXX → PM PEAK-HOUR TURNING MOVEMENT VOLUMES

FIGURE 3

2025 FUTURE WITH EXISTING ZONING TURNING MOVEMENTS

Exhibit 6



GIBSON TRAFFIC CONSULTANTS

TRAFFIC IMPACT STUDY
GTC #20-113

WESTPORT REZONE

CITY OF AUBURN

LEGEND

XXX → PM PEAK-HOUR TURNING MOVEMENT VOLUMES

FIGURE 4

2025 FUTURE WITH PROPOSED ZONING TURNING MOVEMENTS

3. INTERSECTION IMPACTS

The operations of the study intersections during the PM peak-hour are summarized in Table 1.

Table 1: Intersection Level of Service Summary

Intersection	Existing Conditions		2025 Baseline Conditions		2025 Future with Project Conditions – Existing Zoning		2025 Future with Project Conditions – Proposed Zoning	
	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
2 I Street NE at 42nd Street NE	A	9.6 sec	C	20.4 sec	C	20.1 sec	C	20.5 sec
w Copper Gate Phase I Only	---	---	---	---	C	17.6 sec	C	18.0 sec
3 I Street NE at 40th Street NE	A	9.0 sec	B	12.7 sec	E	46.4 sec	F	70.0 sec
w Signal	---	---	---	---	A	6.9 sec	A	7.4 sec
w Roundabout					A	7.0 sec 0.704 v/c	A	7.4 sec 0.728 v/c
w Copper Gate Phase 1 Only	---	---	---	---	D	33.0 sec	E	44.1 sec
w Copper Gate Phase 1 & Signal	---	---	---	---	---	---	A	7.1 sec
w Copper Gate Phase 1 & Roundabout							A	7.2 sec 0.659 v/c

The level of service analysis shows the intersection of I Street NE at 42nd Street NE will operate at acceptable LOS C with the existing zoning and the proposed rezone. The intersection of I Street NE at 40th Street NE will operate at deficient levels of service with the existing zoning or the proposed zoning. This is primarily due to the diversion of trips to I Street NE from Auburn Way N with the extension of I Street NE to S 277th Street with the Copper Gate development. The level of service results for the intersection of I Street NE at 42nd Street NE are slightly different from the April 2020 report since new count data was used for the intersection and the analysis in this comment response report assumes an access to 40th Street NE, as opposed to all the trips from the rezone site utilizing the 42nd Street NE intersection.

There are improvements to the intersection of I Street NE at 40th Street NE that could be performed to mitigate the impacts of development, either under the existing zoning or proposed zoning. It is important to note that the need for improvements will be driven by several factors other than the rezone. These include the amount of traffic that shifts from Auburn Way N to I Street NE with an extension to S 277th Street and the number of trips generated by the Copper Gate development at the intersection. The analysis as part of the project specific development will fully analyze if these assumptions are valid and what level of improvement is necessary for the intersection. A general condition to improve the intersection should be included in the rezone conditions, but a specific condition for channelization improvements, a signal or a roundabout should be part of the project specific conditions and not the rezone.

4. CONCLUSIONS

The level of service analysis shows that the intersection of I Street NE at 42nd Street NE will operate at acceptable LOS C with the existing and proposed rezone. The intersection of I Street NE at 40th Street NE is likely to require some level of improvement, but can operate at an acceptable level of service with the rezone and with improvements. Additional analysis of the intersection will be necessary at the time of any future development application to evaluate the trips generated by the Copper Gate development, the amount of traffic that would shift to I Street NE from Auburn Way S with the extension to S 277th Street, the impacts of any proposed development on the site and potential improvements. A general condition to make improvements to the intersection of I Street NE at 40th Street NE for the rezone should be appropriate for this rezone application.

Exhibit 6

Turning Movement Counts

Exhibit 6

Prepared for: **City of Auburn**

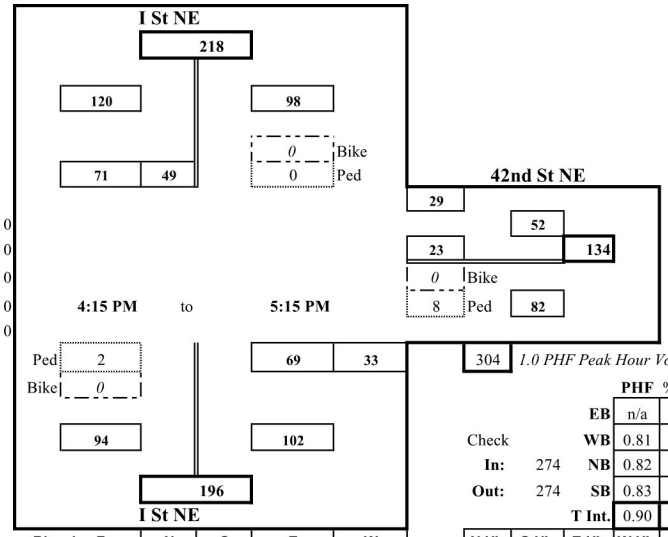
Traffic Count Consultants, Inc.

Phone: (253) 770-1407 FAX: (253) 770-1411 E-Mail: Team@TC2inc.com

WBE/DBE

Intersection: I St NE & 42nd St NE
Location: Auburn, Washington
Date of Count: Thu 02/27/2020
Checked By: Jen

Time Interval Ending at	From North on (SB) I St NE				From South on (NB) I St NE				From East on (WB) 42nd St NE				From West on (EB) 0				Interval Total
	T	L	S	R	T	L	S	R	T	L	S	R	T	L	S	R	
4:15 P	2	13	19	0	0	0	11	10	0	4	0	7	0	0	0	0	64
4:30 P	1	13	23	0	1	0	7	8	0	6	0	10	0	0	0	0	67
4:45 P	3	9	21	0	2	0	22	9	0	9	0	6	0	0	0	0	76
5:00 P	0	17	14	0	3	0	16	9	1	2	0	8	0	0	0	0	66
5:15 P	0	10	13	0	0	0	24	7	1	6	0	5	0	0	0	0	65
5:30 P	0	12	16	0	0	0	15	9	0	3	0	5	0	0	0	0	60
5:45 P	1	13	14	0	2	0	16	8	0	11	0	11	0	0	0	0	73
6:00 P	0	13	12	0	0	0	21	8	0	7	0	3	0	0	0	0	64
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	100	132	0	8	0	132	68	2	48	0	55	0	0	0	0	535
Peak Hour: 4:15 PM to 5:15 PM																	
Total	4	49	71	0	6	0	69	33	2	23	0	29	0	0	0	0	274
Approach	120				102				52				0				274
%HV	3.3%				5.9%				3.8%				n/a				4.4%
PHF	0.83				0.82				0.81				n/a				0.90



PEDs Across:	N	S	E	W	
INT 01	0	1	1	0	2
INT 02	0	0	0	0	0
INT 03	0	0	4	0	4
INT 04	0	1	2	0	3
INT 05	0	1	2	0	3
INT 06	0	2	1	0	3
INT 07	2	0	1	0	3
INT 08	0	0	1	0	1
INT 09					0
INT 10					0
INT 11					0
INT 12					0
	2	5	12	0	19

Bicycles From:	N	S	E	W	
INT 01	0	1	1	0	2
INT 02	0	0	0	0	0
INT 03	0	0	0	0	0
INT 04	0	0	0	0	0
INT 05	0	0	0	0	0
INT 06	0	0	0	0	0
INT 07	0	0	0	0	0
INT 08	0	0	0	0	0
INT 09					0
INT 10					0
INT 11					0
INT 12					0
	0	1	1	0	2

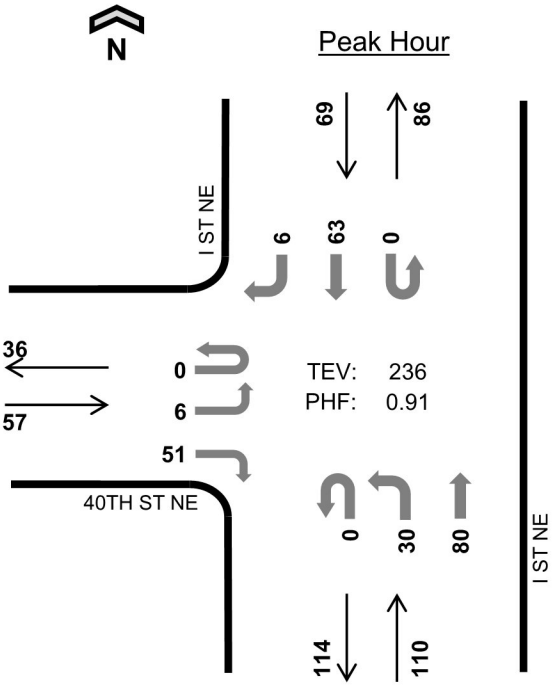
N U's	S U's	E U's	W U's
		5	
0	0	5	0

		PHF	%HV
	EB	n/a	n/a
Check	WB	0.81	3.8%
In: 274	NB	0.82	5.9%
Out: 274	SB	0.83	3.3%
	T Int.	0.90	4.4%

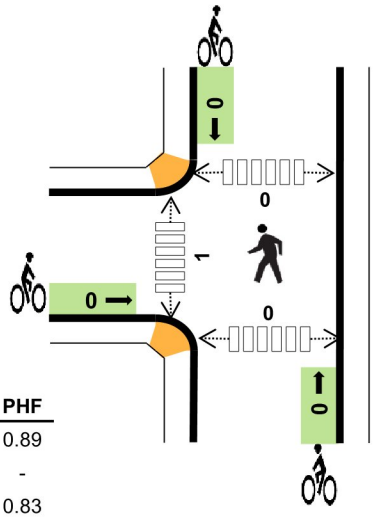
Special Notes

AUB20006M_151P

I ST NE
40TH ST NE



Date: Thu, Jul 09, 2020
Count Period: 4:00 PM to 6:00 PM
Peak Hour: 4:00 PM to 5:00 PM



	HV %:	PHF
EB	0.0%	0.89
WB	-	-
NB	0.0%	0.83
SB	0.0%	0.72
TOTAL	0.0%	0.91

Two-Hour Count Summaries

Interval Start	40TH ST NE				0				I ST NE				I ST NE				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	**0**	**2**	**0**	**14**	**0**	**0**	**0**	**0**	**0**	**11**	**22**	**0**	**0**	**0**	**12**	**1**	**62**	0
4:15 PM	**0**	**1**	**0**	**13**	**0**	**0**	**0**	**0**	**0**	**9**	**18**	**0**	**0**	**0**	**22**	**2**	**65**	0
4:30 PM	**0**	**3**	**0**	**10**	**0**	**0**	**0**	**0**	**0**	**4**	**19**	**0**	**0**	**0**	**10**	**1**	**47**	0
4:45 PM	**0**	**0**	**0**	**14**	**0**	**0**	**0**	**0**	**0**	**6**	**21**	**0**	**0**	**0**	**19**	**2**	**62**	**236**
5:00 PM	0	1	0	9	0	0	0	0	0	3	21	0	0	0	15	1	50	224
5:15 PM	0	2	0	14	0	0	0	0	0	4	18	0	0	0	26	0	64	223
5:30 PM	2	1	0	11	0	0	0	0	0	2	20	0	0	0	11	1	48	224
5:45 PM	0	1	0	9	0	0	0	0	0	6	12	0	0	0	11	1	40	202
Count Total	2	11	0	94	0	0	0	0	0	45	151	0	0	0	126	9	438	0
Peak Hour	**0**	**6**	**0**	**51**	**0**	**0**	**0**	**0**	**0**	**30**	**80**	**0**	**0**	**0**	**63**	**6**	**236**	**0**

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
4:00 PM	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
4:15 PM	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***	**0**	**1**	**0**	**0**	*1*
4:30 PM	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
4:45 PM	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
5:00 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	1	0	0	*1*
5:15 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
5:30 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	1	0	*1*
5:45 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	2	0	0	*2*
Count Total	0	0	0	0	*0*	0	0	0	0	*0*	0	4	1	0	*5*
Peak Hr	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***	**0**	**1**	**0**	**0**	***1***

Exhibit 6

Existing Zoning Turning Movement Calculations

Exhibit 6

Existing Zoning

2 I St NE @ 42nd St NE

Synchro ID: 2

Existing
Average Weekday
PM Peak Hour

Year: **2/27/2020**

Data Source: **TCC**



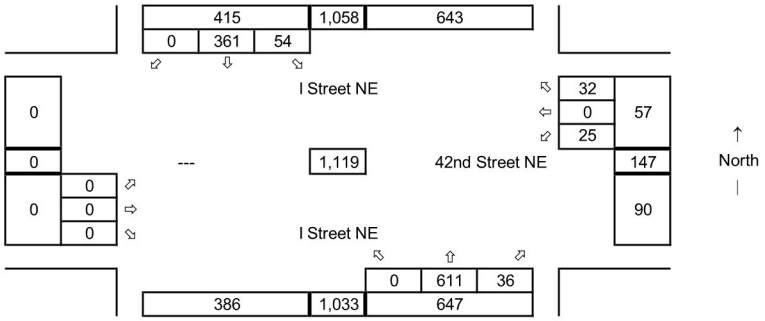
Pipeline Trips
Average Weekday
PM Peak Hour

Copper Gate (Full Dev.) includes Reassignment with I Street connection



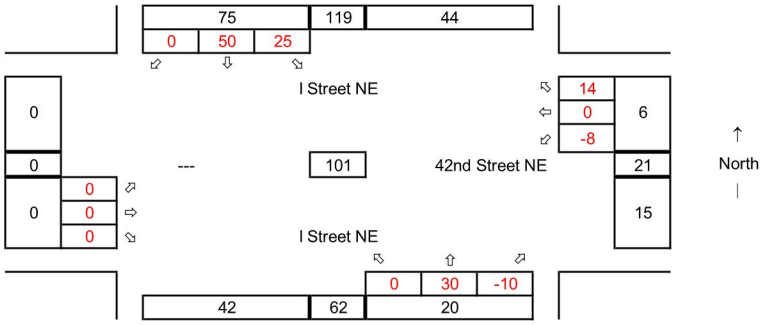
Baseline
Average Weekday
PM Peak Hour

Year: 2025
Growth Rate = 2.0%
Years of Growth = 5
Total Growth = 1.1041



Development Trips
Average Weekday
PM Peak Hour

Includes 33% crossover between existing development and rezone area



Future with Development
Average Weekday
PM Peak Hour

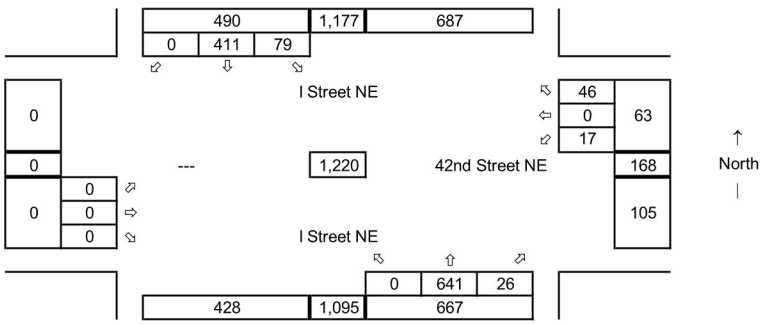


Exhibit 6

Existing Zoning

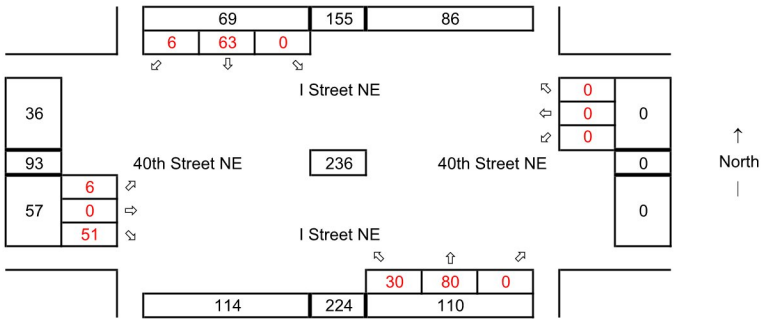
3 I St NE @ 40th St NE

Synchro ID: 3

Existing
Average Weekday
PM Peak Hour

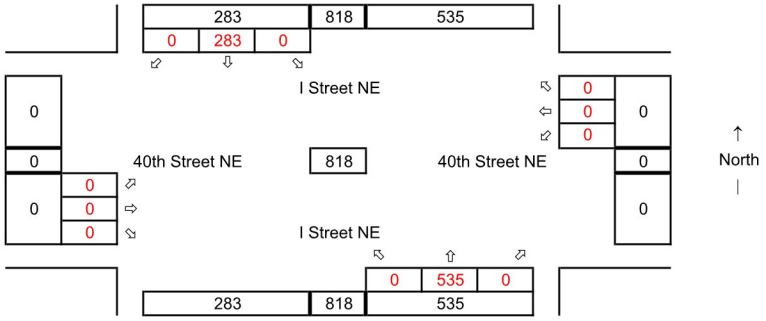
Year: **7/9/2020**

Data Source: **IDAX**



Pipeline Trips
Average Weekday
PM Peak Hour

Copper Gate (Full Dev.) includes Reassignment with I Street connection



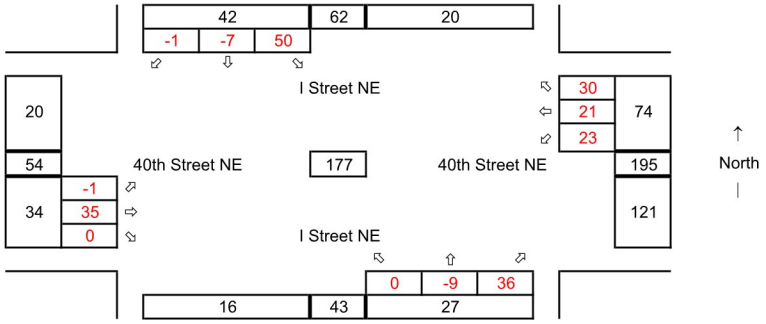
Baseline
Average Weekday
PM Peak Hour

Year: 2025
Growth Rate = 2.0%
Years of Growth = 5
Total Growth = 1.1041



Development Trips
Average Weekday
PM Peak Hour

Includes trips reassigned due to cross-connectivity with existing development



Future with Development
Average Weekday
PM Peak Hour

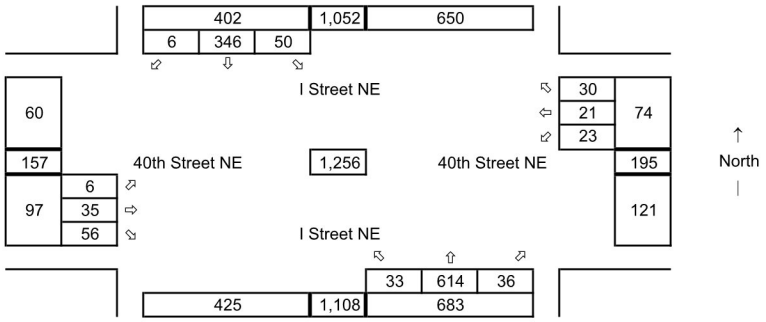


Exhibit 6

Existing Zoning
Copper Gate Phase 1 Only

2 I St NE @ 42nd St NE

Synchro ID: 2

Existing
Average Weekday
PM Peak Hour

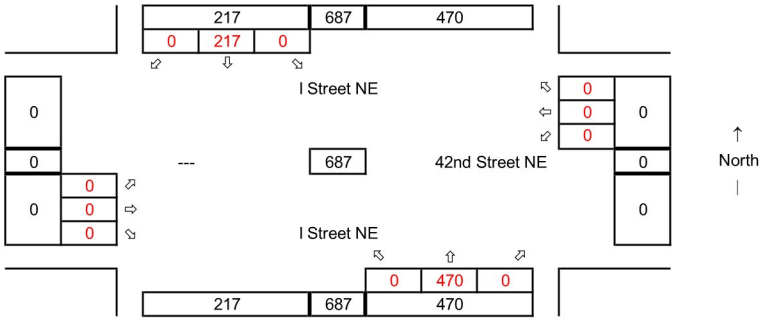
Year: **2/27/2020**

Data Source: **TCC**



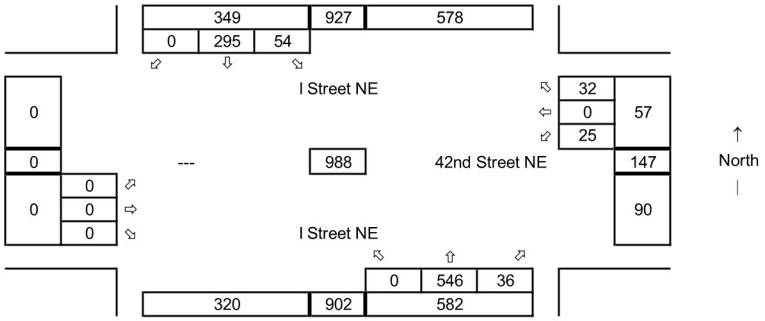
Pipeline Trips
Average Weekday
PM Peak Hour

Copper Gate (Phase 1) includes Reassignment with I Street connection



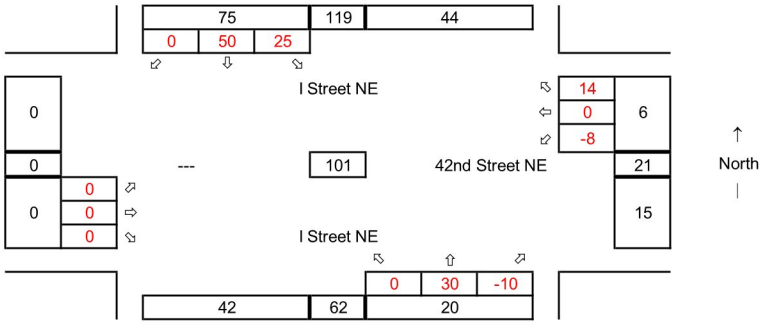
Baseline
Average Weekday
PM Peak Hour

Year: 2025
Growth Rate = 2.0%
Years of Growth = 5
Total Growth = 1.1041



Development Trips
Average Weekday
PM Peak Hour

Includes 33% crossover between existing development and rezone area



Future with Development
Average Weekday
PM Peak Hour

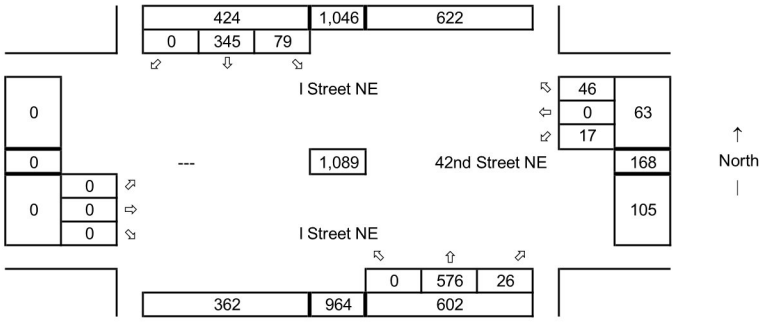


Exhibit 6

Existing Zoning
Copper Gate Phase 1 Only

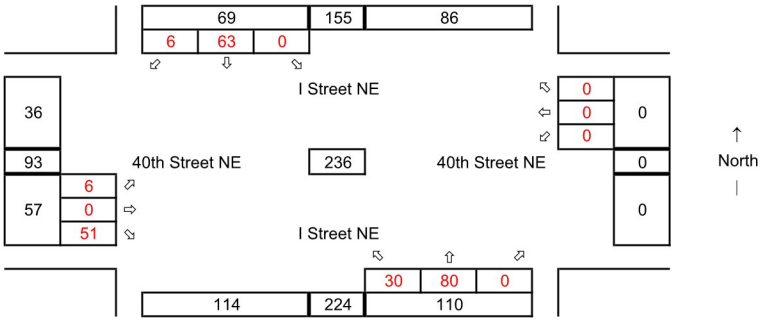
3 I St NE @ 40th St NE

Synchro ID: 3

Existing
Average Weekday
PM Peak Hour

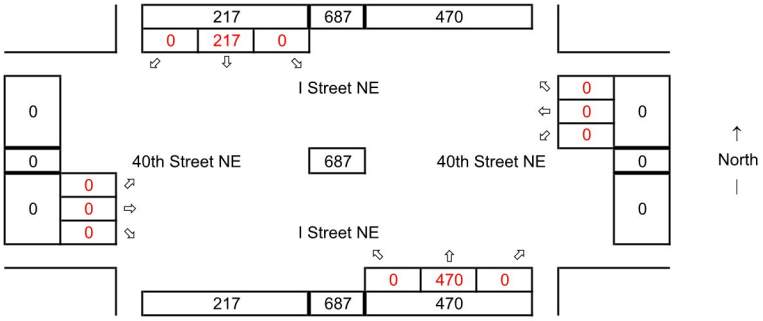
Year: **7/9/2020**

Data Source: **IDAX**



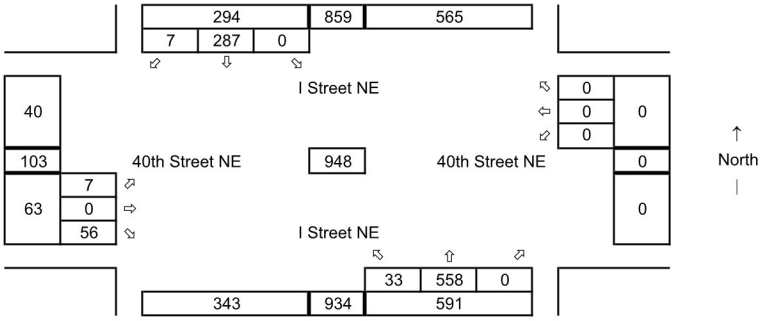
Pipeline Trips
Average Weekday
PM Peak Hour

Copper Gate (Phase 1) includes Reassignment with I Street connection



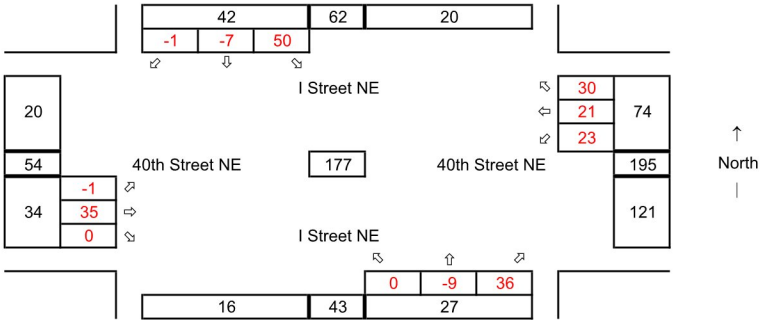
Baseline
Average Weekday
PM Peak Hour

Year: 2025
Growth Rate = 2.0%
Years of Growth = 5
Total Growth = 1.1041



Development Trips
Average Weekday
PM Peak Hour

Includes trips reassigned due to cross-connectivity with existing development



Future with Development
Average Weekday
PM Peak Hour

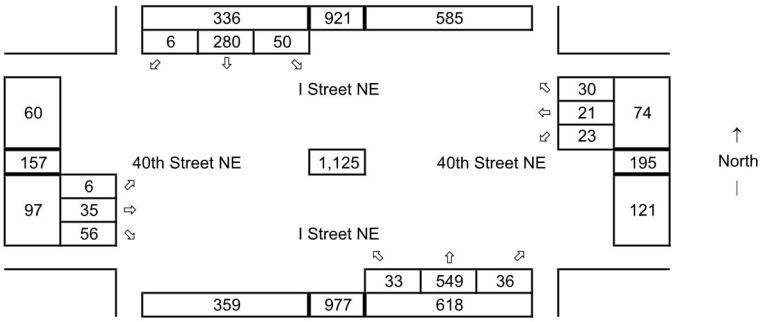


Exhibit 6

Proposed Zoning Turning Movement Calculations

Exhibit 6

Proposed Zoning

2 I St NE @ 42nd St NE

Synchro ID: 2

Existing
Average Weekday
PM Peak Hour

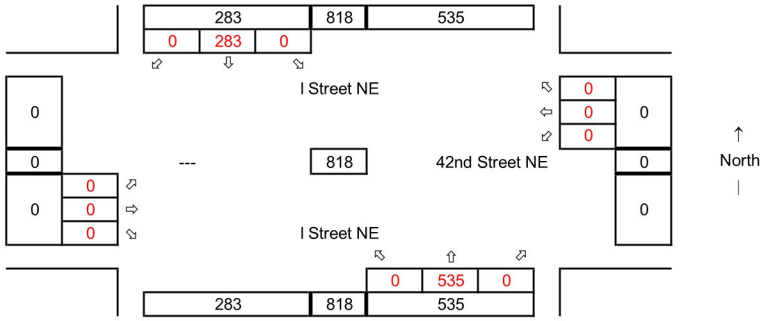
Year: **2/27/2020**

Data Source: **TCC**



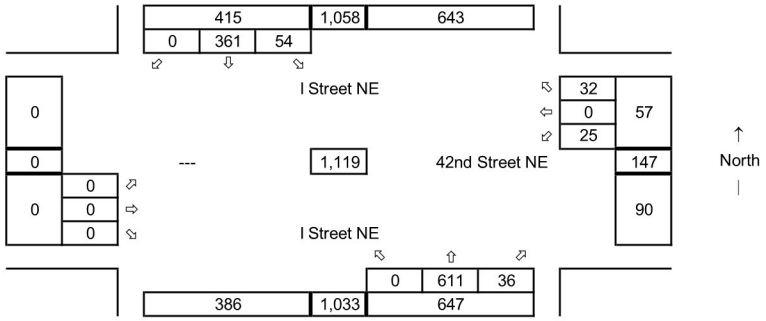
Pipeline Trips
Average Weekday
PM Peak Hour

Copper Gate (Full Dev.) includes Reassignment with I Street connection



Baseline
Average Weekday
PM Peak Hour

Year: 2025
Growth Rate = 2.0%
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Total Growth = 1.1041



Development Trips
Average Weekday
PM Peak Hour

Includes 33% crossover between existing development and rezone area



Future with Development
Average Weekday
PM Peak Hour

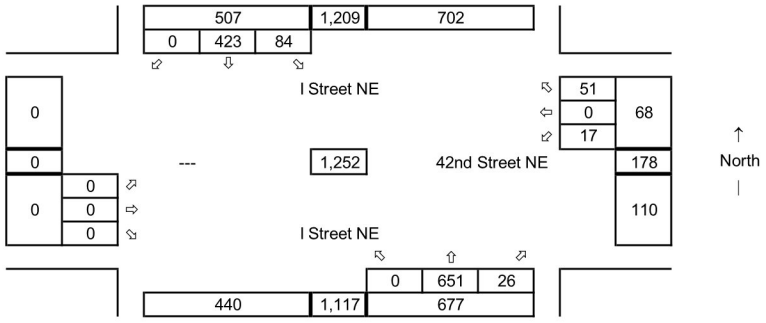


Exhibit 6

Proposed Zoning

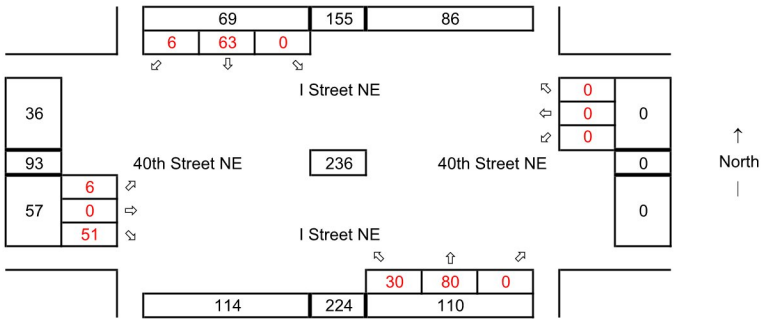
3 I St NE @ 40th St NE

Synchro ID: 3

Existing
Average Weekday
PM Peak Hour

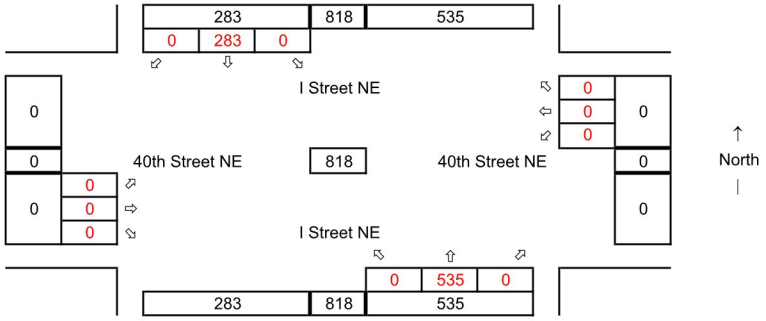
Year: **7/9/2020**

Data Source: **IDAX**



Pipeline Trips
Average Weekday
PM Peak Hour

Copper Gate (Full Dev.) includes Reassignment with I Street connection



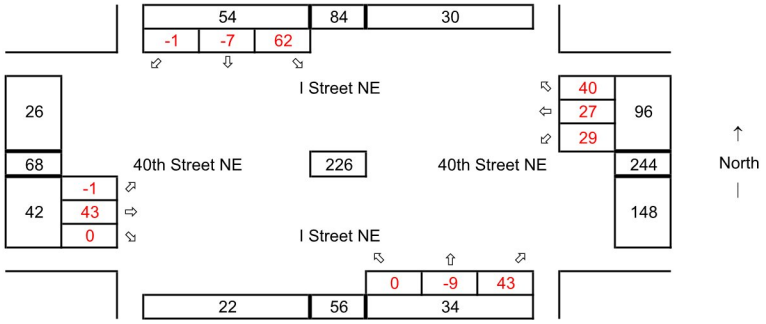
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Development Trips
Average Weekday
PM Peak Hour

Includes trips reassigned due to cross-connectivity with existing development



Future with Development
Average Weekday
PM Peak Hour

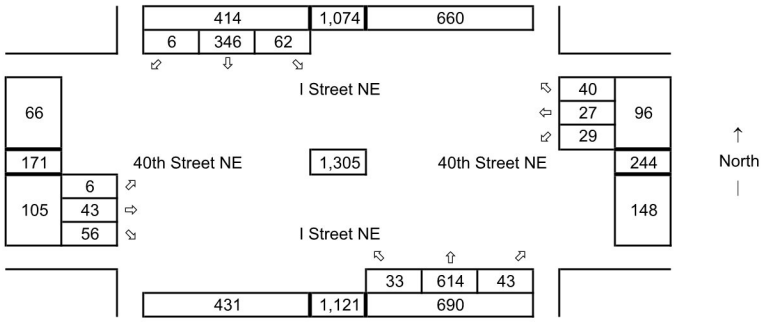


Exhibit 6

Proposed Zoning
Copper Gate Phase 1 Only

2 I St NE @ 42nd St NE

Synchro ID: 2

Existing
Average Weekday
PM Peak Hour

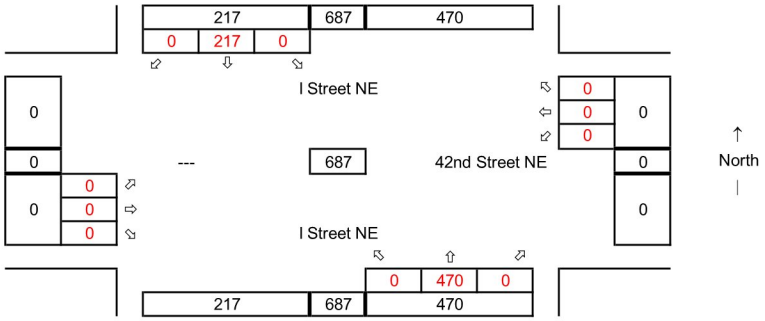
Year: **2/27/2020**

Data Source: **TCC**



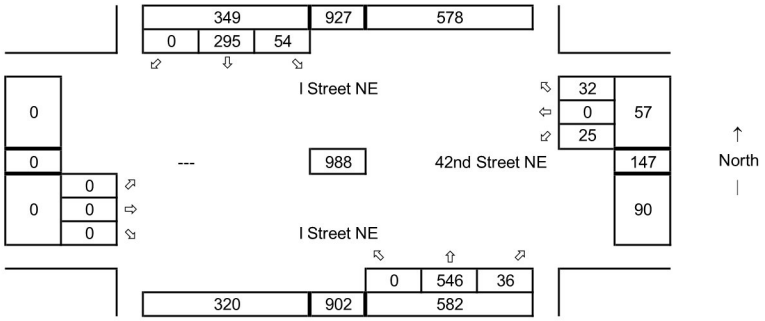
Pipeline Trips
Average Weekday
PM Peak Hour

Copper Gate (Phase 1) includes Reassignment with I Street connection



Baseline
Average Weekday
PM Peak Hour

Year: 2025
Growth Rate = 2.0%
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Total Growth = 1.1041



Development Trips
Average Weekday
PM Peak Hour

Includes 33% crossover between existing development and rezone area



Future with Development
Average Weekday
PM Peak Hour

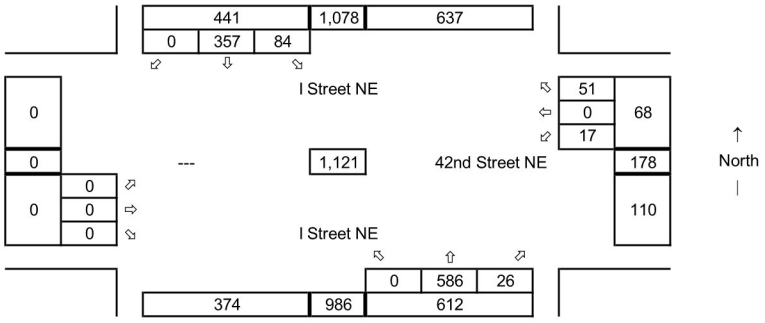


Exhibit 6

Proposed Zoning
Copper Gate Phase 1 Only

3 I St NE @ 40th St NE

Synchro ID: 3

Existing
Average Weekday
PM Peak Hour

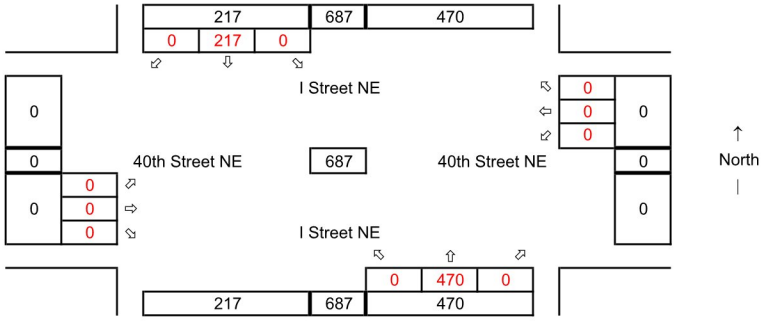
Year: **7/9/2020**

Data Source: **IDAX**



Pipeline Trips
Average Weekday
PM Peak Hour

Copper Gate (Phase 1) includes Reassignment with I Street connection



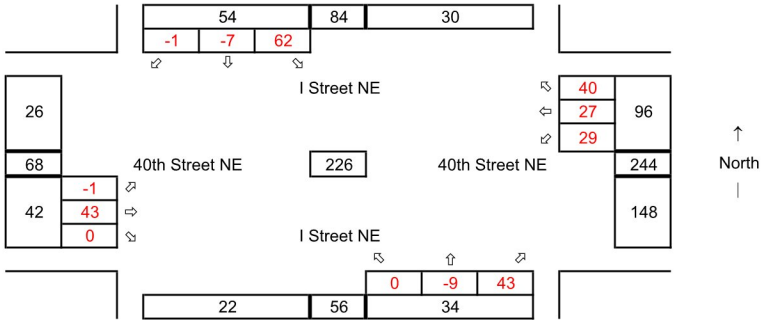
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PM Peak Hour

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Future with Development
Average Weekday
PM Peak Hour

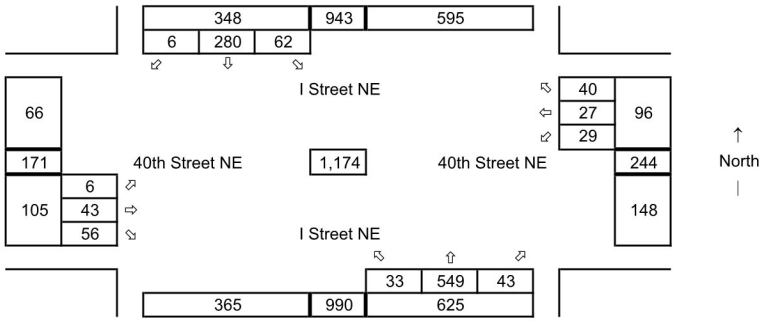


Exhibit 6

Level of Service Calculations

Intersection	
Int Delay, s/veh	3.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	23	29	69	33	49	71
Future Vol, veh/h	23	29	69	33	49	71
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	50	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	4	4	4	4	4	4
Mvmt Flow	26	32	77	37	54	79

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	283	96	0	0	114	0
Stage 1	96	-	-	-	-	-
Stage 2	187	-	-	-	-	-
Critical Hdwy	6.44	6.24	-	-	4.14	-
Critical Hdwy Stg 1	5.44	-	-	-	-	-
Critical Hdwy Stg 2	5.44	-	-	-	-	-
Follow-up Hdwy	3.536	3.336	-	-	2.236	-
Pot Cap-1 Maneuver	703	955	-	-	1463	-
Stage 1	923	-	-	-	-	-
Stage 2	840	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	676	955	-	-	1463	-
Mov Cap-2 Maneuver	676	-	-	-	-	-
Stage 1	923	-	-	-	-	-
Stage 2	807	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.6	0	3.1
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	676	955	1463	-
HCM Lane V/C Ratio	-	-	0.038	0.034	0.037	-
HCM Control Delay (s)	-	-	10.5	8.9	7.6	0
HCM Lane LOS	-	-	B	A	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0.1	0.1	-

Intersection	
Int Delay, s/veh	3.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	6	51	30	80	63	6
Future Vol, veh/h	6	51	30	80	63	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	7	56	33	88	69	7

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	227	73	76	0	-	0
Stage 1	73	-	-	-	-	-
Stage 2	154	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	766	995	1536	-	-	-
Stage 1	955	-	-	-	-	-
Stage 2	879	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	748	995	1536	-	-	-
Mov Cap-2 Maneuver	748	-	-	-	-	-
Stage 1	933	-	-	-	-	-
Stage 2	879	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9	2	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1536	-	962	-	-
HCM Lane V/C Ratio	0.021	-	0.065	-	-
HCM Control Delay (s)	7.4	0	9	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.2	-	-

Intersection	
Int Delay, s/veh	1.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	25	32	611	36	54	361
Future Vol, veh/h	25	32	611	36	54	361
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	50	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	4	4	4	4	4	4
Mvmt Flow	28	36	679	40	60	401

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1220	699	0	0	719	0
Stage 1	699	-	-	-	-	-
Stage 2	521	-	-	-	-	-
Critical Hdwy	6.44	6.24	-	-	4.14	-
Critical Hdwy Stg 1	5.44	-	-	-	-	-
Critical Hdwy Stg 2	5.44	-	-	-	-	-
Follow-up Hdwy	3.536	3.336	-	-	2.236	-
Pot Cap-1 Maneuver	197	436	-	-	873	-
Stage 1	489	-	-	-	-	-
Stage 2	592	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	180	436	-	-	873	-
Mov Cap-2 Maneuver	180	-	-	-	-	-
Stage 1	489	-	-	-	-	-
Stage 2	540	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	20.4	0	1.2
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	180	436	873	-
HCM Lane V/C Ratio	-	-	0.154	0.082	0.069	-
HCM Control Delay (s)	-	-	28.6	14	9.4	0
HCM Lane LOS	-	-	D	B	A	A
HCM 95th %tile Q(veh)	-	-	0.5	0.3	0.2	-

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	7	56	33	623	353	7
Future Vol, veh/h	7	56	33	623	353	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	8	62	36	685	388	8

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1149	392	396	0	-	0
Stage 1	392	-	-	-	-	-
Stage 2	757	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	221	661	1174	-	-	-
Stage 1	687	-	-	-	-	-
Stage 2	467	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	210	661	1174	-	-	-
Mov Cap-2 Maneuver	210	-	-	-	-	-
Stage 1	653	-	-	-	-	-
Stage 2	467	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	12.7	0.4	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1174	-	534	-	-
HCM Lane V/C Ratio	0.031	-	0.13	-	-
HCM Control Delay (s)	8.2	0	12.7	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0.4	-	-

Intersection	
Int Delay, s/veh	1.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	17	46	641	26	79	411
Future Vol, veh/h	17	46	641	26	79	411
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	50	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	4	4	4	4	4	4
Mvmt Flow	19	51	712	29	88	457

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1360	727	0	0	741	0
Stage 1	727	-	-	-	-	-
Stage 2	633	-	-	-	-	-
Critical Hdwy	6.44	6.24	-	-	4.14	-
Critical Hdwy Stg 1	5.44	-	-	-	-	-
Critical Hdwy Stg 2	5.44	-	-	-	-	-
Follow-up Hdwy	3.536	3.336	-	-	2.236	-
Pot Cap-1 Maneuver	162	421	-	-	857	-
Stage 1	475	-	-	-	-	-
Stage 2	525	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	140	421	-	-	857	-
Mov Cap-2 Maneuver	140	-	-	-	-	-
Stage 1	475	-	-	-	-	-
Stage 2	453	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	20.1	0	1.6
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	140	421	857	-
HCM Lane V/C Ratio	-	-	0.135	0.121	0.102	-
HCM Control Delay (s)	-	-	34.7	14.7	9.7	0
HCM Lane LOS	-	-	D	B	A	A
HCM 95th %tile Q(veh)	-	-	0.5	0.4	0.3	-

Intersection												
Int Delay, s/veh	5.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	6	35	56	23	21	30	33	614	36	50	346	6
Future Vol, veh/h	6	35	56	23	21	30	33	614	36	50	346	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	100	-	-	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	92	91	92	92	92	91	91	92	92	91	91
Heavy Vehicles, %	0	2	0	2	2	2	0	0	2	2	0	0
Mvmt Flow	7	38	62	25	23	33	36	675	39	54	380	7

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1287	1278	384	1309	1262	695	387	0	0	714	0	0
Stage 1	492	492	-	767	767	-	-	-	-	-	-	-
Stage 2	795	786	-	542	495	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.52	6.2	7.12	6.52	6.22	4.1	-	-	4.12	-	-
Critical Hdwy Stg 1	6.1	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4.018	3.3	3.518	4.018	3.318	2.2	-	-	2.218	-	-
Pot Cap-1 Maneuver	142	166	668	136	170	442	1183	-	-	886	-	-
Stage 1	562	548	-	395	411	-	-	-	-	-	-	-
Stage 2	384	403	-	525	546	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	109	151	668	93	155	442	1183	-	-	886	-	-
Mov Cap-2 Maneuver	109	151	-	93	155	-	-	-	-	-	-	-
Stage 1	545	515	-	383	399	-	-	-	-	-	-	-
Stage 2	325	391	-	415	513	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	27.8	46.4	0.4	1.1
HCM LOS	D	E		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1183	-	-	262	164	886	-	-
HCM Lane V/C Ratio	0.031	-	-	0.405	0.49	0.061	-	-
HCM Control Delay (s)	8.1	-	-	27.8	46.4	9.3	-	-
HCM Lane LOS	A	-	-	D	E	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	1.9	2.4	0.2	-	-

Lanes, Volumes, Timings
3: I Street NE & 40th Street NE

Westport Rezone

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	6	35	56	23	21	30	33	614	36	50	346	6
Future Volume (vph)	6	35	56	23	21	30	33	614	36	50	346	6
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	100		0	100		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.922			0.945			0.992			0.997	
Flt Protected		0.997			0.985		0.950			0.950		
Satd. Flow (prot)	0	1734	0	0	1734	0	1805	1883	0	1770	1894	0
Flt Permitted		0.970			0.883		0.533			0.314		
Satd. Flow (perm)	0	1687	0	0	1554	0	1013	1883	0	585	1894	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		62			33			8			2	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		513			687			865			676	
Travel Time (s)		11.7			15.6			19.7			15.4	
Peak Hour Factor	0.91	0.92	0.91	0.92	0.92	0.92	0.91	0.91	0.92	0.92	0.91	0.91
Heavy Vehicles (%)	0%	2%	0%	2%	2%	2%	0%	0%	2%	2%	0%	0%
Adj. Flow (vph)	7	38	62	25	23	33	36	675	39	54	380	7
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	107	0	0	81	0	36	714	0	54	387	0
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		4			8			2			6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		2	2		6	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	22.5	22.5		22.5	22.5		22.5	22.5		22.5	22.5	
Total Split (s)	23.0	23.0		23.0	23.0		37.0	37.0		37.0	37.0	
Total Split (%)	38.3%	38.3%		38.3%	38.3%		61.7%	61.7%		61.7%	61.7%	
Maximum Green (s)	18.5	18.5		18.5	18.5		32.5	32.5		32.5	32.5	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		4.5			4.5		4.5	4.5		4.5	4.5	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None		None	None		Min	Min		Min	Min	
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	11.0	11.0		11.0	11.0		11.0	11.0		11.0	11.0	
Pedestrian Calls (#/hr)	0	0		0	0		0	0		0	0	
Act Effct Green (s)		7.2			7.2		26.6	26.6		26.6	26.6	
Actuated g/C Ratio		0.18			0.18		0.68	0.68		0.68	0.68	
v/c Ratio		0.30			0.26		0.05	0.56		0.14	0.30	
Control Delay		10.9			12.9		3.9	7.1		4.9	4.7	
Queue Delay		0.0			0.0		0.0	0.0		0.0	0.0	

Lanes, Volumes, Timings
3: I Street NE & 40th Street NE

Westport Rezone

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Delay		10.9			12.9		3.9	7.1		4.9	4.7	
LOS		B			B		A	A		A	A	
Approach Delay		10.9			12.9			6.9			4.7	
Approach LOS		B			B			A			A	
Queue Length 50th (ft)		7			8		3	76		4	33	
Queue Length 95th (ft)		45			42		11	177		16	76	
Internal Link Dist (ft)		433			607			785			596	
Turn Bay Length (ft)							100			100		
Base Capacity (vph)		866			785		842	1568		486	1576	
Starvation Cap Reductn		0			0		0	0		0	0	
Spillback Cap Reductn		0			0		0	0		0	0	
Storage Cap Reductn		0			0		0	0		0	0	
Reduced v/c Ratio		0.12			0.10		0.04	0.46		0.11	0.25	

Intersection Summary

Area Type: Other
Cycle Length: 60
Actuated Cycle Length: 39
Natural Cycle: 60
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.56
Intersection Signal Delay: 6.9 Intersection LOS: A
Intersection Capacity Utilization 59.9% ICU Level of Service B
Analysis Period (min) 15

Splits and Phases: 3: I Street NE & 40th Street NE

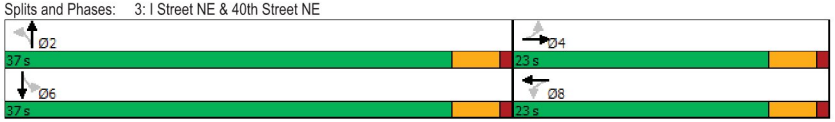


Exhibit 6

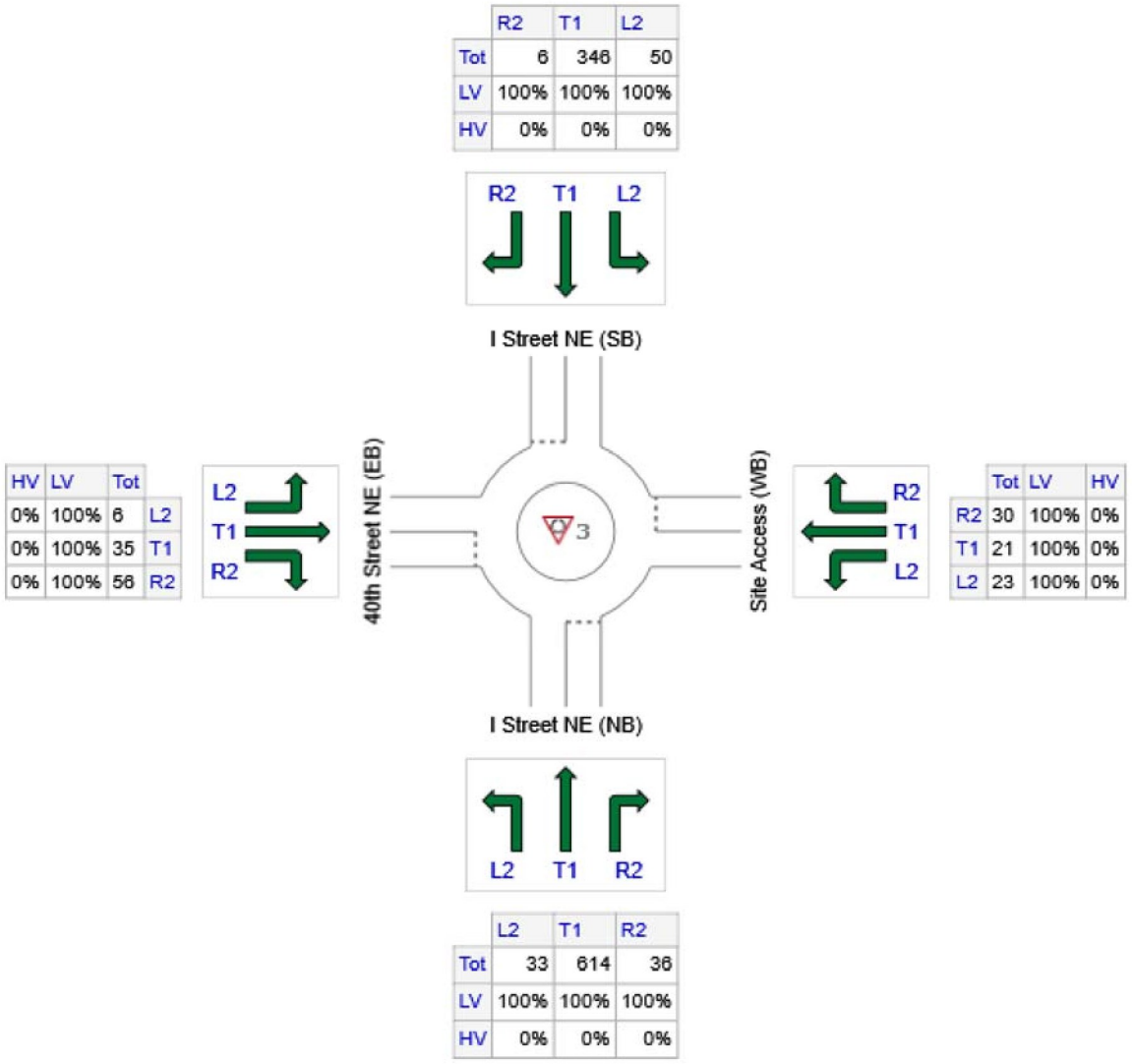
INPUT VOLUMES

Vehicles and pedestrians per 60 minutes

Site: 3 [2025 Future w Existing Zoning]

I Street NE at 40th Street NE
Site Category: PM Peak-Hour
Roundabout

Volume Display Method: Total and %



	All MCs	Light Vehicles (LV)	Heavy Vehicles (HV)
S: I Street NE (NB)	683	683	0
E: Site Access (WB)	74	74	0
N: I Street NE (SB)	402	402	0
W: 40th Street NE (EB)	97	97	0
Total	1256	1256	0

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Organisation: GIBSON TRAFFIC CONSULTANTS | Created: Friday, August 21, 2020 10:01:31 AM
Project: C:\Users\Brad Lincoln\Desktop\GTC Files\20-113\Comment Response #2\Sidra\3 I Street NE at 40th Street NE.sip8

Exhibit 6

SITE LAYOUT

Site: 3 [2025 Future w Existing Zoning]

I Street NE at 40th Street NE
Site Category: PM Peak-Hour
Roundabout

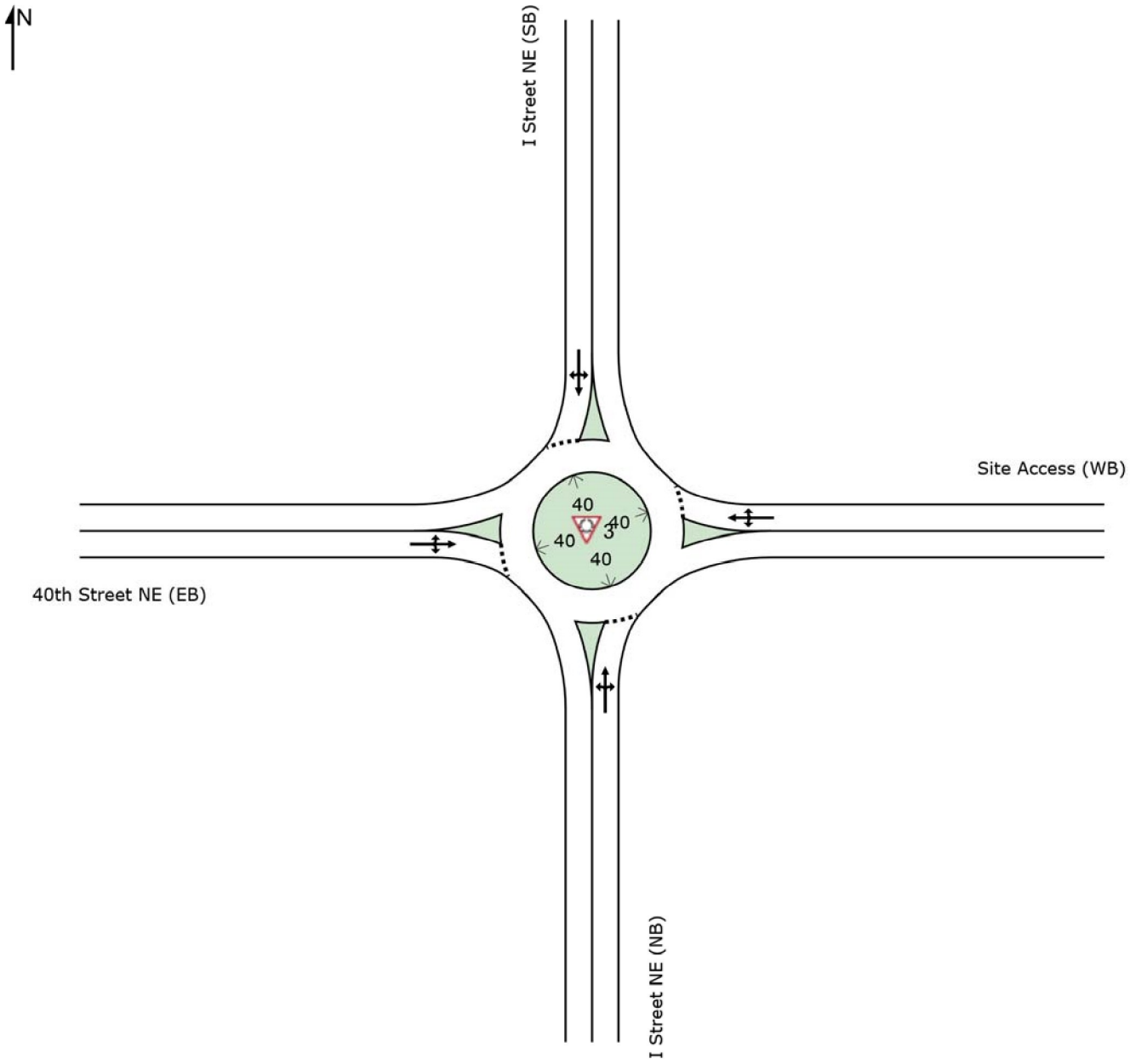


Exhibit 6

MOVEMENT SUMMARY

Site: 3 [2025 Future w Existing Zoning]

I Street NE at 40th Street NE
Site Category: PM Peak-Hour
Roundabout

Movement Performance - Vehicles												
Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance ft	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed mph
South: I Street NE (NB)												
3	L2	36	0.0	0.704	10.2	LOS B	8.0	199.8	0.61	0.56	0.61	34.2
8	T1	675	0.0	0.704	6.6	LOS A	8.0	199.8	0.61	0.56	0.61	34.4
18	R2	40	0.0	0.704	6.4	LOS A	8.0	199.8	0.61	0.56	0.61	33.8
Approach		751	0.0	0.704	6.8	LOS A	8.0	199.8	0.61	0.56	0.61	34.4
East: Site Access (WB)												
1	L2	25	0.0	0.148	14.1	LOS B	0.9	21.8	0.76	0.82	0.76	32.5
6	T1	23	0.0	0.148	10.5	LOS B	0.9	21.8	0.76	0.82	0.76	32.7
16	R2	33	0.0	0.148	10.3	LOS B	0.9	21.8	0.76	0.82	0.76	32.2
Approach		81	0.0	0.148	11.5	LOS B	0.9	21.8	0.76	0.82	0.76	32.4
North: I Street NE (SB)												
7	L2	55	0.0	0.409	9.4	LOS A	3.0	75.7	0.37	0.53	0.37	34.7
4	T1	380	0.0	0.409	5.8	LOS A	3.0	75.7	0.37	0.53	0.37	35.0
14	R2	7	0.0	0.409	5.6	LOS A	3.0	75.7	0.37	0.53	0.37	34.3
Approach		442	0.0	0.409	6.2	LOS A	3.0	75.7	0.37	0.53	0.37	34.9
West: 40th Street NE (EB)												
5	L2	7	0.0	0.141	11.8	LOS B	0.8	18.9	0.60	0.70	0.60	34.1
2	T1	38	0.0	0.141	8.2	LOS A	0.8	18.9	0.60	0.70	0.60	34.4
12	R2	62	0.0	0.141	7.9	LOS A	0.8	18.9	0.60	0.70	0.60	33.7
Approach		107	0.0	0.141	8.3	LOS A	0.8	18.9	0.60	0.70	0.60	34.0
All Vehicles		1380	0.0	0.704	7.0	LOS A	8.0	199.8	0.54	0.57	0.54	34.4

Site Level of Service (LOS) Method: Delay & Degree of Saturation (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Signalised Intersections.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
Intersection and Approach LOS values are based on average delay for all movements (v/c not used).
Roundabout Capacity Model: SIDRA Standard.
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Intersection	
Int Delay, s/veh	1.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	17	46	576	26	79	345
Future Vol, veh/h	17	46	576	26	79	345
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	50	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	4	4	4	4	4	4
Mvmt Flow	19	51	640	29	88	383

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1214	655	0	0	669	0
Stage 1	655	-	-	-	-	-
Stage 2	559	-	-	-	-	-
Critical Hdwy	6.44	6.24	-	-	4.14	-
Critical Hdwy Stg 1	5.44	-	-	-	-	-
Critical Hdwy Stg 2	5.44	-	-	-	-	-
Follow-up Hdwy	3.536	3.336	-	-	2.236	-
Pot Cap-1 Maneuver	199	463	-	-	912	-
Stage 1	513	-	-	-	-	-
Stage 2	568	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	175	463	-	-	912	-
Mov Cap-2 Maneuver	175	-	-	-	-	-
Stage 1	513	-	-	-	-	-
Stage 2	498	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	17.6	0	1.7
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	175	463	912	-
HCM Lane V/C Ratio	-	-	0.108	0.11	0.096	-
HCM Control Delay (s)	-	-	28	13.7	9.4	0
HCM Lane LOS	-	-	D	B	A	A
HCM 95th %tile Q(veh)	-	-	0.4	0.4	0.3	-

Intersection												
Int Delay, s/veh	4.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	6	35	56	23	21	30	33	549	36	50	280	6
Future Vol, veh/h	6	35	56	23	21	30	33	549	36	50	280	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	100	-	-	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	92	91	92	92	92	91	91	92	92	91	91
Heavy Vehicles, %	0	2	0	2	2	2	0	0	2	2	0	0
Mvmt Flow	7	38	62	25	23	33	36	603	39	54	308	7

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1143	1134	312	1165	1118	623	315	0	0	642	0	0
Stage 1	420	420	-	695	695	-	-	-	-	-	-	-
Stage 2	723	714	-	470	423	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.52	6.2	7.12	6.52	6.22	4.1	-	-	4.12	-	-
Critical Hdwy Stg 1	6.1	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4.018	3.3	3.518	4.018	3.318	2.2	-	-	2.218	-	-
Pot Cap-1 Maneuver	179	203	733	171	207	486	1257	-	-	943	-	-
Stage 1	615	589	-	433	444	-	-	-	-	-	-	-
Stage 2	421	435	-	574	588	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	142	186	733	124	190	486	1257	-	-	943	-	-
Mov Cap-2 Maneuver	142	186	-	124	190	-	-	-	-	-	-	-
Stage 1	597	555	-	420	431	-	-	-	-	-	-	-
Stage 2	361	422	-	462	554	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	22	33	0.4	1.3
HCM LOS	C	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1257	-	-	317	207	943	-	-
HCM Lane V/C Ratio	0.029	-	-	0.335	0.389	0.058	-	-
HCM Control Delay (s)	7.9	-	-	22	33	9.1	-	-
HCM Lane LOS	A	-	-	C	D	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	1.4	1.7	0.2	-	-

Intersection	
Int Delay, s/veh	1.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	17	51	651	26	84	423
Future Vol, veh/h	17	51	651	26	84	423
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	50	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	4	4	4	4	4	4
Mvmt Flow	19	57	723	29	93	470

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1394	738	0	0	752	0
Stage 1	738	-	-	-	-	-
Stage 2	656	-	-	-	-	-
Critical Hdwy	6.44	6.24	-	-	4.14	-
Critical Hdwy Stg 1	5.44	-	-	-	-	-
Critical Hdwy Stg 2	5.44	-	-	-	-	-
Follow-up Hdwy	3.536	3.336	-	-	2.236	-
Pot Cap-1 Maneuver	154	415	-	-	849	-
Stage 1	469	-	-	-	-	-
Stage 2	513	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	131	415	-	-	849	-
Mov Cap-2 Maneuver	131	-	-	-	-	-
Stage 1	469	-	-	-	-	-
Stage 2	437	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	20.5	0	1.6
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	131	415	849	-
HCM Lane V/C Ratio	-	-	0.144	0.137	0.11	-
HCM Control Delay (s)	-	-	37.1	15	9.8	0
HCM Lane LOS	-	-	E	C	A	A
HCM 95th %tile Q(veh)	-	-	0.5	0.5	0.4	-

Intersection												
Int Delay, s/veh	8.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	6	43	56	29	27	40	33	614	43	62	346	6
Future Vol, veh/h	6	43	56	29	27	40	33	614	43	62	346	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	100	-	-	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	92	91	92	92	92	91	91	92	92	91	91
Heavy Vehicles, %	0	2	0	2	2	2	0	0	2	2	0	0
Mvmt Flow	7	47	62	32	29	43	36	675	47	67	380	7

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1325	1312	384	1343	1292	699	387	0	0	722	0	0
Stage 1	518	518	-	771	771	-	-	-	-	-	-	-
Stage 2	807	794	-	572	521	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.52	6.2	7.12	6.52	6.22	4.1	-	-	4.12	-	-
Critical Hdwy Stg 1	6.1	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4.018	3.3	3.518	4.018	3.318	2.2	-	-	2.218	-	-
Pot Cap-1 Maneuver	134	159	668	129	163	440	1183	-	-	880	-	-
Stage 1	544	533	-	393	410	-	-	-	-	-	-	-
Stage 2	378	400	-	505	532	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	94	142	668	81	146	440	1183	-	-	880	-	-
Mov Cap-2 Maneuver	94	142	-	81	146	-	-	-	-	-	-	-
Stage 1	528	492	-	381	398	-	-	-	-	-	-	-
Stage 2	306	388	-	383	492	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	34.4	70	0.4	1.4
HCM LOS	D	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1183	-	-	234	151	880	-	-
HCM Lane V/C Ratio	0.031	-	-	0.491	0.691	0.077	-	-
HCM Control Delay (s)	8.1	-	-	34.4	70	9.4	-	-
HCM Lane LOS	A	-	-	D	F	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	2.5	4	0.2	-	-

Lanes, Volumes, Timings
3: I Street NE & 40th Street NE

Westport Rezone

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	6	43	56	29	27	40	33	614	43	62	346	6
Future Volume (vph)	6	43	56	29	27	40	33	614	43	62	346	6
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	100		0	100		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.928			0.944			0.990			0.997	
Flt Protected		0.997			0.985		0.950			0.950		
Satd. Flow (prot)	0	1744	0	0	1732	0	1805	1879	0	1770	1894	0
Flt Permitted		0.972			0.890		0.533			0.302		
Satd. Flow (perm)	0	1700	0	0	1565	0	1013	1879	0	563	1894	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		62			43			9			2	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		513			687			865			676	
Travel Time (s)		11.7			15.6			19.7			15.4	
Peak Hour Factor	0.91	0.92	0.91	0.92	0.92	0.92	0.91	0.91	0.92	0.92	0.91	0.91
Heavy Vehicles (%)	0%	2%	0%	2%	2%	2%	0%	0%	2%	2%	0%	0%
Adj. Flow (vph)	7	47	62	32	29	43	36	675	47	67	380	7
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	116	0	0	104	0	36	722	0	67	387	0
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		4			8			2			6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		2	2		6	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	22.5	22.5		22.5	22.5		22.5	22.5		22.5	22.5	
Total Split (s)	23.0	23.0		23.0	23.0		37.0	37.0		37.0	37.0	
Total Split (%)	38.3%	38.3%		38.3%	38.3%		61.7%	61.7%		61.7%	61.7%	
Maximum Green (s)	18.5	18.5		18.5	18.5		32.5	32.5		32.5	32.5	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		4.5			4.5		4.5	4.5		4.5	4.5	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None		None	None		Min	Min		Min	Min	
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	11.0	11.0		11.0	11.0		11.0	11.0		11.0	11.0	
Pedestrian Calls (#/hr)	0	0		0	0		0	0		0	0	
Act Effct Green (s)		7.5			7.5		25.7	25.7		25.7	25.7	
Actuated g/C Ratio		0.19			0.19		0.67	0.67		0.67	0.67	
v/c Ratio		0.31			0.31		0.05	0.57		0.18	0.31	
Control Delay		11.1			13.0		4.1	7.6		5.6	5.0	
Queue Delay		0.0			0.0		0.0	0.0		0.0	0.0	

Lanes, Volumes, Timings
3: I Street NE & 40th Street NE

Westport Rezone

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Delay		11.1			13.0		4.1	7.6		5.6	5.0	
LOS		B			B		A	A		A	A	
Approach Delay		11.1			13.0			7.4			5.1	
Approach LOS		B			B			A			A	
Queue Length 50th (ft)		9			10		3	80		5	34	
Queue Length 95th (ft)		48			49		11	191		21	81	
Internal Link Dist (ft)		433			607			785			596	
Turn Bay Length (ft)							100			100		
Base Capacity (vph)		883			806		855	1589		475	1600	
Starvation Cap Reductn		0			0		0	0		0	0	
Spillback Cap Reductn		0			0		0	0		0	0	
Storage Cap Reductn		0			0		0	0		0	0	
Reduced v/c Ratio		0.13			0.13		0.04	0.45		0.14	0.24	

Intersection Summary

Area Type: Other
Cycle Length: 60
Actuated Cycle Length: 38.5
Natural Cycle: 60
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.57
Intersection Signal Delay: 7.4 — Intersection LOS: A
Intersection Capacity Utilization 62.5% — ICU Level of Service B
Analysis Period (min) 15

Splits and Phases: 3: I Street NE & 40th Street NE

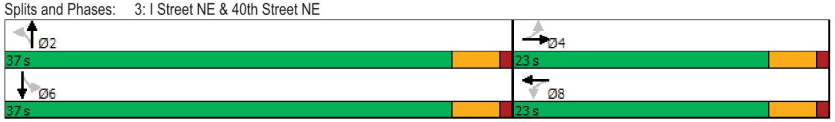


Exhibit 6

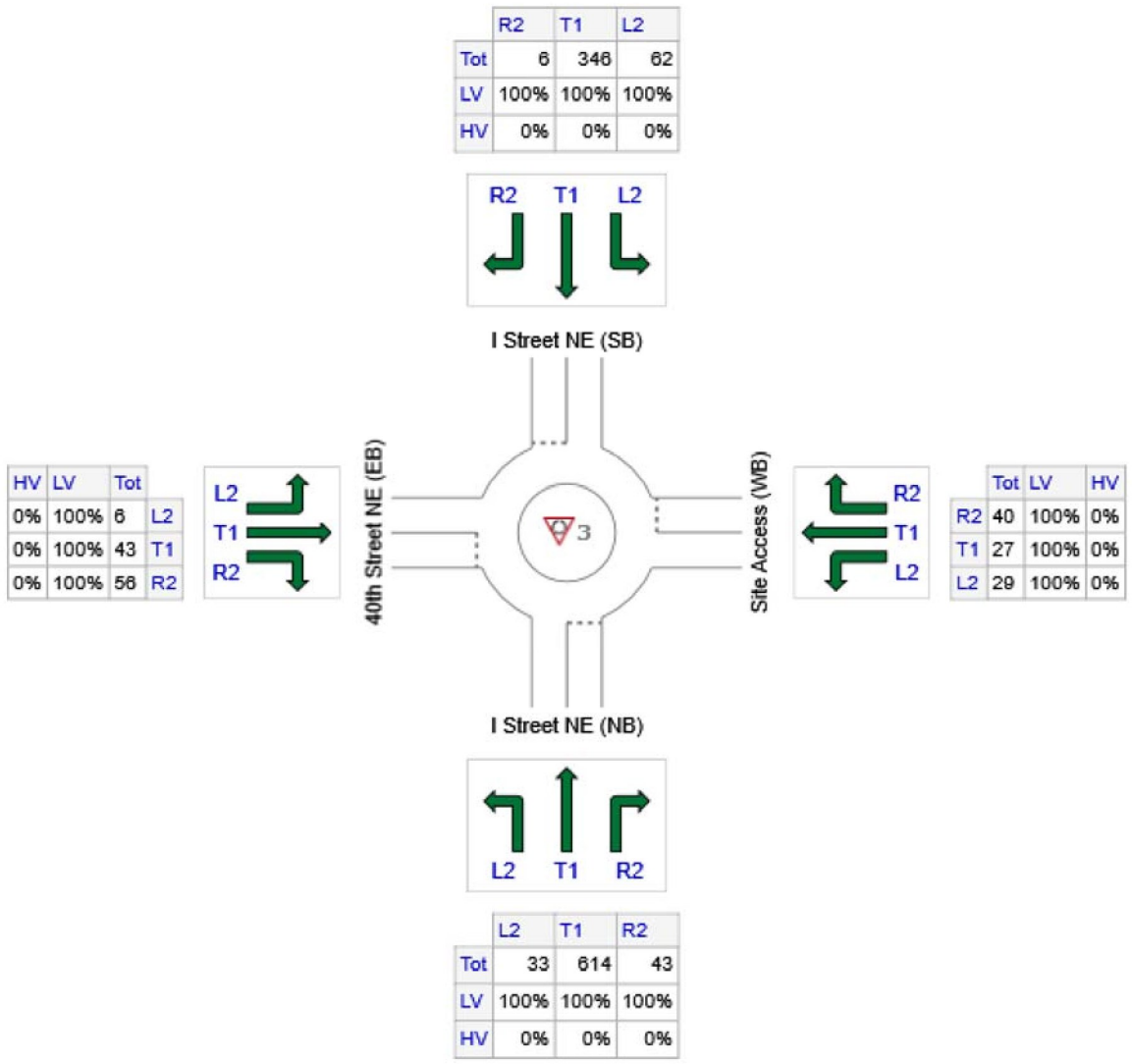
INPUT VOLUMES

Vehicles and pedestrians per 60 minutes

Site: 3 [2025 Future w Proposed Zoning]

I Street NE at 40th Street NE
Site Category: PM Peak-Hour
Roundabout

Volume Display Method: Total and %



	All MCs	Light Vehicles (LV)	Heavy Vehicles (HV)
S: I Street NE (NB)	690	690	0
E: Site Access (WB)	96	96	0
N: I Street NE (SB)	414	414	0
W: 40th Street NE (EB)	105	105	0
Total	1305	1305	0

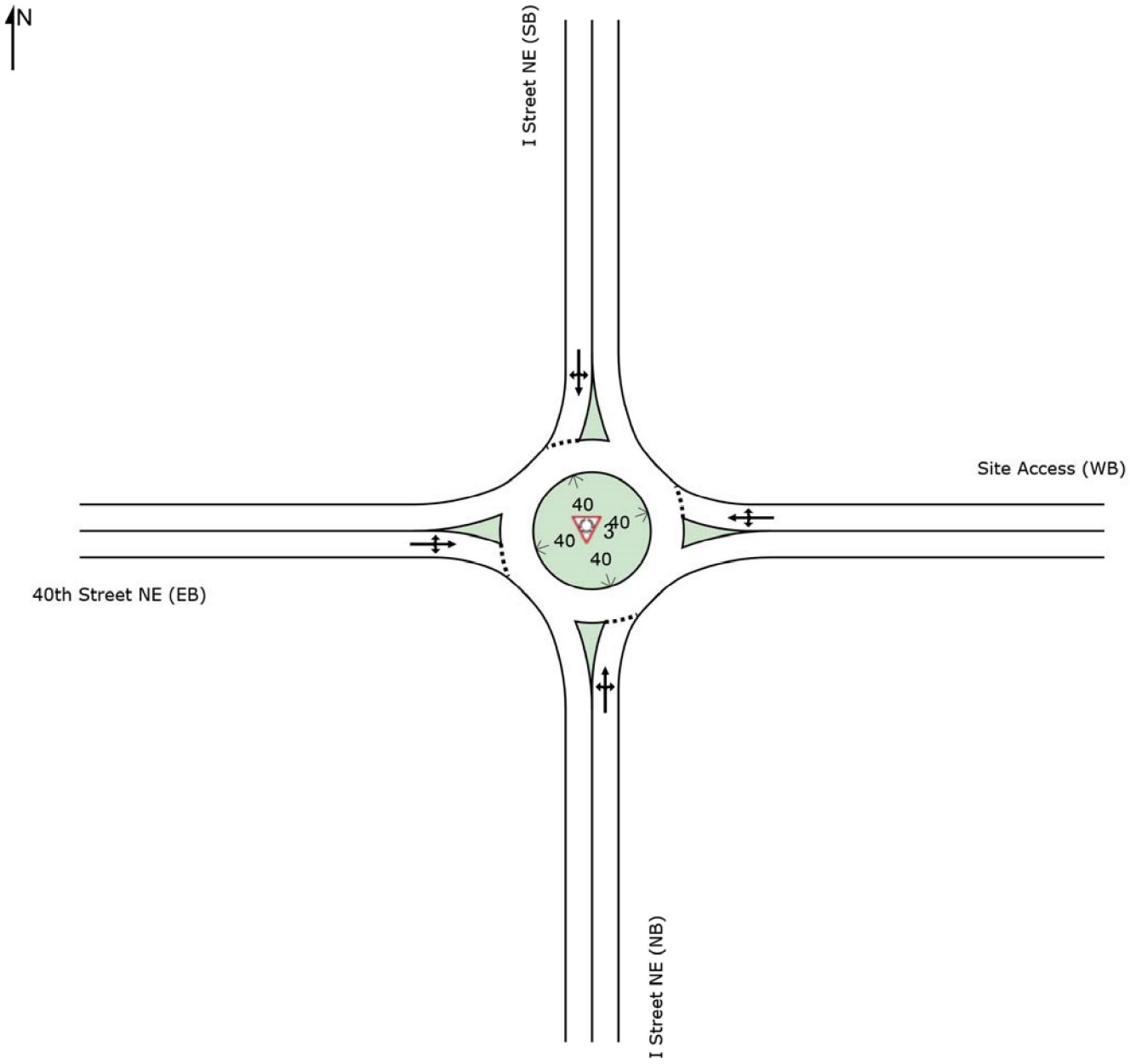
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Exhibit 6

SITE LAYOUT

Site: 3 [2025 Future w Proposed Zoning]

I Street NE at 40th Street NE
Site Category: PM Peak-Hour
Roundabout



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Exhibit 6

MOVEMENT SUMMARY

Site: 3 [2025 Future w Proposed Zoning]

I Street NE at 40th Street NE
Site Category: PM Peak-Hour
Roundabout

Movement Performance - Vehicles												
Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance ft	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed mph
South: I Street NE (NB)												
3	L2	36	0.0	0.728	10.6	LOS B	8.4	208.8	0.69	0.59	0.69	34.0
8	T1	675	0.0	0.728	7.0	LOS A	8.4	208.8	0.69	0.59	0.69	34.3
18	R2	47	0.0	0.728	6.8	LOS A	8.4	208.8	0.69	0.59	0.69	33.6
Approach		758	0.0	0.728	7.2	LOS A	8.4	208.8	0.69	0.59	0.69	34.2
East: Site Access (WB)												
1	L2	32	0.0	0.195	14.3	LOS B	1.2	29.8	0.79	0.85	0.79	32.5
6	T1	30	0.0	0.195	10.7	LOS B	1.2	29.8	0.79	0.85	0.79	32.7
16	R2	44	0.0	0.195	10.4	LOS B	1.2	29.8	0.79	0.85	0.79	32.1
Approach		105	0.0	0.195	11.7	LOS B	1.2	29.8	0.79	0.85	0.79	32.4
North: I Street NE (SB)												
7	L2	68	0.0	0.429	9.5	LOS A	3.3	81.3	0.41	0.54	0.41	34.6
4	T1	380	0.0	0.429	5.9	LOS A	3.3	81.3	0.41	0.54	0.41	34.8
14	R2	7	0.0	0.429	5.7	LOS A	3.3	81.3	0.41	0.54	0.41	34.2
Approach		455	0.0	0.429	6.5	LOS A	3.3	81.3	0.41	0.54	0.41	34.8
West: 40th Street NE (EB)												
5	L2	7	0.0	0.157	12.0	LOS B	0.9	21.3	0.62	0.72	0.62	34.0
2	T1	47	0.0	0.157	8.4	LOS A	0.9	21.3	0.62	0.72	0.62	34.3
12	R2	62	0.0	0.157	8.1	LOS A	0.9	21.3	0.62	0.72	0.62	33.6
Approach		115	0.0	0.157	8.4	LOS A	0.9	21.3	0.62	0.72	0.62	33.9
All Vehicles		1434	0.0	0.728	7.4	LOS A	8.4	208.8	0.60	0.61	0.60	34.2

Site Level of Service (LOS) Method: Delay & Degree of Saturation (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Signalised Intersections.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
Intersection and Approach LOS values are based on average delay for all movements (v/c not used).
Roundabout Capacity Model: SIDRA Standard.
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Intersection	
Int Delay, s/veh	1.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	17	51	586	26	84	357
Future Vol, veh/h	17	51	586	26	84	357
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	50	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	4	4	4	4	4	4
Mvmt Flow	19	57	651	29	93	397

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1249	666	0	0	680	0
Stage 1	666	-	-	-	-	-
Stage 2	583	-	-	-	-	-
Critical Hdwy	6.44	6.24	-	-	4.14	-
Critical Hdwy Stg 1	5.44	-	-	-	-	-
Critical Hdwy Stg 2	5.44	-	-	-	-	-
Follow-up Hdwy	3.536	3.336	-	-	2.236	-
Pot Cap-1 Maneuver	189	456	-	-	903	-
Stage 1	507	-	-	-	-	-
Stage 2	554	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	164	456	-	-	903	-
Mov Cap-2 Maneuver	164	-	-	-	-	-
Stage 1	507	-	-	-	-	-
Stage 2	481	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	18	0	1.8
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	164	456	903	-
HCM Lane V/C Ratio	-	-	0.115	0.124	0.103	-
HCM Control Delay (s)	-	-	29.8	14	9.4	0
HCM Lane LOS	-	-	D	B	A	A
HCM 95th %tile Q(veh)	-	-	0.4	0.4	0.3	-

Intersection												
Int Delay, s/veh	6.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	6	43	56	29	27	40	33	549	43	62	280	6
Future Vol, veh/h	6	43	56	29	27	40	33	549	43	62	280	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	100	-	-	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	92	91	92	92	92	91	91	92	92	91	91
Heavy Vehicles, %	0	2	0	2	2	2	0	0	2	2	0	0
Mvmt Flow	7	47	62	32	29	43	36	603	47	67	308	7

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1181	1168	312	1199	1148	627	315	0	0	650	0	0
Stage 1	446	446	-	699	699	-	-	-	-	-	-	-
Stage 2	735	722	-	500	449	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.52	6.2	7.12	6.52	6.22	4.1	-	-	4.12	-	-
Critical Hdwy Stg 1	6.1	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4.018	3.3	3.518	4.018	3.318	2.2	-	-	2.218	-	-
Pot Cap-1 Maneuver	168	193	733	162	199	484	1257	-	-	936	-	-
Stage 1	595	574	-	430	442	-	-	-	-	-	-	-
Stage 2	414	431	-	553	572	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	124	174	733	109	179	484	1257	-	-	936	-	-
Mov Cap-2 Maneuver	124	174	-	109	179	-	-	-	-	-	-	-
Stage 1	578	533	-	418	429	-	-	-	-	-	-	-
Stage 2	341	419	-	429	531	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	26.1	44.1	0.4	1.6
HCM LOS	D	E		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1257	-	-	283	192	936	-	-
HCM Lane V/C Ratio	0.029	-	-	0.406	0.543	0.072	-	-
HCM Control Delay (s)	7.9	-	-	26.1	44.1	9.1	-	-
HCM Lane LOS	A	-	-	D	E	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	1.9	2.8	0.2	-	-

Lanes, Volumes, Timings
3: I Street NE & 40th Street NE

Westport Rezone

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	6	43	56	29	27	40	33	549	43	62	280	6
Future Volume (vph)	6	43	56	29	27	40	33	549	43	62	280	6
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	100		0	100		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.928			0.944			0.989			0.997	
Flt Protected		0.997			0.985		0.950			0.950		
Satd. Flow (prot)	0	1744	0	0	1732	0	1805	1876	0	1770	1894	0
Flt Permitted		0.971			0.879		0.569			0.346		
Satd. Flow (perm)	0	1698	0	0	1546	0	1081	1876	0	645	1894	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		62			43			10			3	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		513			687			865			676	
Travel Time (s)		11.7			15.6			19.7			15.4	
Peak Hour Factor	0.91	0.92	0.91	0.92	0.92	0.92	0.91	0.91	0.92	0.92	0.91	0.91
Heavy Vehicles (%)	0%	2%	0%	2%	2%	2%	0%	0%	2%	2%	0%	0%
Adj. Flow (vph)	7	47	62	32	29	43	36	603	47	67	308	7
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	116	0	0	104	0	36	650	0	67	315	0
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		4			8			2			6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		2	2		6	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	22.5	22.5		22.5	22.5		22.5	22.5		22.5	22.5	
Total Split (s)	23.0	23.0		23.0	23.0		37.0	37.0		37.0	37.0	
Total Split (%)	38.3%	38.3%		38.3%	38.3%		61.7%	61.7%		61.7%	61.7%	
Maximum Green (s)	18.5	18.5		18.5	18.5		32.5	32.5		32.5	32.5	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		4.5			4.5		4.5	4.5		4.5	4.5	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None		None	None		Min	Min		Min	Min	
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	11.0	11.0		11.0	11.0		11.0	11.0		11.0	11.0	
Pedestrian Calls (#/hr)	0	0		0	0		0	0		0	0	
Act Effct Green (s)		7.4			7.4		24.1	24.1		24.1	24.1	
Actuated g/C Ratio		0.20			0.20		0.65	0.65		0.65	0.65	
v/c Ratio		0.30			0.30		0.05	0.53		0.16	0.25	
Control Delay		10.5			12.3		4.2	7.2		5.4	4.9	
Queue Delay		0.0			0.0		0.0	0.0		0.0	0.0	

Lanes, Volumes, Timings
3: I Street NE & 40th Street NE

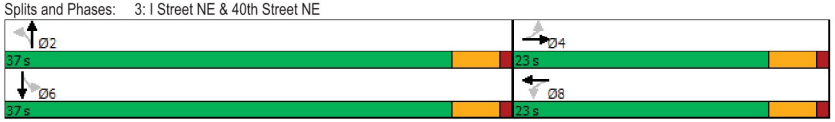
Westport Rezone

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Delay		10.5			12.3		4.2	7.2		5.4	4.9	
LOS		B			B		A	A		A	A	
Approach Delay		10.5			12.3			7.0			5.0	
Approach LOS		B			B			A			A	
Queue Length 50th (ft)		8			9		3	67		5	26	
Queue Length 95th (ft)		46			47		11	163		21	65	
Internal Link Dist (ft)		433			607			785			596	
Turn Bay Length (ft)							100			100		
Base Capacity (vph)		916			828		948	1646		565	1661	
Starvation Cap Reductn		0			0		0	0		0	0	
Spillback Cap Reductn		0			0		0	0		0	0	
Storage Cap Reductn		0			0		0	0		0	0	
Reduced v/c Ratio		0.13			0.13		0.04	0.39		0.12	0.19	

Intersection Summary

Area Type: Other
Cycle Length: 60
Actuated Cycle Length: 36.9
Natural Cycle: 55
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.53
Intersection Signal Delay: 7.1 Intersection LOS: A
Intersection Capacity Utilization 59.1% ICU Level of Service B
Analysis Period (min) 15

Splits and Phases: 3: I Street NE & 40th Street NE



2025 future Conditions with Proposed Zoning (Only Copper Gate Phase 1 w Signal) PM Peak-Hour
Gibson Traffic Consultants, Inc. [BJL #20-113]

Exhibit 6

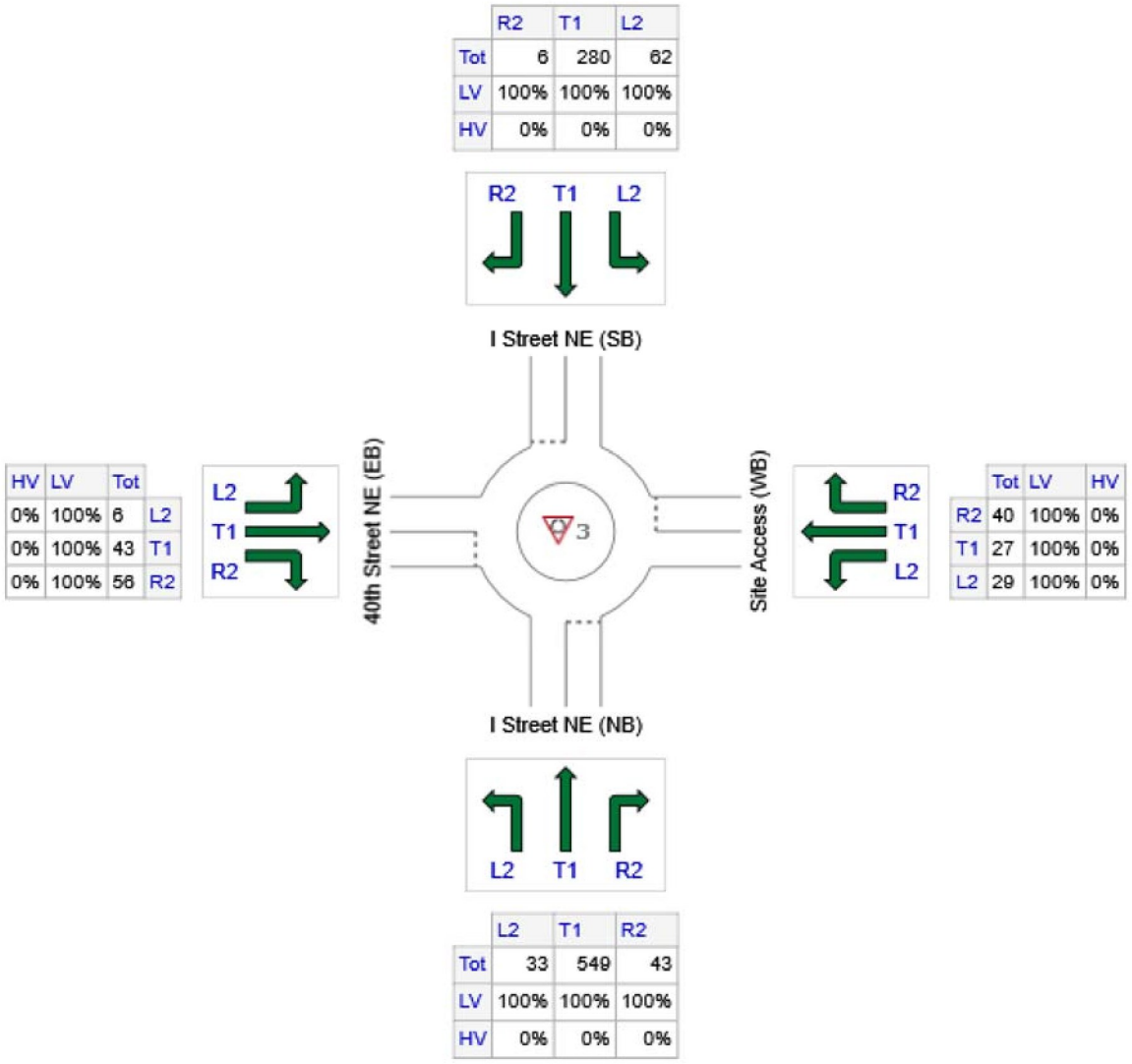
INPUT VOLUMES

Vehicles and pedestrians per 60 minutes

Site: 3 [2025 Future w Proposed Zoning & Copper Gate Phase 1 Only]

I Street NE at 40th Street NE
Site Category: PM Peak-Hour
Roundabout

Volume Display Method: Total and %



	All MCs	Light Vehicles (LV)	Heavy Vehicles (HV)
S: I Street NE (NB)	625	625	0
E: Site Access (WB)	96	96	0
N: I Street NE (SB)	348	348	0
W: 40th Street NE (EB)	105	105	0
Total	1174	1174	0

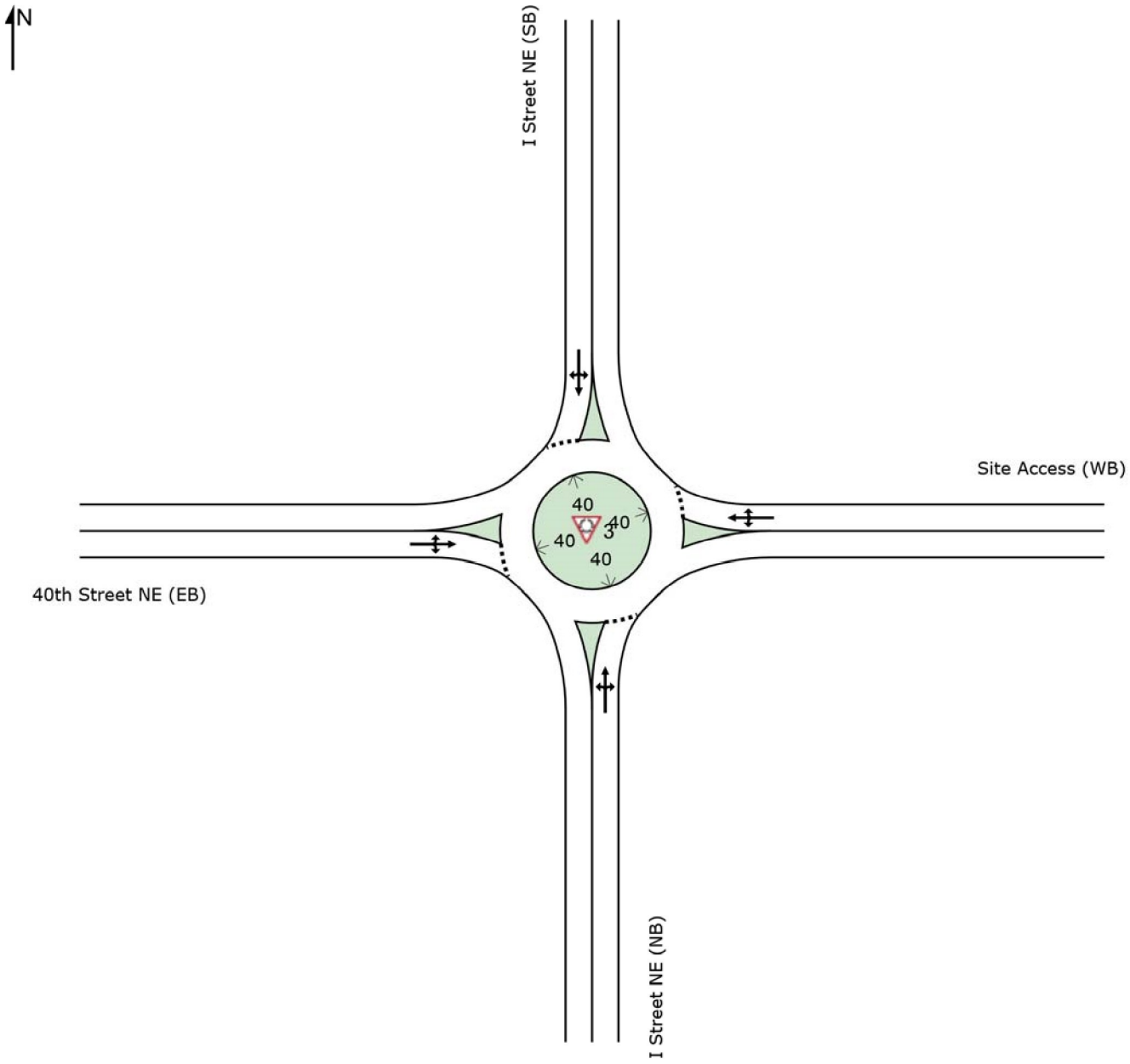
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Project: C:\Users\Brad Lincoln\Desktop\GTC Files\20-113\Comment Response #2\Sidra\3 I Street NE at 40th Street NE.sip8

Exhibit 6

SITE LAYOUT

Site: 3 [2025 Future w Proposed Zoning & Copper Gate Phase 1 Only]

I Street NE at 40th Street NE
Site Category: PM Peak-Hour
Roundabout



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Exhibit 6

MOVEMENT SUMMARY

Site: 3 [2025 Future w Proposed Zoning & Copper Gate Phase 1 Only]

I Street NE at 40th Street NE
Site Category: PM Peak-Hour
Roundabout

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance ft	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed mph
South: I Street NE (NB)												
3	L2	36	0.0	0.659	10.3	LOS B	6.6	164.5	0.60	0.58	0.60	34.2
8	T1	603	0.0	0.659	6.7	LOS A	6.6	164.5	0.60	0.58	0.60	34.5
18	R2	47	0.0	0.659	6.5	LOS A	6.6	164.5	0.60	0.58	0.60	33.8
Approach		687	0.0	0.659	6.9	LOS A	6.6	164.5	0.60	0.58	0.60	34.4
East: Site Access (WB)												
1	L2	32	0.0	0.175	13.5	LOS B	1.0	25.8	0.74	0.81	0.74	32.9
6	T1	30	0.0	0.175	9.9	LOS A	1.0	25.8	0.74	0.81	0.74	33.1
16	R2	44	0.0	0.175	9.6	LOS A	1.0	25.8	0.74	0.81	0.74	32.5
Approach		105	0.0	0.175	10.9	LOS B	1.0	25.8	0.74	0.81	0.74	32.8
North: I Street NE (SB)												
7	L2	68	0.0	0.360	9.4	LOS A	2.5	62.4	0.37	0.54	0.37	34.7
4	T1	308	0.0	0.360	5.9	LOS A	2.5	62.4	0.37	0.54	0.37	34.9
14	R2	7	0.0	0.360	5.6	LOS A	2.5	62.4	0.37	0.54	0.37	34.2
Approach		382	0.0	0.360	6.5	LOS A	2.5	62.4	0.37	0.54	0.37	34.8
West: 40th Street NE (EB)												
5	L2	7	0.0	0.146	11.4	LOS B	0.8	19.5	0.57	0.68	0.57	34.3
2	T1	47	0.0	0.146	7.8	LOS A	0.8	19.5	0.57	0.68	0.57	34.6
12	R2	62	0.0	0.146	7.5	LOS A	0.8	19.5	0.57	0.68	0.57	33.9
Approach		115	0.0	0.146	7.9	LOS A	0.8	19.5	0.57	0.68	0.57	34.2
All Vehicles		1290	0.0	0.659	7.2	LOS A	6.6	164.5	0.54	0.60	0.54	34.4

Site Level of Service (LOS) Method: Delay & Degree of Saturation (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Signalised Intersections.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
Intersection and Approach LOS values are based on average delay for all movements (v/c not used).
Roundabout Capacity Model: SIDRA Standard.
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Exhibit 7

SEPA ENVIRONMENTAL CHECKLIST

Date Received:

Physical Address:	Mailing Address:	Webpage & Application Submittal:	Phone and Email:
Auburn City Hall Annex, 2nd Floor 1 E Main St	25 W Main St Auburn, WA 98001	www.auburnwa.gov applications@auburnwa.gov	253-931-3090 permitcenter@auburnwa.gov

Project Name:	Westport Capital Investments Comp Plan Amendment & Rezone
Parcel Number(s):	0004200024, 0004200022, 0004200003, 0004200013, 0004200025, 0004200019

A. Background *[help]*

1. Name of proposed project, if applicable:	Westport Capital Investments Comp Plan Amendment & Rezone
2. Name of Applicant:	Westport Capital Investments, LLC
Name of Agent (if applicable):	David K. Toyer, President, Toyer Strategic Advisors, Inc.

3. Address and phone number of Applicant:
11269 NE 37th PL, Bellevue, WA 98004 425-417-8674

Address and phone number of Agent (if applicable):
3705 Colby Avenue, Suite 1, Everett, WA 98201

4. Date Checklist prepared:	April 26, 2020
Date(s) Checklist Revised:	~~August 18, 2020~~ **October 14, 2020**
5. Agency requesting checklist:	City of Auburn, Washington

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

This is a non-project action to amend the comprehensive plan and zoning maps of the City of Auburn as part of the annual "docket" cycle. Applications are due in Jun 2020 and reviewed by staff, Planning Commission and Council. A decision is expected in Dec 2020.

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 current plans for future development of this site. After this process is complete, a development proposal could be submitted but would be required to complete its own project-level SEPA review.

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

Shockey Planning Group evaluated the site for sensitive areas in 2017. As part of this proposal's application requirements, Gibson Traffic Consultants has prepared a traffic analysis at the direction of the City.

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.

None known.

10. List any government approvals or permits that will be needed for your proposal, if known.

This proposal is a non-project action to amend the comprehensive plan land use designation and zoning for three parcels, which required approval by the City Council. No other government approvals are needed.

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.

This is a non-project action involving ~~three~~ six parcels totaling 37.6 ~~32.4~~ acres which seeks to:
- re-designate the parcels ~~approximately 32.4 acres~~ from the single family and multiple family land use designation to the moderate density residential ~~multiple-family~~designation (comprehensive plan amendment)~~; and~~
- rezone approximately ~~31.2~~ 37.6 acres from R7 and R20 to R1620 (zoning map amendment)

~~The difference between the total acreage and acreage requested for rezoning recognizes that approximately 1.2 acres was already previously rezoned to multiple family in 1988 (Ordinance 4299) and is presently within the R20 zone.~~

Exhibit 7

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 parcels subject to the proposal can generally be described as being located north and east of I Street and 40th Street NE, including a portion located within the SE quarter of Section 31, Township 22N, Range 05E and the NE quarter of Section 06, Township 21N, Range 05E.

B. Environmental Elements

1. Earth

a. General description of the site: ▣ flat, □ rolling, □ hilly, □ steep slopes, □ mountainous, □ other

b. What is the steepest slope on the site (approximate percent slope)? Less than 10%

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.

Approximately 70% Oridia Silt Loam and 28% Renton Silt Loam with small percentages of Briscot Silt Loam and urban land.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None known.

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 that would not directly result in any grading or filling. Any application for a future development proposal, unless exempt by WAC 197.11.800 or city code, will be required to complete a project level SEPA.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No. This proposal is a non-project action that would not directly result in any clear, grading, etc.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

This proposal is a non-project action and will not directly result in impervious surfaces. However, the change in applicable zoning from R7 and R20 to R1620 will result in increased allowances for lot coverage (up to 70%) and impervious surface under AMC 18.07.030.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

None. This proposal is a non-project action and no measures are proposed to reduce or control erosion. Any application for a future development proposal, unless exempt by WAC 197-11-800 or city code, would be required to complete a project level SEPA and comply with applicable city and state standards for surface water, drainage, low impact development and TESC.

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 and would have no direct impact on emissions. Any future development, unless exempt under WAC 197-11-800 or city code, would be required to complete a project level SEPA and comply with standards for air quality.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None. This proposal is a non-project action and would not directly result in any emissions. Any application for a future development proposal, unless exempt by WAC 197-11-800 or city code, will be required to complete a project level SEPA

Exhibit 7

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.

Small isolated wetlands were identified by Skockey Planning Group ~~Brent~~ on adjacent parcels ~~that are~~ not part of this proposal. Note that the Shockey Planning Group map report shows a 50ft buffer in accordance with the previous critical areas ordinances. Applicable buffers would be in accordance with Chapter 16.10 at the time of any future development application. Additionally, the Green River is located within 500 feet of the east property line of parcel 0004200003.

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 proposal is a non-project action and does not propose any work over, in, or adjacent to the wetlands or the river. Any future development proposal will require a critical areas delineation and a project level SEPA.

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.

None. This proposal is a non-project action and would not result in any filling or dredging. Any future development proposal would be required to complete a project level SEPA if filling and/or dredging were proposed.

4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

This proposal is a non-project action and would not directly result in or require surface water withdrawls or diversions. Any future development proposal, unless exempt by WAC 197-11-800 or city code, would be required to complete a project level SEPA.

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Yes. Attached is a map showing the FEMA preliminary 100-year floodplain. However, this is a non-project action. Any future development proposal would be required to address this and a project level SEPA. The City is currently updated flood regs per FEMA

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.

This proposal is a non-project action and would not directly result in any discharge of waste materials. Any future development proposal would be required, unless exempt by WAC 197-11-800 or city code, would be required to complete a project level SEPA.

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.

No. This proposal is a non-project action. Any future development, unless exempt by WAC 197-11-800 or city code, would be required to complete a project level SEPA and comply with applicable city and state standards.

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.

None. This proposal is a non-project action. Any future development, unless exempt by WAC 197-11-800 or city code, would be required to complete a project level SEPA and comply with any applicable standards.

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.

Unknown at this time. This proposal is a non-project action. Any future development proposal, unless exempt by WAC 197-11-800 or city code, would be required to complete a project level SEPA and provide analysis of storm and surface water runoff.

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.

No. This is a non-project action. Any future development proposal, unless exempt by WAC 197-11-800 or city code, would be required to submit a preliminary drainage report that analyzes drainage patterns pre- and post-development, as well as comply with all applicable city and state standards for the collection, treatment and release of storm and surface water.

Exhibit 7

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?

No removal or alteration of vegetation is proposed as this is a non-project action. Any future development proposal, unless exempt by WAC 197-11-800 or city code, would be required to complete a project level SEPA and identify vegetation to be removed or altered.

c. List threatened and endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None proposed. This proposal is a non-project action. Any future development proposal, unless exempt by WAC 197-11-800 or city code, would be required to complete a project level SEPA review and comply with any applicable landscaping standards.

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

5. Animals

a. Check any birds and other 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, □ geese, □ ducks, □ crows, □ 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.

The sensitive area review by Shockey Planning Group discusses WDFW notes on failed heron reproduction due to eagle harrasment.

c. Is the site part of a migration route? If so, explain.

None identified, except that the entire region is within the Pacific Fly-way.

d. Proposed measures to preserve or enhance wildlife, if any:

None proposed. This is a non-project action.

e. List any invasive animal species known to be on or near the site.

None known.

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 proposal is a non-project action that will not have any direct energy needs. Any future development proposal will be required to analyze its specific energy needs.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No. This proposal is a non-project action and would not directly result in any changes that could impact the use of solar energy by adjacent properties.

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:

None. This proposal is a non-project action. Future development proposals may or may not include energy conservation features. Any future development proposal would be required to comply with current energy codes, etc. to control energy impacts.

Exhibit 7

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.

None known. This proposal is a non-project action and it would not directly create any environmental health hazards.

1. Describe any known or possible contamination at the site from present or past uses.

This site was historically used for agriculture and may have been affected by pesticide use. However, this is a non-project action and any future development proposal will be required to identify contamination, if any, as well as remediation, if required.

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.

None known.

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 proposal is a non-project action. Any future development proposal, unless exempt by WAC 197-11-800 or city code, would be required to complete a project level SEPA and identify any chemicals that might be stored, used, etc.

4. Describe special emergency services that might be required.

None. This proposal is a non-project action. No environmental health hazards are anticipated as a direct result of this proposal.

5. Proposed measures to reduce or control environmental health hazards, if any:

None proposed. This is a non-project action. No environmental health hazards are anticipated as a direct result of this proposal. Any future development, unless exempt by WAC 197-11-800 or city code, would be required to complete~~d~~ a project level SEPA.

b. Noise.

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None. This is a non-project action. However, the proposed location of the amendment is located within an urban environment with typical urban noises made by adjacent uses (commercial, high density residential), traffic, etc.

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.

None. This proposal is a non-project action. Any future development proposal, unless exempt by WAC 197-11-800 or city code, would need to identify its specific short-term and long-term noises, hours, etc.

3. Proposed measures to reduce or control noise impacts, if any:

None proposed. This proposal is a non-project action and would not directly result in any noises. Any future development proposal, unless exempt by WAC 197-11-800 or city code, would need to complete a project level SEPA review.

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.

This site is undeveloped. Adjacent parcels are vacant land zoned R-20 (W and SW); a PUD development (N), developed heavy commercial zoning (W and SW); vacant land zoned R-7 (S), a residential manufactured/mobile home community (S) and open space/public use (E). This proposal shouldn't affect adjacent uses as it is consistent with the mix of higher density and intensity uses. The proposed re-designation to moderate density and rezone to R-16 would be conditioned to require that any multiple-family apartment units (allowed in the existing R-20 zone adjacent to the single family zones) would be limited to the southern portion of the site away from the single family neighborhood to the north. This will provide a more appropriate transition between uses in the area.

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?

This site was at one time used for agricultural purposes, but it not working farmlands, nor is it an agricultural site of long-term significance.

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:

No.

Exhibit 7

c. Describe any structures on the site.

None.

d. Will any structures be demolished? If so, what?

None. This is a non-project action.

e. What is the current zoning classification of the site?

R-7 and R-20

f. What is the current Comprehensive Plan designation of the site?

Multiple Family and Single Family

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? If so, specify.

~~No.~~ A portion of the east side of the site is located within the identified 100-year floodplain (see attached map.

i. Approximately how many people would reside or work in the completed project?

This is a non-project action. However, the proposal could increase residential capacity by approx. 850 to 915 people (max build out).

j. Approximately how many people would the completed project displace?

None. This is a non-project action.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None. This is a non-project action.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

None. This proposal is a non-project action. If this proposal is approved and a future development proposal submitted, that proposal would be required to comply with city standards for development, including density, dimension and design standards. Further, future development allowed if this proposal were approved would be more consistent with the adjacent PUD, heavy commercial and R20 zoning and it would require the denser multiple family apartments be located on the southern portion of the site away from less intense existing residential areas as an alternative to where the R-20 zoning current abuts the single family neighborhood.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None. This is a non-project action and does not involve agricultural or forest lands of long-term commercial significance.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

If approved, this proposed change would increase the number of potential units from 218 single family units ~~homes~~ (R-7 zoned portion) and 125 multiple-family units (R-20 zoned portion) to no more than 12 units to the acre (+/- 10%) across the entire site. It would further come with a condition to limit the number of multiple-family units to 125 (same as current) and restrict those to the southern half of the site. ~~as many as 624 multi-family units (depending on type of product). It is most likely that any future development proposal be for market rate units.~~

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

None. This proposal 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?

This proposal is a non-project action, but if approved the maximum building height would increase from 35ft to 4550ft. Future development, unless exempt by WAC 197-11-800 or city code, would be required to complete a project level SEPA review.

b. What views in the immediate vicinity would be altered or obstructed?

None. The potential increase in building height would be consistent with the 50ft and 75 ft building heights allowed to the West and the 50ft building height allowed to the SW.

c. Proposed measures to reduce or control aesthetic impacts, if any:

None proposed. This is a non-project action. Any future development proposal would be required to comply with applicable density, dimension and design standards at such time a development may be proposed.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None. This proposal is a non-project action that would not directly produce any light or glare. Any future development proposal, unless exempt by WAC 197-11-800 or city code, would be required to complete a project level SEPA and address light and glare.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not applicable. This is a non-project action.

c. What existing off-site sources of light or glare may affect your proposal?

None known/not applicable. This is a non-project action.

d. Proposed measures to reduce or control light and glare impacts, if any:

None proposed. This is a non-project action.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Recreation within 1 mile of this location include the interurban trail, the Mary Olson farm, North Green River Park, Riverpoint Park and the Issac Evans Park.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No. This 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:

None proposed. This 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? If so, specifically describe.

None known.

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.

None known.

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 (DAHP), archaeological surveys, historic maps, GIS data, etc.

~~None.~~ DAHP's WISAARD Predictive Model shows the eastern portion of this site as "very high risk" and the remainder of the site as "high risk" for cultural resources. Shockey Planning Group conducted a desktop review of this information, which has been summarized in a memo to the City. DAHP considers this information sensitive and confidential, and it is protected from public disclosure per RCW 42.17.310(1)(k). ~~This proposal is a non-project action.~~ Any future development proposal, unless exempt, would be required to assess any potential impacts or otherwise comply with any comments received from DAHP in response to a notice of application or SEPA.

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.

None proposed. This 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 not presently served by a public street. However, it is located due east of the intersection of 40th Street NE and I Street NE. Future access ~~points~~ at the time of development ~~of this site may~~ will be ~~include an~~ the extension of 40th Street NE from I Street and ~~the extension~~ public road connections with L Street and O place, as well as an EVA at R Street. Road connections to the south will need to be coordinated with the Auburn School District., ~~the addition of a 41st Place NE (east of I Street NE); the extension of L Street NE and/or the extension of O Place NE.~~

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 site is located within one-half mile of King County Metro Route 180, including northbound stop #57915 (37th & Auburn Way) and southbound stop #58235 (42nd & Auburn Way). Sidewalks within the future development can be extended to connect with existing sidewalks in the area to provide access to this service. Route 180 is an all-day route with "night owl" service and Route 180 is planned to convert to a RapidRide I line in 2023. ~~It~~ Route 180 provides connections to Auburn Station, Kent Station, Burien, Sea-tac, and etc., ~~And it can~~ connecting riders to Sound Transit bus and commuter train services.

Exhibit 7

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Not applicable. This proposal is a non-project action. Any future development proposal would be required to comply with local regulations for parking, including stall dimensions, stall size and etc.

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).

No, this proposal will not directly require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, as it~~this proposal~~ is a non-project action. Any future development proposal would be required to complete a development specific traffic impact analysis (TIA) and, unless exempt by WAC 197-11-800 or city code, a project level SEPA review.

Based on a traffic impact analysis by Gibson Traffic Consultants, any future development will need to evaluate the intersection at 40th Street NE and I Street, any shifts in traffic volumes to I Street NE from Auburn Way S with its extension to S 277th Street, and the impacts of the proposed development to determine what improvements, if any, are needed at this intersection. Additionally, any future development proposal would be required to submit a site plan for review, which would include plans for any new or improved roads, etc.

Future development would be required to make a connection to I Street NE at 40th Street NE and provide half street improvements along I Street. Additional analysis will be required to determine if improvements are needed to the intersection of 40th Street NE and I Street NE. Public road connections will be required to L Street and O Place with an emergency vehicle access (EVA) at R Street. Site planning will need to be coordinated with the Auburn School District for purposes of providing public road stubs to their future school development (south).

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

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?

A Traffic Impact Analysis was completed by Gibson Traffic Consultants to analyze a maximum density scenario if all 37.6 acres were zoned R-20. It concluded ~~the~~ this scenario ~~proposed re-designation/rezone~~ would result in 1,337 average daily trips (64 AM peak hour) and (59 PM peak hour). This would be passenger vehicles. The data was obtained from the City of Auburn and the model relied on both the current ITE and Highway Capacity Manuals.

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.

No.

h. Proposed measures to reduce or control transportation impacts, if any:

None proposed. This proposal is a non-project action. Any future development proposal for the site would be required to complete a traffic impact analysis and project level SEPA review to identify potential level of service (LOS) or other transportation impacts requiring mitigation.

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.

Yes, eventually. Should this proposal be approved future development could have more units which would increase demands for certain public services. However, under GMA the impact of density on public services is preferred to that created by sprawl.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None proposed. This is a non-project action. Any future development proposal, unless exempt by WAC 197-11-800 or city code, would be required to complete a project level SEPA review to identify direct impacts and any required mitigation.

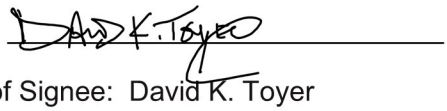
16. Utilities

a. Check utilities currently available at the site: ■ **electricity,** ■ **natural gas,** ■ **water,** ■ **refuse service,** ■ **telephone**, ■ **sanitary sewer**, □ septic system, ■ other **storm sewers**

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.

None proposed. This proposal is a non-project action and will not directly result in new demand for utilities. Future development will be required to coordinate with area utilities to evaluate development specific needs and available utility capacities, as well as coordinate and plan for development specific service needs, including connections, extensions, relocations, etc. At the request of the City, Applicant retained PACE Engineering to conduct an analysis of the Auburn 40 pump station. This analysis shows that any future development will need to further analyze the Auburn 40 pump station to determine if any improvements are required to support additional and peak flows.

Exhibit 7

Signature: 

Name of Signee: David K. Toyer

Position and Agency/Organization: Toyer Strategic Advisors, Inc.

Date Submitted: ~~June 12, 2020 August 18, 2020~~ October 14, 2020

Exhibit 8

NOTICE OF APPLICATION (NOA)
NOTICE OF PUBLIC HEARING (NOH) and
DETERMINATION OF NON-SIGNIFICANCE (DNS)
Westport Capital Comprehensive Plan Map Change and Rezone
SEP20-0006 / REZ20-0002 / CPA20-0002

The City of Auburn is issuing a Notice of Application (NOA), Notice of Public Hearing (NOH), and Determination of Non-Significance (DNS) for the following described project. The project application and listed studies may be reviewed by contacting the Department of Community Development at planning@auburnwa.gov or by visiting www.auburnwa.gov/landuse.

Proposal: Request to change the Comprehensive Plan Land Use Map designation of approximately 31.8 acres from Single-Family Residential to Moderate-Family Residential, and approx. 5.3 acres from Multi-Family Residential to Moderate-Family Residential; and, rezone approx. 30.7 acres from R-7, Single-Family Residential, 5-7 Units per Acre, to R-16, Multi-Family Residential 12-16 Units per Acre, and approx. 6.4 acres from R-20, Multi-Family Residential, 15-20 Units per Acre, to R-16. The development is proposed to limit the density to 12 units per acre (plus or minus 10%), cap the number of apartment units at 128 (based off of the existing 6.4 acres of R-20 zoning), and require at least three types of ownership housing for the remainder of the property (approximately 382 dwelling units, plus or minus 10%) where each type of ownership housing must represent a minimum of 15% of the future units (e.g. 15% triplex, 15% townhomes, and 70% single-family). There is no development proposal associated with this request. The above stipulations would be memorialized through a contract rezone.

Upon future development of the site access will be from 'I' St. NE, near the intersection of 40th St. NE, as well as potential extensions of the existing roadways that currently end at the northern boundary of the site ('L' St. NE, 'O' Pl. NE, and 'R' St. NE). It should be noted that the Monterey Park subdivision, to the north, was designed such that these roadways would be extended upon development of this site. A Traffic Impact Analysis (TIA) was prepared and submitted along with the applications that looked at potential impacts to the City's street network and is available on the City's website at www.auburnwa.gov/landuse; a project-specific TIA will be required for any future development(s) meeting the City's Engineering and Design Standards.

Upgrades to the existing sewer pump station located at the southern end of 'O' Pl. NE will be required upon future development as the existing station was designed to serve this site at its current zoning designations.

Location: The site is generally located east of 'I' St. NE at 40th St. NE and the Green River, south of the Monterey Park subdivision, see Vicinity Map below for reference. King Co. Parcel Nos. 000420-0022 (portion of), 000420-0024 (portion of), and 000420-0003.

Notice of Application:	October 19, 2020
Application Complete:	June 4, 2020
Permit Application:	May 7, 2020
File Nos.	SEP20-0006
	REZ20-0002
	CPA20-0002

Applicant/Owner: Rick Hathaway, Managing Member
Westport Capital Investments, LLC
11269 NE 37th Pl.
Bellevue, WA 98004

Applicant's Representative: David Toyer, President
Toyer Strategic Advisors, Inc.
3705 Colby Ave., Suite 1
Everett, WA 98201

Studies/Plans Submitted With Application:

- Critical Areas Report, Shockey Planning Group (4/2018)
- Traffic Impact Analysis, Gibson Traffic Consultants (4/2020, 7/2020)
- Architectural, Historical, and Cultural Resources Report, Shockey Planning Group (6/20/2020)
- Auburn 40 Pump Station Engineering Analysis and Feasibility Study, PACE Engineers, (6/24/2020)

Other Permits, Plans, and Approvals Needed:

- None for this proposal.

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 p.m. on **November 3, 2020** to the mailing address of 25 W Main St., Auburn, WA, 98001 or to the 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, 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 98001within 14 days of the close of the comment period, or by 5:00 p.m. on **November 17, 2020**.

Public Hearing: The Planning Commission will conduct a public hearing on the applications on **November 4, 2020 at 7:00 p.m. The public hearing 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 the phone number listed below. Per City of Auburn Resolution No. 5533 the location for Planning Commission meetings will be virtual until King County enters into Phase 3 of the Governor's Safe Start Reopening Plan. **Join the ZOOM meeting at the following web address:**

https://zoom.us/j/95038060198. Meeting ID: **950 3806 0198**, or via one tap mobile: **253-215-8782, 95038060198# US (Tacoma)**.

Written comments may be either emailed or mailed attention to the contact person below to 25 W Main St., Auburn WA, 98001 (please note, due to the current Governor's Stay Home Stay Safe order, mailed comments may not be received by City Staff on time for inclusion in the packet provided to the Hearing Examiner), or submitted at the public hearing by email. For citizens with speech, sight, or hearing disabilities wishing to review documents pertaining to this hearing should contact the person below within 10 calendar days prior to the hearing. 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 Thaniel Gouk, Senior Planner, at planning@auburnwa.gov or 253-804-5031.

RESPONSIBLE OFFICIAL: Jeff Tate
POSITION/TITLE: Director of Community Development
ADDRESS: 25 West Main Street
Auburn, Washington 98001
253-931-3090

DATE ISSUED: **October 19, 2020** SIGNATURE: Jeff Tate

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



Exhibit 9

STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • *PO Box 42525* • *Olympia, Washington 98504-2525* • *(360) 725-4000*
www.commerce.wa.gov

10/22/2020

Mr. Thaniel Gouk
Senior Planner
City of Auburn
25 W Main Street
Auburn, WA 98001

Sent Via Electronic Mail

Re: City of Auburn--2020-S-1942--60-day Notice of Intent to Adopt Amendment

Dear Mr. Gouk:

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.

Request to change the Comprehensive Plan Land Use Map designation of approximately 31.8 acres from Single-Family Residential to Moderate-Family Residential, and approx. 5.3 acres from Multi-Family Residential to Moderate-Family Residential; and, rezone approx. 30.7 acres from R-7, Single-Family Residential, 5-7 Units per Acre, to R-16, Multi-Family Residential 12-16 Units per Acre, and approx. 6.4

We received your submittal on 10/22/2020 and processed it with the Submittal ID 2020-S-1942. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 12/21/2020.

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.

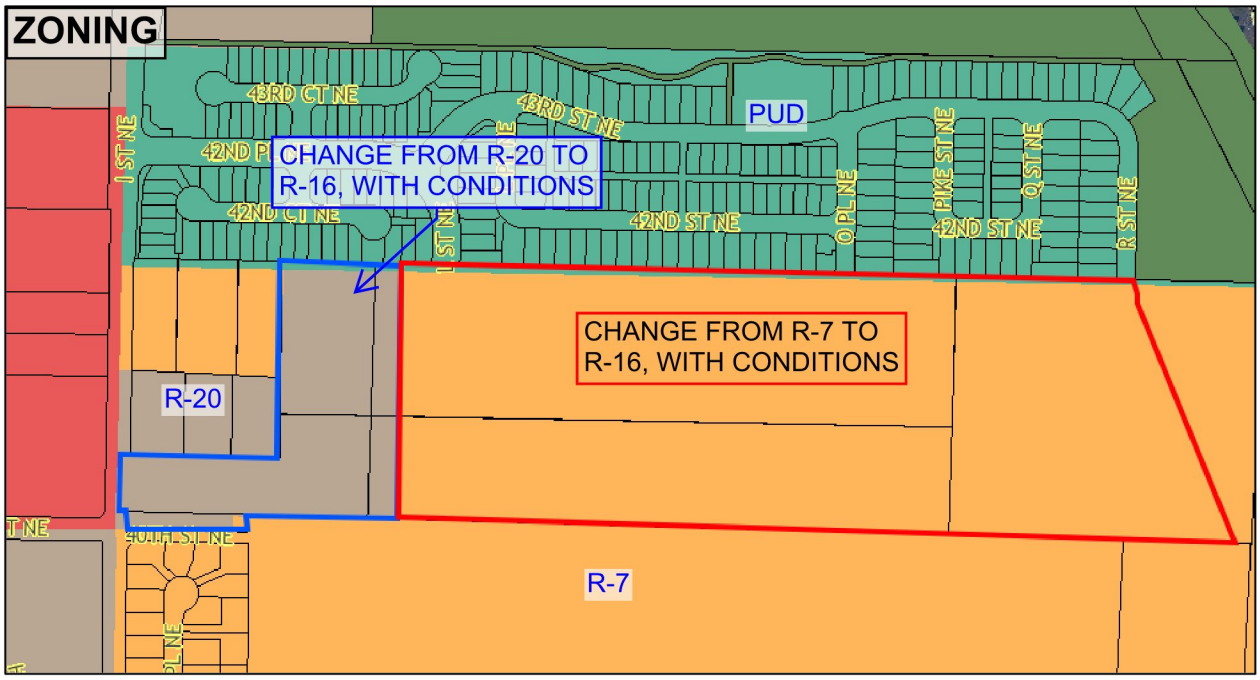
If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Gary Idleburg, (360) 725-3045.

Sincerely,

Review Team
Growth Management Services

Exhibit 10

WESTPORT CAPITAL – COMP PLAN CHANGE AND REZONE



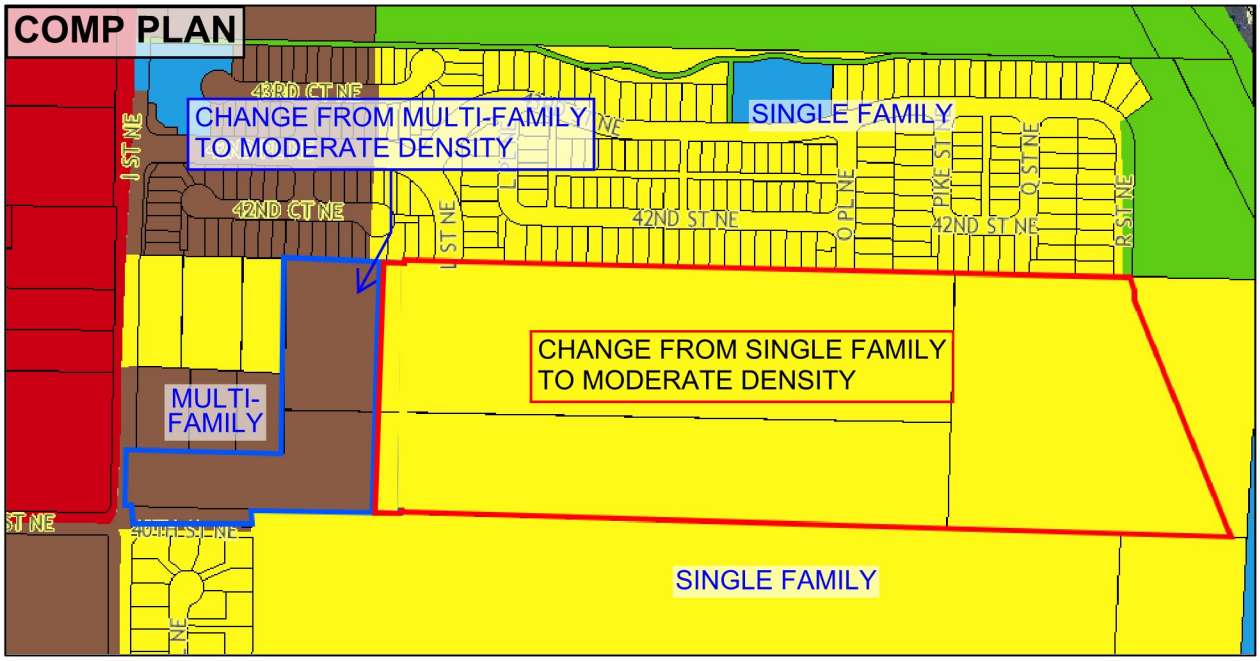


Exhibit 11

PACE
An Engineering Services Company

Engineers | Planners | Surveyors

TECHNICAL MEMORANDUM

DATE: June 24, 2020

TO: David Toyer
Toyer Strategic Advisors, Inc.

FROM: Robin Nelson, P.E., Senior Principal Engineer
Pat Kohlbrenner, P.E., Senior Engineer

SUBJECT: Auburn 40 Pump Station Rezone Engineering Analysis and Feasibility Study

Project Understanding

Toyer Strategic Advisors, Inc., on behalf of Westport Capital Investments, LLC, is submitting a Comprehensive Plan Amendment and Rezone application to the Public Works department of the City of Auburn. The application involves three parcels totaling 32.4 acres and seeks to:

1. Re-designate approximately 32.4 acres from single family to multiple-family (comprehensive plan amendment); and
2. Rezone approximately 31.2 acres from R7 to R20 (zoning map amendment)

The difference between total acreage and acreage requested for rezoning recognizes that approximately 1.2 acres was already previously rezoned to multiple family and is presently within the R20 zone. The parcels subject to the proposal can generally be described as being located north and east of I Street and 40th Street NE.

It was originally anticipated that a proposed gravity sewer line (as part of the City's Sewer Comp Plan) immediately south of the site would serve the development. However, following initial review comments from the City this was determined to not be possible due to relative elevations of the site and the sewer mains to the west. The City indicated that wastewater from future development is designated to flow to the Auburn 40 Sewer Pump Station located on 'O' Place NE within the Auburn 40 Plat just north of the proposed Westport Capital development. The design for the Auburn 40 Sewer Pump Station accounted for the development of these parcels as single-family residences. The impact of the increase in wastewater flow from a multi-family development on the pump station was not apparent. Thus the City requested an engineering analysis of the capacity of the station. This analysis is required prior to a recommendation for the approval of the Comprehensive Plan Amendment and the request for a Rezone from Public Works.

Background Review and Evaluation

The Auburn 40 Plat is an existing development located along I Street NE where 42nd Place NE extends east. The development is bordered to the north by existing wetlands and undeveloped properties owned by the Port of Seattle. To the south, there are approximately 83 acres of vacant property (referred to as the Tributary Sewer Basin). The west is bordered by commercial property and the Green River borders the east side. It is within the Tributary Sewer Basin that Westport Capital intends to develop; specifically 32.4 acres are proposed as a multi-family development (R-20 zoning).

The Auburn 40 Sewer Pump Station was installed in 2011 as part of the Auburn 40 Plat development. The station is located north of the proposed Westport Capital development and it was designed to serve both the Auburn 40 Plat and the entirety of the Tributary Sewer Basin. The Auburn 40 Plat includes single family residential lots, roads, utilities, open space, and recreational areas for 238 single family dwellings. During design of the Auburn 40 Sewer Pump Station it was assumed that the 83 acres in the Tributary Sewer Basin would be developed as single family residential.

The existing peak flow rate calculated for the pump station is based on inflow and infiltration (I/I), the number of residences for the Auburn 40 Plat and the assumed 7 dwelling units per acre (minimum lot size of 6,000 square feet) for the Tributary Sewer Basin.

The following City of Auburn criteria are used to compute the flow:

- 2.85 people per single family residence
- 60 gallons per day (gpd) per person
- 1,100 gpd per acre for I/I
- Peaking factor of 4

The Auburn 40 Plat consists of 238 single family residences. For the Tributary Sewer Basin, it was assumed that 30% of the parcel area will be used for roads, parks, and open spaces. Based on these assumptions, 406 dwelling units would be constructed in the Tributary Sewer Basin under the current R-7 zoning. This provides a total of 644 dwelling units contributing flow to the pump station. The total peak flow that the pump station can handle is 400 gpm. Table 1 details these flow calculations.

TABLE 1
Peak Design Flow for Auburn 40 Sewer Pump Station
Tributary Sewer Basin zoned as R-7

Basin	Area (ac)	Equivalent Dwelling Units	ADWF (gpd) [2]	Peak Factor [3]	Peak Flow (gpd)	I/I (gpd) [4]	Total Peak Flow (gpd)
Auburn 40 Plat	38.8	238	40,698	4	162,792	42,724	205,516
Tributary Sewer Basin [1]	82.8	406	69,378	4	277,512	91,080	368,592
Totals =	121.6	644	110,076		440,304	133,804	574,108
						Total (gpm) =	398.7
							400

Assumptions:

[1] Maximum of 7 dwelling units per acre, less 30% for roads, parks, open space, etc.

[2] ADWF = 60 gpd/person x 2.85 people/dwelling = 171 gpd/dwelling x # dwelling units

[3] Peaking Factor of 4.0 used per City of Auburn Design Standards

[4] Inflow/Infiltration rate of 1,100 gpd/acre used per City of Auburn Design Standards

Exhibit 11

PACE
An Engineering Services Company

Engineers | Planners | Surveyors

In order to evaluate the feasibility of the Auburn 40 Sewer Pump Station to handle increased flows from the proposed rezone to multi-family land use, the increased wastewater flows generated by the more dense development need to be calculated. The same assumptions in determining the existing capacity of the pump station are used. The only difference is that 32.4 acres will now be zoned as R-20 allowing for 20 equivalent dwelling units per acre. The proposed rezone results in a peak flow rate of 535 gpm. Table 2 provides the flow calculations for this increase.

TABLE 2
Peak Design Flow for Auburn 40 Sewer Pump Station
Rezone Application (32.4 acres rezoned as R-20)

Basin	Area (ac)	Equivalent Dwelling Units	ADWF (gpd) [2]	Peak Factor [3]	Peak Flow (gpd)	I/I (gpd) [4]	Total Peak Flow (gpd)
Auburn 40 Plat	38.8	238	40,698	4	162,792	42,724	205,516
Tributary Sewer Basin (R-7) [1a]	50.4	238	40,698	4	162,792	55,440	218,232
Tributary Sewer Basin (R-20) [1b]	32.4	454	77,566	4	310,262	35,640	345,902
Totals =	121.6	930	158,962		635,846	133,804	769,650
						Total (gpm) =	534.5
							535

Assumptions:

[1a] Maximum of 7 dwelling units per acre, less 30% for roads, parks, open space, etc.

[1b] Maximum of 20 dwelling units per acre, less 30% for roads, parks, open space, etc.

[2] ADWF = 60 gpd/person x 2.85 people/dwelling = 171 gpd/dwelling x # dwelling units

[3] Peaking Factor of 4.0 used per City of Auburn Design Standards

[4] Inflow/Infiltration rate of 1,100 gpd/acre used per City of Auburn Design Standards

Feasibility Study

As can be seen in Tables 1 and 2 there is a potential 135 gpm increase in peak pumping capacity required at the Auburn 40 Sewer Pump Station. The existing components of the station must be defined to understand the feasibility of the existing station's ability to handle the increased peak flow. Based on as-built record drawings and the original pump station design report, the Auburn 40 Sewer Pump Station is equipped with the following:

- 9-ft diameter wet well with a depth of approximately 34 feet
- Dry well housing two (2) 7.5 hp, 1170 RPM Smith & Loveless 4B2 pumps
  - Maximum pumping capacity: 400 gpm @ 38.5' TDH
- U.S. Filter chemical tank system for odor control
- 8" force main connected to 10" gravity sewer
- Backup generator sized for pump station horsepower and miscellaneous site loads

Exhibit 11

The existing wet well has a working volume of 1,190 gallons based on the elevation of the existing pump on and off levels. This working volume has potential be adjusted slightly because the wet well is sufficiently deep and there is available depth between the influent invert and the pump high water alarm. This means the wet well is of an adequate size and has sufficient storage capacity to handle the potential maximum peak flows of 535 gpm while maintaining pump cycle times within recommended intervals. The existing 8" forcemain is also adequate to handle the peak pumping rate as the forcemain velocity at 535 gpm would be roughly 4.5 feet per second which is within the recommended range of 2 to 8 feet per second.

However, due to the 535 gpm peak pumping capacity required if the rezone is approved, the existing pumps at the Auburn 40 Sewer Pump Station are not adequately sized. It is not feasible for the Auburn 40 Sewer Pump Station, as it is currently equipped, to handle the increased peak flows. The existing pumps would need to be upsized to meet the increased peak flows generated by the proposed rezone. Upsizing the existing pumps could also have an effect on the existing genset and associated controls and electrical equipment. Further analysis of the potential upgrades to pumps, power and controls, and emergency generator would be required as part of that effort.

[signature], P.E.
Project Manager

ROBIN NELSON, P.E.
Printed Name

VICE PRESIDENT
Title

6/25/2020
Date

ROBIN D. NELSON
STATE OF WASHINGTON
32199
REGISTERED
PROFESSIONAL ENGINEER
6/25/20

EXPIRES: 11/14/20

Exhibit 12

FAIRFIELD DEVELOPMENT

SITE FEASIBILITY STUDY

I STREET NE PROPERTIES
AUBURN, WASHINGTON



April 2018

Submitted by:

SHOCKEY
PLANNING GROUP, Inc.

Exhibit 12

EXECUTIVE SUMMARY

Fairfield Development, Inc. is exploring the development potential of six vacant parcels located east of I Street NE at 40th Street NE, within the City of Auburn.

The site, which is currently owned by two different property owners, is approximately 37.6 acres and is vacant. The site is bordered on the north by a single family development, on the east by the Green River, the south by a vacant parcel and the west by single family homes, vacant parcels and I Street NE.

There are no sensitive areas on-site. There are two potential wetlands off-site that have buffers that could extend onto Parcels B and D, see ***Figure 1 – Site Plan***. All potential sensitive areas are off-site, so no filling or alteration would be allowed and buffers would need to be adhered to for future development. Extension of utilities would need to occur in order for site development to occur. In addition, sewer connection is also subject to a late connection charge.

A Phase I Environmental Assessment was performed on the site to evaluate the presence of environmentally hazardous conditions on the site. The Assessment included an historic and cultural resources review for the site and adjacent properties. No other special reports were prepared.

Based on the data gathered during the preparation of this report, the proposed site is feasible for development. However, one item that was found in the title report pertaining to Lots A, B and C should be reviewed and likely removed as zoning requirements have changed since adoption of Ordinance No. 4299. In addition, the Phase I Environmental Assessment noted that due to the past agricultural use of the property, the soils could contain amounts of pesticides above clean-up levels.

Due to a possible wetland along the southern border of the site, there is a buffer that could extend onto the site. This reduces the total area for development from 37.6 acres to approximately 36.54 acres.

SENSITIVE AREAS REVIEW

On November 14, 2017, the site was evaluated for the presence of wetlands, streams, ditches and wildlife habitat. The subject property was vacant and contained no structures.

The site is fairly level and does not contain any erosion or landslide hazard areas, see ***Figure 5 – Site Topography***.

No wetlands, streams, ditches or wildlife habitat areas were observed on the subject peroperty. Two potential wetlands were noted off-site; vegetation and some ponding that meet wetland criteria were noted from the subject property line. One potential wetland was found to the west of Parcel C and one to the south of Parcel B and D. Their approximate 50 foot buffers do extend onto the subject parcels. Access to these off-site wetlands were not granted, therefore, for pusposes of this report, it is assumed that they are wetlands.

The Washington State Department of Fish and Wildlife was contacted regarding the potential for priority habitat and species (PHS) areas in the vicinity of the project. Information received from WDFW dated February 14, 2018 revealed that there had been a Great Blue Heron colony south of the subject site (near the mobile home park at 37th Street NE and I Street NE). However, the notes that were received said that reproduction failed due to eagle harassment. The heron nests were not noted during the site walk over or during a subsequent drive by of the area on February 23, 2018.

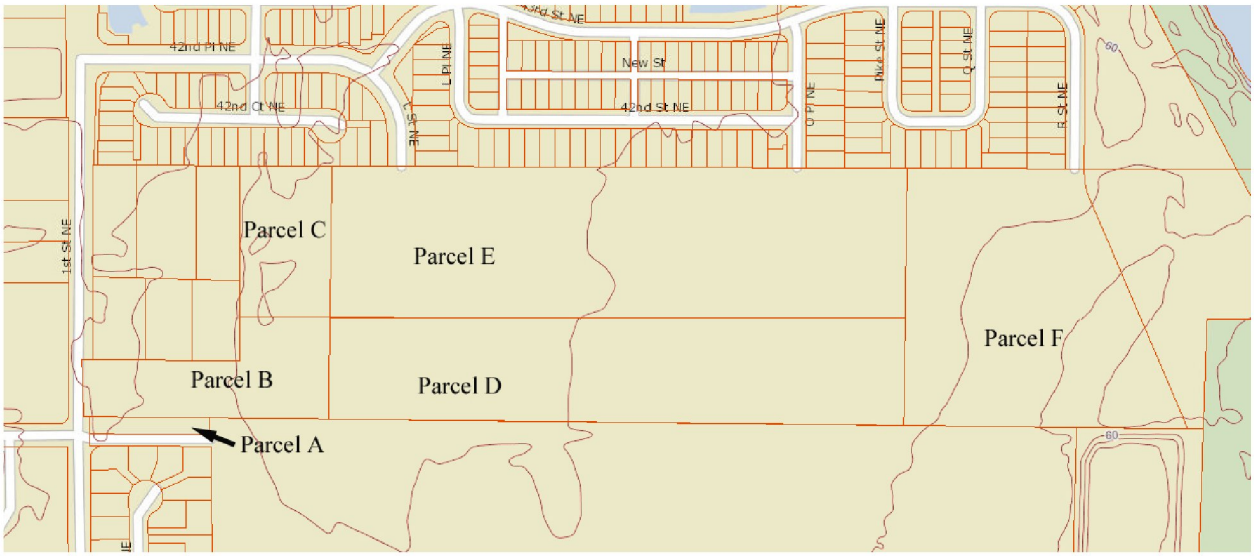
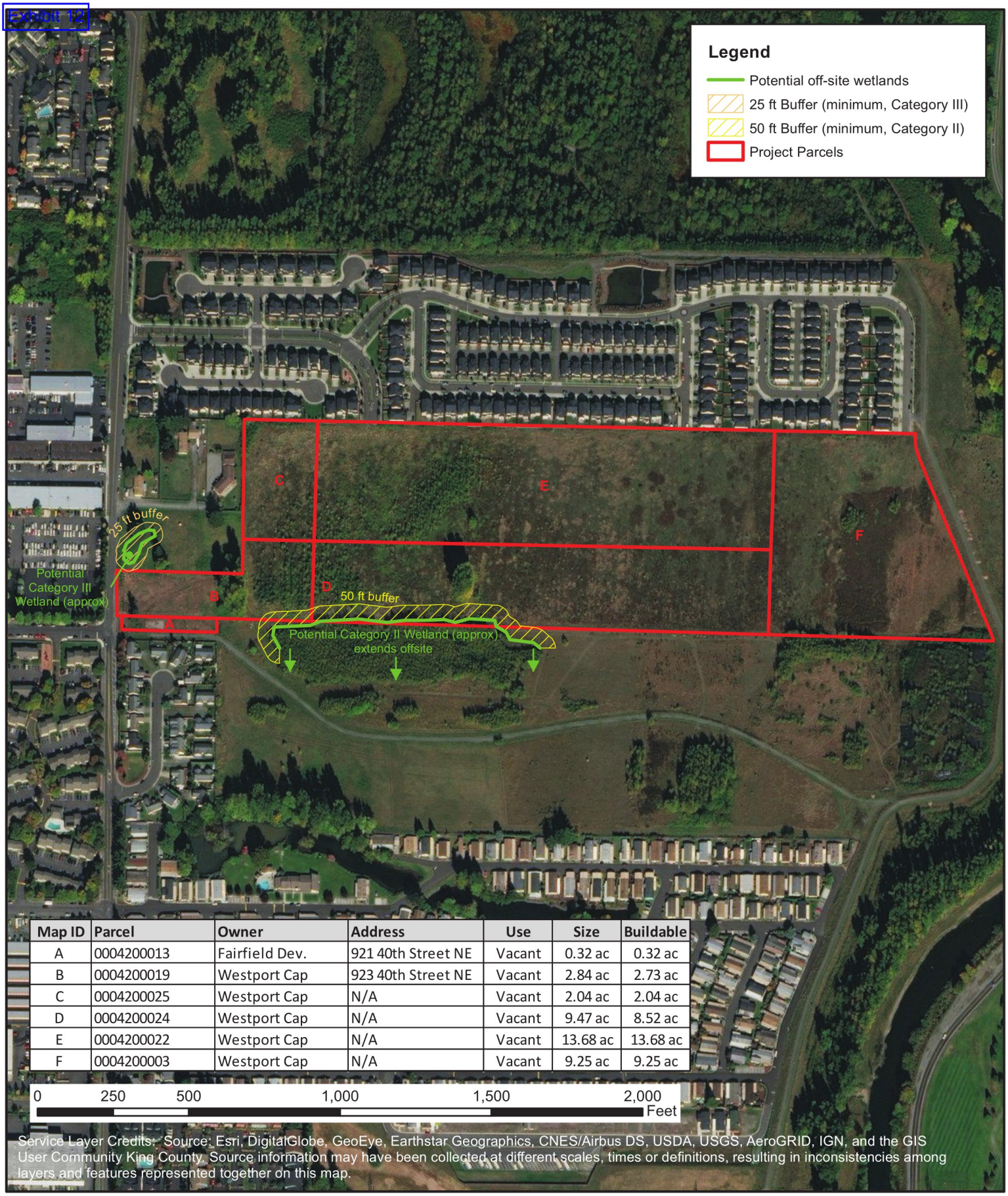


Figure 6 - Site Topography

Exhibit 12



Map ID	Parcel	Owner	Address	Use	Size	Buildable
A	0004200013	Fairfield Dev.	921 40th Street NE	Vacant	0.32 ac	0.32 ac
B	0004200019	Westport Cap	923 40th Street NE	Vacant	2.84 ac	2.73 ac
C	0004200025	Westport Cap	N/A	Vacant	2.04 ac	2.04 ac
D	0004200024	Westport Cap	N/A	Vacant	9.47 ac	8.52 ac
E	0004200022	Westport Cap	N/A	Vacant	13.68 ac	13.68 ac
F	0004200003	Westport Cap	N/A	Vacant	9.25 ac	9.25 ac

SHOCKEY PLANNING GROUP, Inc.

N

Fairfield Development
Auburn, WA

Figure 1
Site Plan

Map Date: 12/4/2017

Exhibit 13

18.07.020 Uses.

Table 18.07.020. Permitted Use Table – Residential Zoning Designations

P = Permitted A = Administrative C = Conditional Use X = Not Permitted							
Land Uses	**Zoning Designations**						
	RC	**R-1**	**R-5**	**R-7**	**R-10**	**R-16**	**R-20**
A. Residential Uses.							
Accessory dwelling units	P	P	P	P	X[1]	X[1]	X[1]
Accessory use, residential	P	P	P	P	P	P	P
Adult family home	P	P	P	P	P	P	P
Bed and breakfast	P	P	P	P	P	P	P
Communal residence four or less individuals	P	P	P	P	P	P	P
Duplexes; provided, that minimum lot size of zoning designation is met and subject to compliance with Chapter 18.25 ACC (Infill Residential Development Standards)	X	X	A	P	P	P	X
Foster care homes	P	P	P	P	P	P	P
Group residence facilities (7 or more residents)	X	X	X	X	C	C	C
Group residence facilities (6 or fewer residents)	P	P	P	P	P	P	P
Keeping of animals[4]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]
Multiple-family dwellings	X	X	X	X	A	P	P
Neighborhood recreational buildings and facilities owned and managed by the neighborhood homeowners' association	A[6]	A[6]	A[6]	A[6]	A[6]	P	P
Use as dwelling units of (1) recreational vehicles that are not part of an approved recreational vehicle park, (2) boats, (3) automobiles, and (4) other vehicles	X	X	X	X	X	X	X
Renting of rooms, for lodging purposes only, to accommodate not more than two persons in addition to the family or owner occupied unit[8]	P	P	P	P	P	P	P
Residential care facilities including but not limited to assisted living facilities, convalescent homes, continuing care retirement facilities	P	P	X	X	A	P	P
Single-family detached dwellings, new	P	P	P	P	P	P	X
Supportive housing, subject to the provisions of ACC 18.31.160	X	X	X	X	X	P	P

Exhibit 13

P = Permitted A = Administrative C = Conditional Use X = Not Permitted							
Land Uses	**Zoning Designations**						
	RC	**R-1**	**R-5**	**R-7**	**R-10**	**R-16**	**R-20**
Swimming pools, tennis courts and similar outdoor recreation uses only accessory to residential or park uses	P	P	P	P	P	P	P
Townhouses (attached)	X	X	X	X	P	P	P
B. Commercial Uses.							
Commercial horse riding and bridle trails	A	X	X	X	X	X	X
Commercial retail, included as part of mixed-use development and not a home occupation in compliance with Chapter 18.60 ACC	X	X	X	X	A	A	A
Daycare, limited to a mini daycare center. Daycare center, preschool or nursery school may also be permitted but must be located on an arterial	X	A	A	A	A	A	A
Home-based daycare as regulated by RCW 35.63.185 and through receipt of approved city business license	P	P	P	P	P	P	P
Home occupations subject to compliance with Chapter 18.60 ACC	P	P	P	P	P	P	P
Marijuana cooperative	X	X	X	X	X	X	X
Marijuana processor	X	X	X	X	X	X	X
Marijuana producer	X	X	X	X	X	X	X
Marijuana related business	X	X	X	X	X	X	X
Marijuana researcher	X	X	X	X	X	X	X
Marijuana retailer	X	X	X	X	X	X	X
Marijuana transporter business	X	X	X	X	X	X	X
Mixed-use development[3]	X	X	X	X	P	P	P
Nursing homes	X	X	X	X	C	C	C
Private country clubs and golf courses, excluding driving ranges	X	X	C	C	C	X	X
Privately owned and operated parks and playgrounds and not homeowners' association-owned recreational area	X	A	A	A	A	P	P
Professional offices, included as part of mixed-use development and not a home occupation in compliance with Chapter 18.60 ACC	X	X	X	X	A	A	A
C. Resource Uses.							
Agricultural enterprise:[7]							

P = Permitted A = Administrative C = Conditional Use X = Not Permitted							
Land Uses	**Zoning Designations**						
	RC	**R-1**	**R-5**	**R-7**	**R-10**	**R-16**	**R-20**
When 50 percent, or more, of the total site area is dedicated to active agricultural production during the growing season, and with 52 or less special events per calendar year	A[7]	X	X	X	X	X	X
When less than 50 percent of the total site area is dedicated to active agricultural production during the growing season, or with more than 52 special events per calendar year	C[7]	X	X	X	X	X	X
Agricultural type uses are permitted provided they are incidental and secondary to the single-family use:							
Agricultural crops and open field growing (commercial)	P	X	X	X	X	X	X
Barns, silos and related structures	P	X	X	X	X	X	X
Commercial greenhouses	P	X	X	X	X	X	X
Pasturing and grazing[4]	P	X	X	X	X	X	X
Public and private stables[4]	P	X	X	X	X	X	X
Roadside stands, for the sale of agricultural products raised on the premises. The stand cannot exceed 300 square feet in area and must meet the applicable setback requirements	P	X	X	X	X	X	X
Fish hatcheries	C	X	X	X	X	X	X
D. Government, Institutional, and Utility Uses.							
Civic, social and fraternal clubs	X	X	X	X	A	A	A
Government facilities	A	A	A	A	A	A	A
Hospitals (except animal hospitals)	X	X	X	X	X	C	C
Municipal parks and playgrounds	A	P	P	P	P	P	P
Museums	X	X	X	X	A	A	A
Religious institutions, less than one acre lot size	A	A	A	A	A	A	A
Religious institutions, one acre or larger lot size	C	C	C	C	C	C	C
Transmitting towers	C	C	C	C	C	C	C
Type 1-D wireless communication facility (see ACC 18.04.912(J))	P	P	P	P	P	P	P
Utility facilities and substations	C[5]	C[5]	C[5]	C[5]	C[5]	C[5]	C[5]

1 An accessory dwelling unit may be permitted with an existing single-family residence pursuant to ACC 18.31.120.

2 Please see the supplemental development standards for animals in ACC 18.31.220.

3 Individual uses that make up a mixed-use development must be permitted within the zone. If a use making up part of a mixed-use development requires an administrative or conditional use permit, the individual use must apply for and receive the administrative or conditional use approval, as applicable.

4 Proximity of pasture or livestock roaming area to wells, surface waters, and aquifer recharge zones is regulated by the King or Pierce County board of health, and property owners shall comply with the provisions of the board of health code.

5 Excludes all public and private utility facilities addressed under ACC 18.02.040(E).

6 Administrative use permit not required when approved as part of a subdivision or binding site plan.

7 Agricultural enterprise uses are subject to supplemental development standards under ACC 18.31.210, Agricultural enterprises development standards.

8 An owner occupant that rents to more than two persons but no more than four persons is required to obtain a city of Auburn rental housing business license and shall meet the standards of the International Property Maintenance Code.

(Ord. 6642 § 4, 2017; Ord. 6600 § 9, 2016; Ord. 6565 § 2, 2015; Ord. 6560 § 9, 2015; Ord. 6477 § 8, 2013; Ord. 6369 § 2, 2011; Ord. 6363 § 3, 2011; Ord. 6269 § 3, 2009; Ord. 6245 § 5, 2009.)

The Auburn City Code is current through Ordinance 6775, passed May 18, 2020.

Disclaimer: The city clerk's office has the official version of the Auburn City Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

Note: This site does not support Internet Explorer. To view this site, Code Publishing Company recommends using one of the following browsers: Google Chrome, Firefox, or Safari.

City Website: www.auburnwa.gov
Code Publishing Company

Exhibit 14

From: **Mark Shark** MBShark@drhorton.com
Subject: Plans, Plans, Plans!!! 1 of 5
Date: October 9, 2020 at 5:15 PM
To: Rick Hathaway rick.hathaway@me.com

MS

24' wide single family detached product

Mark Shark
Land Acquisition Manager - WA

D.R. HORTON
11241 Slater Avenue NE - Suite 200
Kirkland, WA 98033
m: (206) 851-8516
o: (425) 821-3400 x 5104

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FLOOR PLAN



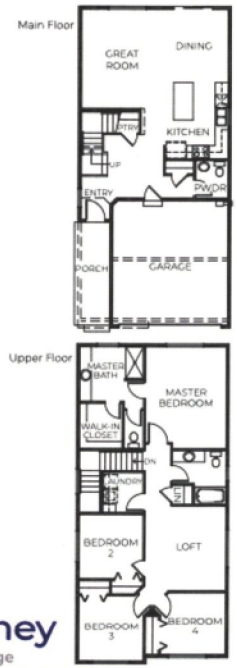
Elevation A



Elevation B



Elevation C



The Sidney

at Rainier Ridge

plan NF70 | 1,900 sq. ft. | 4 bed, 2.5 bath, 2 car | 2 story

18906 105th Ave E · Puyallup, WA 98374 · 425-823-7196 · drhorton.com

Artists Rendering Only. In our continuing effort to exceed our buyer's expectations, specifications may change without notice. Square footage is approximate. See your D.R. Horton representative for elevation styles available in your community. All plans are copyright protected. ©2020 SSHI LLC dba D.R. Horton, License # DRHOR**963CS. Revised 7/23/20

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Express HOMES

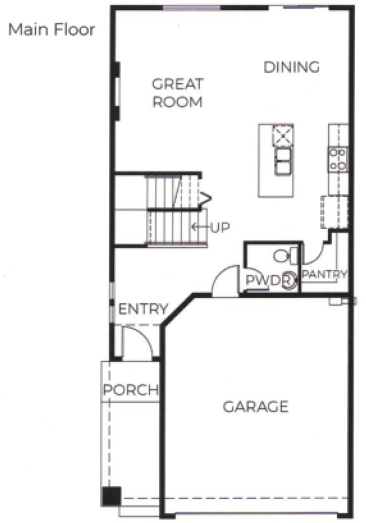
FLOOR PLAN

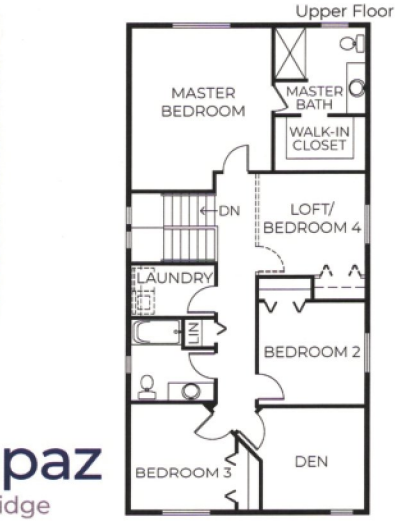


Elevation A



Elevation B





The Topaz

at Rainier Ridge

plan 3815 | 1,833 sq. ft. | 4 bed, 2.5 bath, 2 car | 2 story

18906 105th Ave E · Puyallup, WA 98374 · 425-823-7196 · drhorton.com

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Exhibit 14

Express HOMES
A D.R. Horton Company

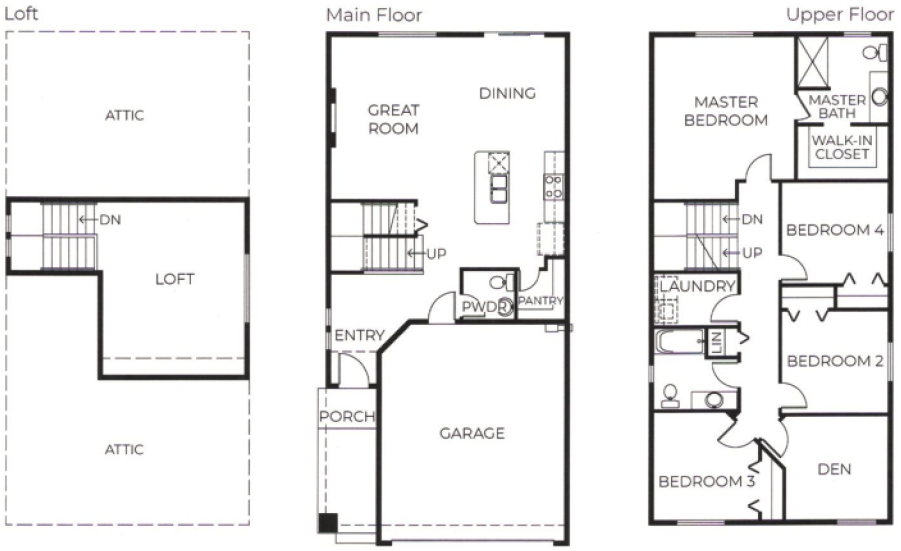
FLOOR PLAN



Elevation Y



Elevation Z



The Topaz with Loft

at Rainier Ridge

plan 3815 w/ Loft | 2,156 sq. ft. | 4 bed +loft, 2.5 bath, 2 car | 3 story

18906 105th Ave E · Puyallup, WA 98374 · 425-823-7196 · drhorton.com

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From: Mark Shark MBShark@drhorton.com
Subject: Plans, Plans, Plans!!! 2 of 5
Date: October 9, 2020 at 5:19 PM
To: Rick Hathaway rick.hathaway@me.com

MS

30' wide single family detached product

Mark Shark
Land Acquisition Manager - WA

D·R·HORTON America's Builder

D.R. HORTON
11241 Slater Avenue NE · Suite 200
Kirkland, WA 98033
m: (206) 851-8516
o: (425) 821-3400 x 5104

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D·R·HORTON America's Builder

FLOOR PLAN



Elevation B



Elevation C



The Lexington

at The Timbers

plan 3829 | 3,008 sq. ft. | 4 bed, 2.75 bath, 2 car | 2 story

3219 104th Ave NE · Lake Stevens WA, 98270 · 425-823-7154 · drhorton.com

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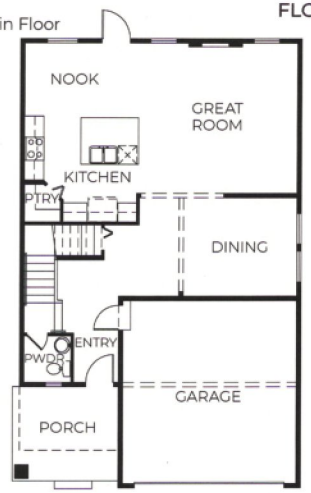
Elevation A



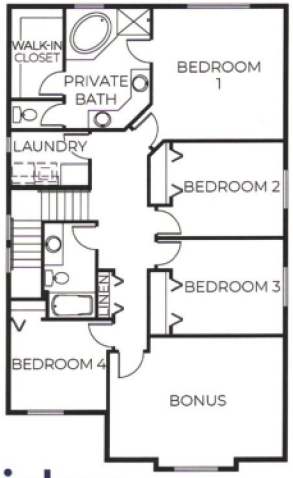
Elevation B

FLOOR PLAN

Main Floor



Upper Floor



The Cambridge

at Preston Woods

plan 3724 | 2,297 sq. ft. | 4 bed, 2.5 bath, 2 car | 2 story

20098 154th St E · Bonney Lake, WA 98391 · 425-823-7151 · drhorton.com

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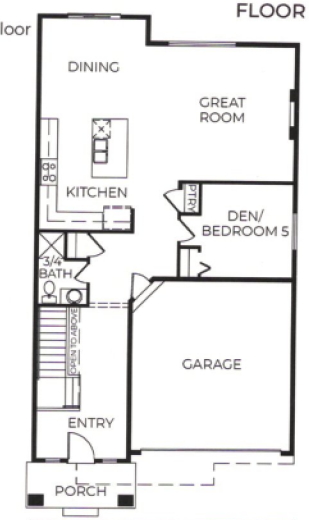
Elevation A

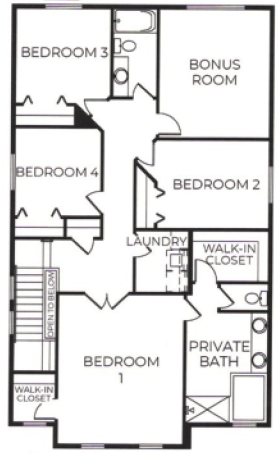


Elevation B

FLOOR PLAN

Main Floor





The Rockport

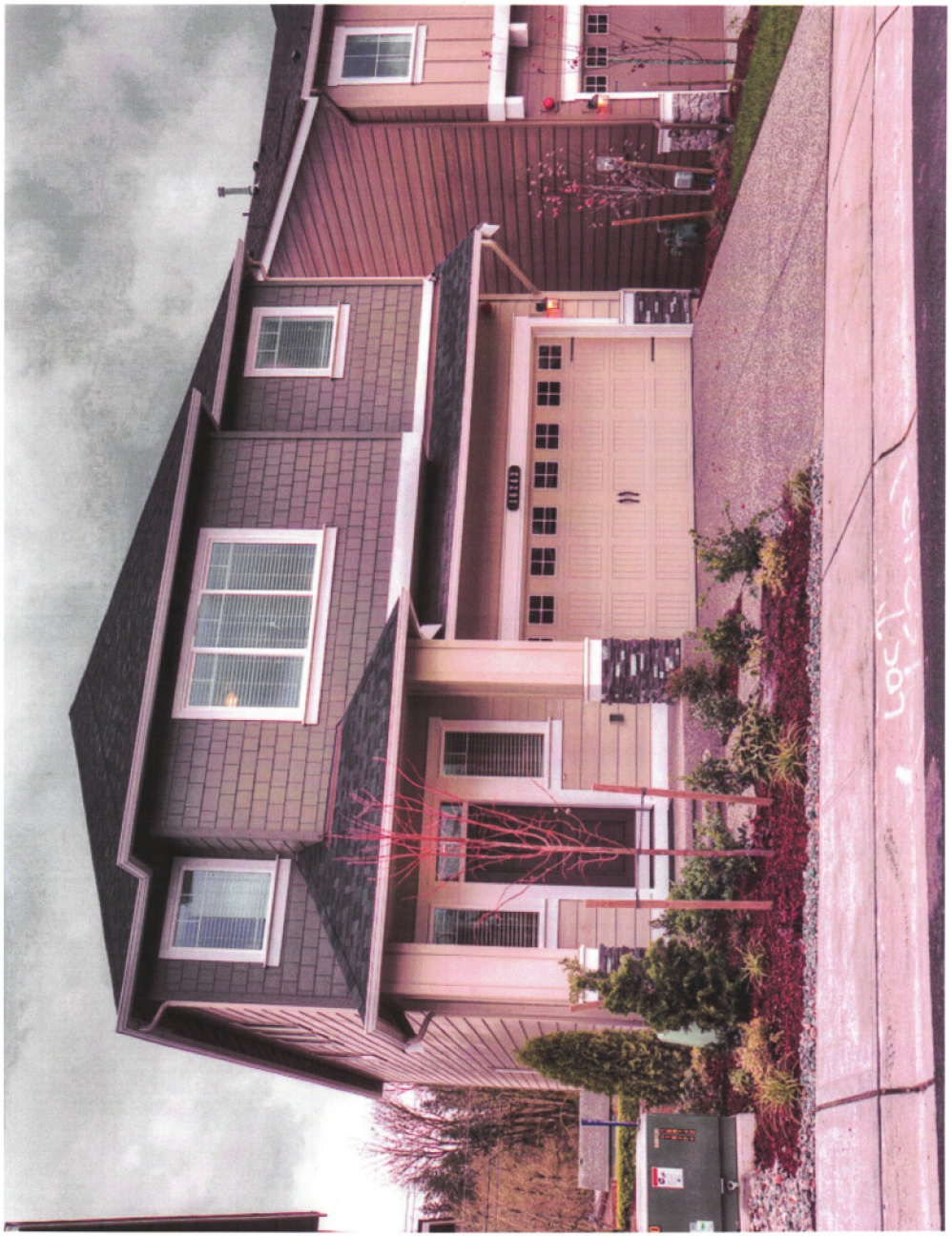
at Preston Woods

plan 3729 | 2,506 sq. ft. | 5 bed, 2.75 bath, 2 car | 2 story

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From: Mark Shark MBShark@drhorton.com
Subject: Plans, Plans, Plans!!! 3 of 5
Date: October 9, 2020 at 5:24 PM
To: Rick Hathaway rick.hathaway@me.com

MS

Duplex product.

Mark Shark
Land Acquisition Manager - WA

D.R. HORTON
11241 Slater Avenue NE - Suite 200
Kirkland, WA 98033
m: (206) 851-8516
o: (425) 821-3400 x 5104

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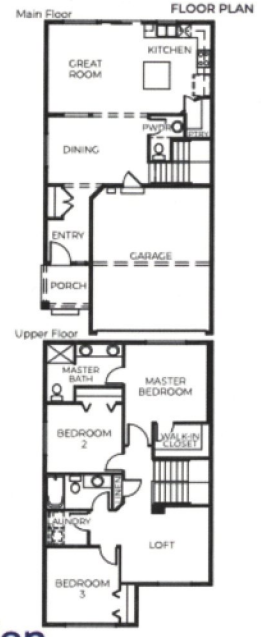
D·R·HORTON America's Builder



Elevation A



Elevation B



The Lynden

at Cedarhome Square

plan ND40 | 1,622 sq. ft. | 3 bed + loft, 2.5 bath, 2 car | 2 story

6720 281st Pl NW · Stanwood WA, 98292 · 425-825-3134 · drhorton.com

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From: Mark Shark MBShark@drhorton.com
Subject: Plans, Plans, Plans!!! 4 of 5
Date: October 9, 2020 at 5:29 PM
To: Rick Hathaway rick.hathaway@me.com

MS

2-story TH 4-plexes.

Mark Shark
Land Acquisition Manager - WA

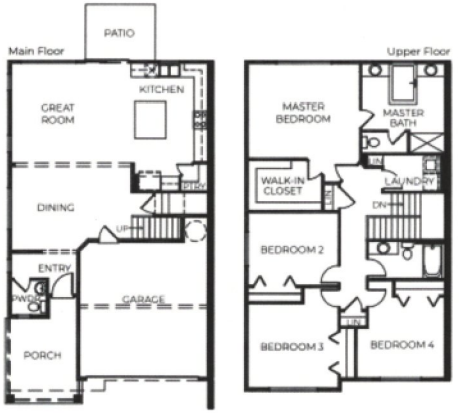
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FLOOR PLAN

Building Type 7: Buildings R & S





The Bluejay

at The Ponds

plan type F | 2,126 sq. ft. | 4 bed, 2.5 bath, 2 car | 2 story

1621 Seattle Hill Road · Bothell WA 98012 · 425-825-3191 · drhorton.com

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From: **Mark Shark** MBShark@drhorton.com
Subject: Plans, Plans, Plans!!! 5 of 5
Date: October 9, 2020 at 5:33 PM
To: Rick Hathaway rick.hathaway@me.com

MS

Central Park...2 & 3 story TH's.

Mark Shark
Land Acquisition Manager - WA

D.R. HORTON
11241 Slater Avenue NE - Suite 200
Kirkland, WA 98033
m: (206) 851-8516
o: (425) 821-3400 x 5104

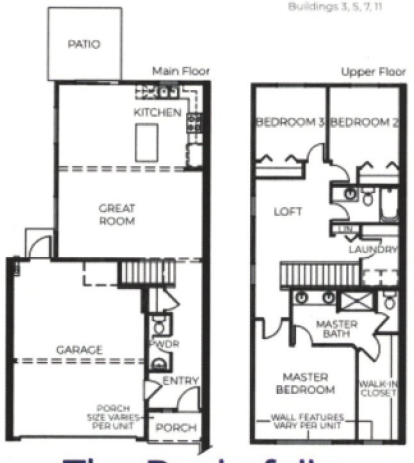
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D·R·HORTON America's Builder

FLOOR PLAN



Buildings 3, 5, 7, 11



The Rockefeller

at Central Park

plan Type B | 1,690 sq. ft. | 3 bed + loft, 2.5 bath, 2 car | 2 story

19216 37th Ave SE · Bothell WA, 98012 · 425-825-3146 · drhorton.com

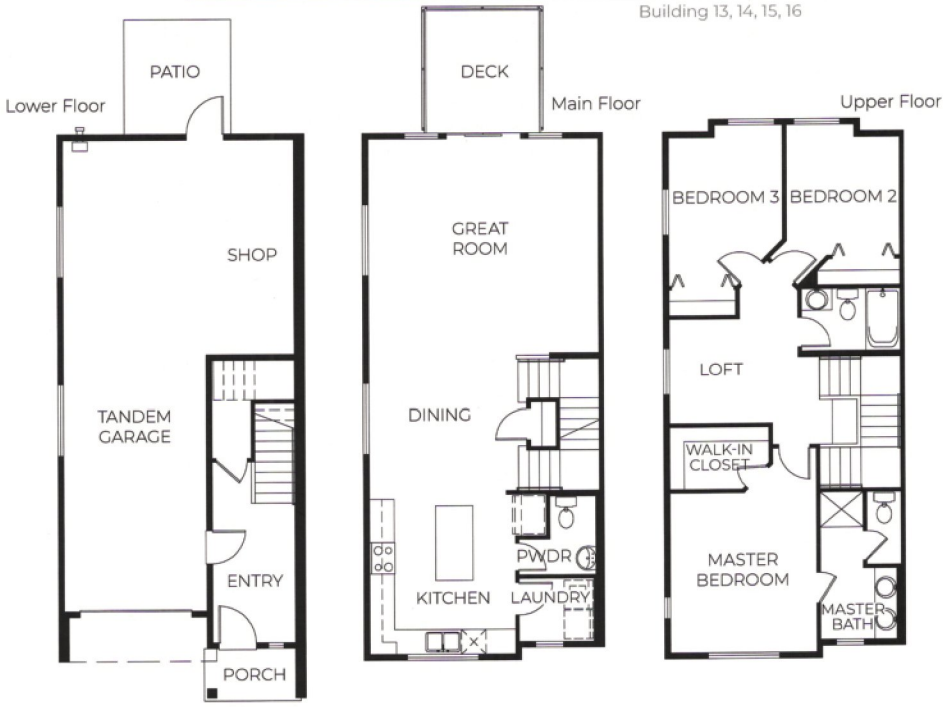
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America's Builder

FLOOR PLAN



Building 13, 14, 15, 16



The Brooklyn

at Central Park

plan Type E | 1,766 sq. ft. | 3 bed + loft, 2.5 bath, 2 car | 3 story

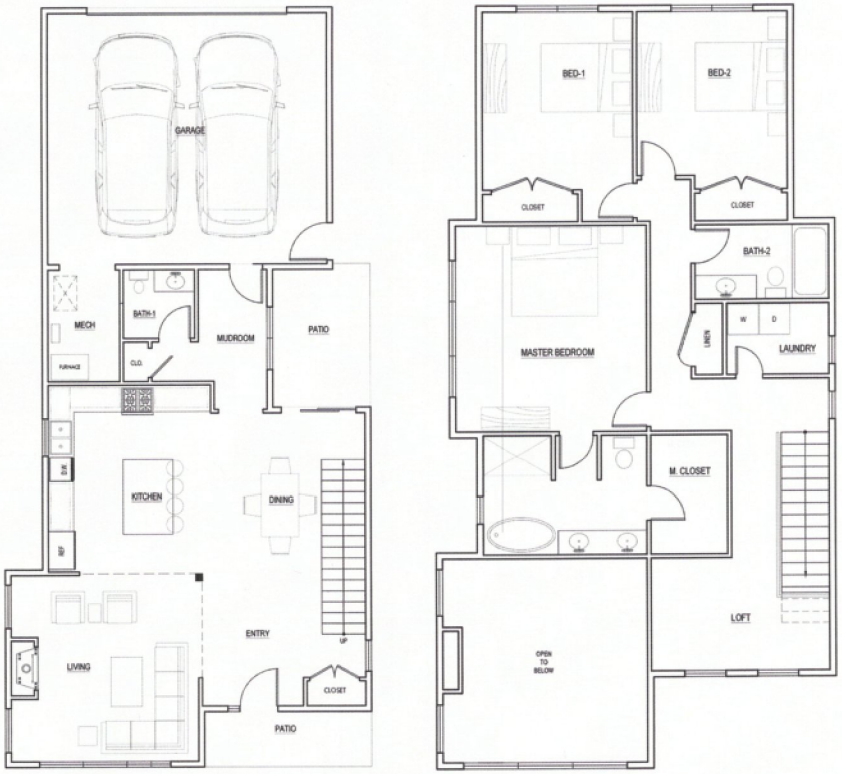
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NOFFKE HOMES



MAIN FLOOR — UPPER FLOOR

TIMBER

2,078 Square Feet

3 Bedrooms + Loft, 2.5 Bathroom, 2 Car Garage

NOFFKE REAL ESTATE

Stacie Shelton | Listing Agent
(503) 931-6014
stacie@noffkerealestate.com

Michele White | Buyer's Agent
(253) 348-9412
michele.w@kw.com

kw.

Reported square footage and floor plans are approximate. Price based on standard selections only. Plans shown are a general respresentation and may vary from actual construction floor plan. For more information contact our sales team. Noffke Homes reserves the right to change the floor plan at any time.



NOFFKE
HOMES



MAIN FLOOR

UPPER FLOOR

ALPINE

2,057 Square Feet

3 Bedrooms + Office, 2.5 Bathroom, 2 Car Garage

Stacie Shelton | Listing Agent
(503) 931-6014
stacie@noffkerealestate.com

Michele White | Buyer's Agent
(253) 348-9412
michele.w@kw.com

NOFFKE REAL ESTATE

kw.

Reported square footage and floor plans are approximate. Price based on standard selections only. Plans shown are a general respresentation and may vary from actual construction floor plan. For more information contact our sales team. Noffke Homes reserves the right to change the floor plan at any time.



BOARDWALK DUETS



ELEVATION A

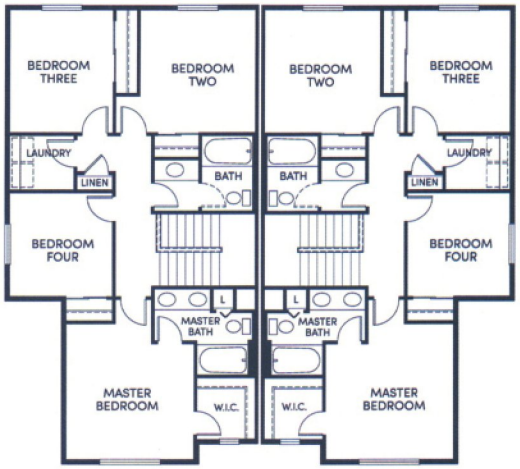


ELEVATION B

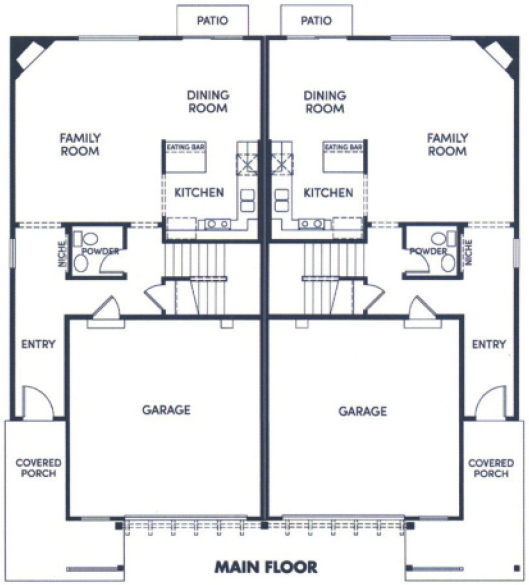
SUMMIT HOMES

PLAN 1775 | 1,775 SF | 4 Bedrooms, 2.5 Baths, 2 Car Garage

Boardwalk Duets | Plan 775



UPPER FLOOR



MAIN FLOOR

SUMMIT HOMES

summithomeswa.com

In a continuous effort to improve our homes, Summit Homes reserves the right to modify features, specifications, plans and pricing without notice. 5/2019

BOARDWALK DUETS



ELEVATION A



ELEVATION B

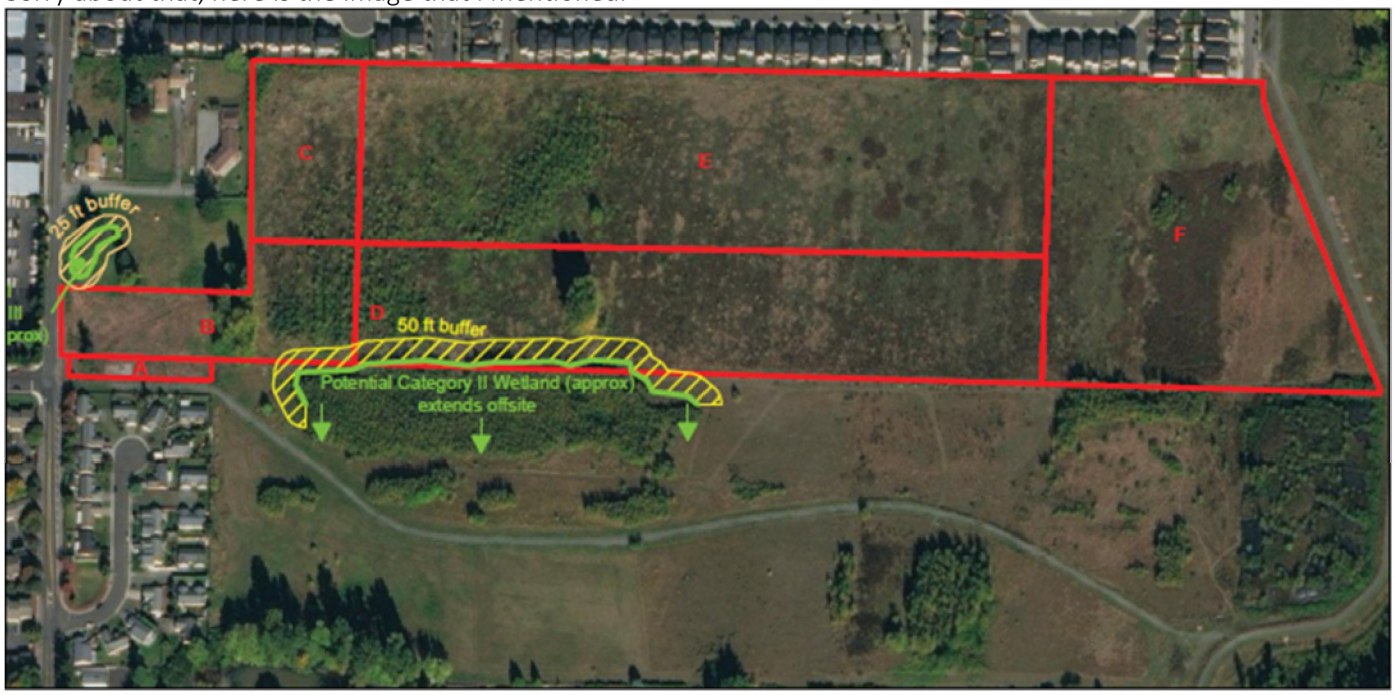
SUMMIT HOMES

PLAN 1822 | 1,822 SF | 4 Bedrooms, 2.5 Baths, 2 Car Garage

Exhibit 15

From: Thaniel Gouk
Sent: Monday, October 26, 2020 7:24 PM
To: 'lissalou@aol.com'
Cc: 'planning@auburnwa.gov'
Subject: RE: Objection to SEP20-0006, REZ20-0002, CPA20-0002

Sorry about that, here is the image that I mentioned.



From: Thaniel Gouk
Sent: Monday, October 26, 2020 7:23 PM
To: lissalou@aol.com
Cc: planning@auburnwa.gov
Subject: RE: Objection to SEP20-0006, REZ20-0002, CPA20-0002

Good evening Ms. Child, thank you for providing the City with your comments relating to this proposal. Note that your comments and this response will be included in the packet that is provided to the Planning Commission and City Council.

Regarding the presence of wetlands, yes, the Applicant had a wetland reconnaissance done and there does appear to be a large wetland located on mostly on the Auburn School District property east of your subdivision. This wetland also appears to extend slightly onto this site. There is also a small wetland located off-site to the north near I St. NE. Please see the image below for reference. As for any impacts to wetlands, any future development of the site would be subject to local and State standards relating to wetland and wetland buffer protections that include protection of wildlife habitat. If there is any disruption to the wetlands or their buffers they would be appropriately mitigated.

Regarding traffic impacts, again, yes when the site develops in the future there will be impacts. The Applicant hired a Professional Traffic Engineer who performed an analysis on potential impacts to the

Exhibit 15

local road network in consultation with the City's Senior Traffic Engineer. Based off of that analysis there will likely be improvements required for the intersection of I St. NE and 40th St. NE; what those improvements are is not known at this time as there is no development proposal associated with the applications. Also, to note, the traffic study that was done does include the Copper Gate development that is under construction to the north.

The question about housing, I'm assuming that is referring to the Copper Gate development that is comprised of multiple apartment buildings. One of the proposed conditions for this request is to limit the number of apartment units to that which is already allowed based on the existing R-20 zoning which is approx. 128 units. Any impacts to schools, parks, utilities, etc. would be offset by paying impact fees and potentially dedication of park land.

Thanks,

Effective March 25, 2020, in response to Gov. Inslee's Stay Home Stay Safe directive, the City of Auburn has closed City Hall and the Annex Customer Service Center until further notice. I am currently out of the office but working remotely from home. I have access to email and voicemail but will be responding to all inquiries by email only.

Thaniel Gouk – Senior Planner
Department of Community Development
City of Auburn | www.auburnwa.gov
253.804.5031 | tgouk@auburnwa.gov
Mailing Address: 25 W Main Street, Auburn, WA 98001
Permit Center Address: 1 E Main Street, Auburn, WA 98002
Customer Service Survey
Application Forms
Zoning Maps

From: lissalou@aol.com <lissalou@aol.com>
Sent: Monday, October 26, 2020 4:51 PM
To: Planning-1 <Planning@auburnwa.gov>
Subject: RE: Objection to SEP20-0006, REZ20-0002, CPA20-0002

CAUTION: The following message originated from outside the City of Auburn. Be careful opening links and attachments

To whom it may concern,

We recently got notice from a neighbor in regards to plans for a rezoning proposal in Auburn at I St NE and 40th St NE (records listed in email subject).

As a resident of I Pl NE, I am writing to **object to this proposal,** and frankly I am shocked and slightly dismayed that there is no requirement for an EIS, considering that surrounding areas consist of highly sensitive wetlands. Not only will additional residences disrupt the local area in terms of population increase, but the upheaval that will be required to install water, electric, and sewage, as well as streets for

the residences, will damage areas that will not be able to recover. Many species use these open areas as well as the wetlands and the river, and their habitats will be permanently altered.

Rezoning will also allow for the building of housing that will create traffic that the area cannot tolerate. The site is on a narrow 2 way street, and is currently undergoing significant change due to the new complex being built on Auburn Way N at 277th. Traffic is already difficult to maneuver at that intersection and the new residences will create an even greater stress on the area. Adding more similar housing (which will ultimately occur should this rezoning proposal pass) will just create more impacts from resident vehicles, school buses, garbage trucks, delivery vehicles, etc. The impact studies that were performed were prior to the new development just up the street, and should be redone.

What was once a neighborhood that had a beautiful greenbelt as a backdrop is quickly becoming a residential nightmare.

Again, I object to the proposal for rezoning and believe that more studies need to be done on the impacts that will occur, including an EIS.

Thank you,

Melissa Child

Exhibit 15

From: Thaniel Gouk
Sent: Monday, October 26, 2020 11:00 AM
To: Earl Weaver
Cc: Anthony Avery; Dustin Lawrence; Steven Sturza; Jeff Dixon (jdixon@auburnwa.gov)
Subject: RE: WAC-197-11-340{2} (CPA20-0002)

Hello Mr. Weaver, thank you for expressing your concerns regarding any potential impacts to the floodplain. As there is no project associated with this request, there will be no impacts to the floodplain. The City is aware that the recently updated FEMA maps show areas of the subject properties as being located within potentially flooded areas. I can let you know that the City has a thorough process that any development proposals will need to go through for permitting, including elevation surveys to show where exactly any floodplain areas are located. Any future development will be subject to these regulations as necessary.

Hopefully this answers your questions.

If you would like any more technical details, please contact Steve Sturza, Development Engineer Manager, as ssturza@auburnwa.gov or 253-876-1969.

Thanks,

Effective March 25, 2020, in response to Gov. Inslee's Stay Home Stay Safe directive, the City of Auburn has closed City Hall and the Annex Customer Service Center until further notice. I am currently out of the office but working remotely from home. I have access to email and voicemail but will be responding to all inquiries by email only.

Thaniel Gouk – Senior Planner
Department of Community Development
City of Auburn | www.auburnwa.gov
253.804.5031 | tgouk@auburnwa.gov
Mailing Address: 25 W Main Street, Auburn, WA 98001
Permit Center Address: 1 E Main Street, Auburn, WA 98002
Customer Service Survey
Application Forms
Zoning Maps

From: Earl Weaver <fatherearl@hotmail.com>
Sent: Friday, October 23, 2020 7:50 PM
To: Dustin Lawrence <dlawrence@auburnwa.gov>
Cc: Planning-1 <Planning@auburnwa.gov>
Subject: Re: WAC-197-11-340{2}

CAUTION: The following message originated from outside the City of Auburn. Be careful opening links and attachments

Exhibit 15

It concerns the rezone application for the property on I Street and 40th in NE Auburn.

From: Dustin Lawrence <dlawrence@auburnwa.gov>
Sent: Friday, October 23, 2020 2:36 PM
To: Earl Weaver <fatherearl@hotmail.com>
Cc: Planning-1 <Planning@auburnwa.gov>
Subject: RE: WAC-197-11-340{2}

Hi Mr. Weaver,

Can you let me know what project your comment is associated with? That way, I can get this to the right person.

Dustin Lawrence, AICP, CFM
Senior Planner
Department of Community Development
City of Auburn | www.auburnwa.gov
Office# 253.931.3092 | Cell# 253.561-2224 | dlawrence@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

From: Earl Weaver <fatherearl@hotmail.com>
Sent: Friday, October 23, 2020 12:07 PM
To: Planning-1 <Planning@auburnwa.gov>
Cc: Earl Weaver <fatherearl@hotmail.com>
Subject: WAC-197-11-340{2}

CAUTION: The following message originated from outside the City of Auburn. Be careful opening links and attachments

I am concern that not enough flood mitigation will be incorporated into a rezone of this size. I have observed the project northwest of this proposed rezone and there was a significant increase in the elevation of the property these units were built upon. I want to know what surface water and flood mitigation efforts will be required to protect the neighboring properties. FEMA has recently updated their 100 year flood maps and a significant amount of The River Mobile Home Park is now in the flood zone. I fear this rezoned property and subsequent development will endanger all the surrounding properties to a much greater flood

risk. Adequate flood mitigation must be required for this rezone and development to go forward

Thank You
Earl Weaver
The River Mobile Home Park
The information contained in this electronic communication is personal, privileged and/or confidential information intended only for the use of the individual(s) or entity(ies) to which it has been addressed. If you read this communication and are not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication, other than delivery to the intended recipient is strictly prohibited. If you have received this communication in error, please immediately notify the sender by reply e-mail. Thank you.

AGENDA BILL APPROVAL FORM

Agenda Subject:
Public Hearing for Zoning Code Amendments for Wireless Communication Faciities

Date:
October 26, 2020

Department:
Community Development

Attachments:
Staff Report for ZOA20-0005 WCF
Code Update Doct. PC Title 17 and 18 only
Franchise Wireless Code Checklist
SEP20-0017 NOH/DNS Signed
SEP20-0017 Request to Publish
Submittal Receipt -Email-WA Commerce
Verizon Comment Received 10.22.20

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

Administrative Recommendation:

na

Background Summary:

The purpose of the changes are to modernize the code in response to changes in federal regulations that affect the permitting of expansion of existing wireless communication facilitities.

Reviewed by Council Committees:

Councilmember:

Staff: Dixon

Meeting Date: November 4, 2020

Item Number: PH.3

AGENDA BILL APPROVAL FORM
PLANNING COMMISSION

Agenda Subject/Title:
ZOA20-0005, Proposed Code Amendments related to Wireless Telecommunications Regulations

Date:
October 22, 2020

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 Proposed Code Amendments related to Wireless Telecommunications Regulations and more specifically the changes to Title 17, 'Land Adjustments & Divisions' and Title 18, 'Zoning'.

BACKGROUND/SUMMARY:
The City is systematically initiating changes to various city code sections to address consistency with changes in federal law requirements and to reflect changes in wireless communication technology among other changes. Due to the highly technical and litigious nature of the subject, the City hired a legal consultant specializing in the subjects of wireless communication and right-of-way (ROW) permitting and franchises and that is familiar with the results of relevant court decisions. The City Legal Dept., Public Works Dept., and Community Development Dept. staff has been working with this consultant over the last year on drafting code changes.

Based on this code drafting, the City is simultaneously proposing to amend code sections affecting public ROW franchises, and ROW use permits among others and these changes are not the subject of Planning Commission consideration since they primarily address the subject of city rights-of-way (ROW). However, the city is proposing to amend city code section, Title 17 'Land Adjustment and Divisions' (the subdivision code) and Title 18 'Zoning' which are subject to review and recommendation by the Planning Commission.

For context for the Planning Commissioners, what follows is a list of the seven city code titles that are proposed to be changed simultaneously. It is necessary to change these simultaneously since there are cross references to definitions that are found in a different portion of the code. These cross references avoid duplication and aid future internal consistency of terms and facilities that are common to ROW and non-ROW locations.

A listing of the Code Titles to be changed and a brief summary of the proposed changes is provided below:

The following is not subject to Planning Commission Review: (copy not provided) ------

- Title 3, REVENUE AND FINANCE
  - Chapter 3.42, Cable Television Utility Tax
  - Chapter 3.84, Telephone Business
  - Chapter 3.88, Utility Services

The key changes to Title 3, are:

- *Align definitions with those of Title 20 for utilities, telecommunications and cable.*
- *Modernize procedural provisions to reflect actual process.*
- *Repeal of ACC 3.84.110 as annexation notification is addressed by applicable state law.*
- *Repeal of ACC 3.88.030 as the provision is outdated and duplicative of requirements in Title 5.*

- Title 5, BUSINESS LICENSES AND REGULATIONS
  - Chapter 5.84, Licensing of Telecommunications Carriers, Operators, Providers, and Other Utilities

The key changes to Title 5, are:

- *Remove purpose statement of business licensing as it is duplicative.*
- *Align definitions with those of Title 20 for utilities, telecommunications and cable.*
- *Modernize procedural provisions to reflect actual process.*

- Title 12, STREETS, SIDEWALKS AND PUBLIC WORKS
  - Chapter 12.24, Construction Permits
  - Chapter 12.32, Sidewalk Obstructions

The key changes to Title 12, are:

- *Modernize procedural provisions to reflect actual process.*
- *Ensure that any construction work performed under this title is done per the City's Engineering Design and Construction Standards.*

- Title 13, WATER, SEWERS AND PUBLIC UTILITIES
  - Chapter 13.32A, Underground Wiring
  - Chapter 13.36, CATV Systems (Repealed)
  - Chapter 13.44, Electrical Franchise (Repealed)

The key changes to Title 13, are:

- *Align definitions with those of Title 20 for utilities, telecommunications and cable.*
- *Modernize procedural provisions to reflect actual process.*
- *Ensure that any construction work performed under this title is done per the City's Engineering Design and Construction Standards.*
- *Update requirements, exemptions and process for undergrounding of utilities, telecommunications and cable.*
- *Repeal of Chapter 13.36 ACC as the provisions are being moved to Title 20 and updated to reflect current federal requirements.*
- *Repeal of Chapter 13.44 ACC as the provisions are outdated and addressed under the provisions of Title 20.*

- Title 20, FRANCHISES, CABLE FRANCHISES, AND LEASES
  - Chapter 20.02, General Provisions
  - Chapter 20.04, Utility and Telecommunications Franchises
  - Chapter 20.06, Cable Franchise
  - Chapter 20.08, Facilities Lease
  - Chapter 20.10, Conditions of Public Way Agreements, Franchises and Facilities Leases (Repealed)
  - Chapter 20.12, Open Video Systems (Repealed)
  - Chapter 20.14, Small Wireless Facilities

    The key changes to Title 20, are:
    - *Align definitions throughout the titles for utilities, telecommunications and cable.*
    - *Update City Code in conformance with current federal and state requirements for utilities, telecommunications and cable in the public ways and on city owned facilities and property.*
    - *Modernize procedural provisions to reflect actual process.*
    - *Repeal of Chapter 20.10 ACC as the provisions of this chapter have been updated and moved to Chapter 20.02 ACC.*
    - *Repeal of Chapter 20.12 ACC as this chapter was empty.*

The following is subject to Planning Commission Review & Recommendation: (copy provided, see attachments)

- Title 17, LAND ADJUSTMENTS AND DIVISIONS
  - Chapter 17.14, IMPROVEMENT REQUIREMENTS – SUBDIVISIONS
  - Chapter 17.28, Infrastructure Conduit (Repealed)

    The key changes to Title 17, are:
    - *Minor changes to improve clarity and correct references.*
    - *Repeal of ACC 17.28 because addressed in ACC 13.32A.*

- Title 18, ZONING
  - Chapter 18.02, General Provisions
  - Chapter 18.04, Definitions
  - Chapter 18.07, Residential Zones
  - Chapter 18.23, Commercial and Industrial Zones
  - Chapter 18.31, Supplemental Development Standards
  - Chapter 18.35, Special Purpose Zones

    The key changes to Title 18, are:
    - *Changes to be consistent with the requirements of federal legislation that provide the city must approve additions or modifications to existing wireless communication facilities that do not exceed a "substantial increase" and that the city must approve within a specified timeframe. This requires new terminology, procedures, and regulations.*

- *Also changes were made to accommodate the new technology of "small cell wireless communication" facilities when located on non-ROW property.*
- *Other minor housekeeping or administrative changes were also made.*

The proposed changes are shown by ~~strikeout~~ (deletions) and underline (additions) in the city code attached to this report.

The following sections summarize the effect of federal regulations and the key points affecting City code Titles 17 and 18.

Wireless Antenna Facilities
With the evolving technology and increased usage of wireless devices by the population, wireless antenna facilities have been given special consideration by federal regulations. Local jurisdictions across the country need to ensure that their regulations regarding wireless antenna facility siting are consistent with section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012, as set forth in the Federal Communications Commission's (FCC's) October 2014 Acceleration of Broadband Deployment Order.

Regulating Wireless Antenna Facilities
Local governments can develop ordinances and policies to provide opportunities for wireless communication facilities (WCF) consistent with the statutory rights of wireless communication service providers provided by the federal regulations while also providing for an orderly development of the city and protecting the health, safety, and general welfare of the city's residents and property owners. A primary objective of these ordinances is to preserve the existing visual and aesthetic character of the jurisdiction and its neighborhoods, and minimize incompatibility, as well as minimizing the noise impacts generated by these facilities.

The City has regulated WCFs located on public and private property by zoning regulations since Ordinance No. 5020 in 1997. Most recently the Planning Commission reviewed changes to these regulations in April 2019 as a result of the need to address construction of a unique category of wireless communication by Puget Sound Emergency Radio Network (PSERN) for an emergency response communications facility. These changes were adopted by Ordinance No. 6716 in 2019.

Small Cell Communication Technology
In recent years, the dramatic increase in use of wireless devices has triggered the need for new subcategory of wireless communication facility referred to as "small cell" technology to increase signal coverage. (The term: "small wireless facility" is used in the proposed city code changes.) The signal coverage is increased by use of smaller antennas (less than 3 cubic feet), not mounted as high, and more closely-spaced. A typical small cell is between 25-45 feet in height, attaches to existing utility poles or light/traffic pole within the right-of-way, and requires an aerial or underground line to access power and fiber in order to transmit cellular phone and data signals. Small cell facilities may also be installed on public or private property outside of the right-of-way and thus are also addressed in zoning code changes.

As a result of the increased demand for this technology, there has been a substantial increase in applications from providers seeking to place small cell facilities in municipal rights-

of-way. In 2018, the Federal Communications Commission (FCC) issued a 2-part Declaratory Ruling with the intent to streamline the deployment of Fourth Generation (4G) and Fifth Generation (5G) mobile communication system infrastructure.

Regulating Small Cell Technology

To meet rapidly increasing demand for wireless services and encourage investment in a national infrastructure for 5G, wireless communication providers must deploy infrastructure at significantly more locations using new, small cell facilities. This *Declaratory Ruling and Third Report and Order* is part of a national strategy to promote the timely buildout of this new infrastructure across the country by eliminating regulatory impediments, unnecessarily add delays and costs to bringing advanced wireless services to the public. The ruling was effective January 14, 2019.

Title 18, Zoning refers to definition of "small wireless facilities" given in ACC 20.14, but does not contain the definition. To assist the Planning Commission in having a full understanding, the definition of "small wireless facilities" is provided here.

ACC 20.14.010, Overview

"For purposes of this chapter, "small wireless facilities" are defined as facilities that meet the following conditions:

1. The facilities:
    a. Are mounted on structures 50 feet or less in height, including their antennas as defined in 47 CFR 1.1320(d); or
    b. Are mounted on structures no more than 10 percent taller than other adjacent structures; or
    c. Do not extend existing structures on which they are located to a height of more than 50 feet or by more than 10 percent, whichever is greater; and
2. Each antenna associated with the deployment, excluding associated antenna equipment (as defined in the definition of antenna in 47 CFR 1.1320(d)), is no more than three cubic feet in volume; and
3. All other wireless equipment associated with the structure (including the wireless equipment associated with the antenna and any preexisting associated equipment on the structure) is no more than 28 cubic feet in volume; and
4. The facilities do not require antenna structure registration under Code of Federal Regulations, Title 47, Part 17; and
5. The facilities are not located on Tribal lands, as defined under 36 CFR 800.16(x); and
6. The facilities do not result in human exposure to radio frequency radiation in excess of the applicable safety standards specified in 47 CFR 1.1307(b); and
7. The facilities are currently located or are proposed to be located within the public right-of-way. For facilities currently located or proposed to be located on private property, please see Chapter 18.31 ACC. For facilities currently located or proposed to be located on public property or facilities, please see Chapter 20.08 ACC."

Some key provisions of the federal legislation:

- Clarify that federal regulations apply to support structures and to transmission equipment used in connection with any Commission-licensed or authorized wireless transmission.

- Define "transmission equipment" to encompass antennas and other equipment associated with and necessary to their operation, including power supply cables and backup power equipment.

- Define "tower" to include any structure built for the sole or primary purpose of supporting any Commission-licensed or authorized antennas and their associated facilities.

- Clarify that the term "base station" includes structures other than towers that support or house an antenna, transceiver, or other associated equipment that constitutes part of a "base station" at the time the relevant application is filed with municipal authorities, even if the structure was not built for the sole or primary purpose of providing such support, but does not include structures that do not at that time support or house base station components.

- Clarify that a modification "substantially changes" the physical dimensions of a tower or base station, as measured from the dimensions of the tower or base station inclusive of any modifications approved prior to the federal legislation, if it meets a defined set of criteria:
    - It increases the height of the tower by more than ten percent or by more than twenty feet, whichever is greater;
    - It involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater;
    - For any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets; or, for base stations, it involves installation of any new equipment cabinets on the ground if there are no preexisting ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than ten percent larger in height or overall volume than any other ground cabinets associated with the structure;
    - It entails any excavation or deployment outside the current site/lease area, as defined;
    - It would defeat the concealment elements of the eligible support structure; and
    - It does not comply with original approval conditions unrelated to a “substantial change”.

  And thus is determined to be an “eligible facilities request” under the federal legislation.

- Provide that localities may continue to enforce and condition approval on compliance with generally applicable building, structural, electrical, and safety codes and with other laws codifying objective standards reasonably related to health and safety.

- Provide the following guidance for reviewing an application under federal legislation:
    - A local government may only require applicants to provide documentation that is reasonably related to determining whether the “eligible facilities request” meets the requirements;
    - Within 60 days from the date of filing, accounting for tolling, a local government shall approve an application meeting the “eligible facilities request”;
    - The running of the period may be tolled by mutual agreement or upon notice that

an application is incomplete provided in accordance with the same deadlines, but not by a moratorium; and
    - An application meeting the “eligible facilities request”; is deemed granted if a State or local government fails to act on it within the requisite time period.

- Clarify that federal legislation applies only to State and local governments acting in their role as land use regulators and does not apply to such entities acting in their proprietary capacities.

- Provide that parties may bring disputes-including disputes related to application denials and deemed grants-in any court of competent jurisdiction.

- Establish new “presumptively reasonable” permit review timelines (referred to as shot clocks) applicable to small cell facilities.

- Clarify the use of the term “collocation” in relation to small cell facilities.

- Publishes fee limitation for the use of city-owned infrastructure (such as light and signal poles).

- Establish guidelines for imposing aesthetic standards that must be: reasonable, no more burdensome than those applied to other types of infrastructure deployments, objective, and published in advance.

- Interpret the term “effectively prohibit”.

FINDINGS:

1. The City regulates land uses through establishment of zoning districts. The City of Auburn adopted Ordinance No. 4229 on June 1, 1987 repealing the previous Title 18 and enacting a new Title 18 entitled Zoning, which divides the City into zones wherein the location, height, use of buildings, land, and zoning development standards are established, regulated, and restricted in accordance with the comprehensive plan for the City.

2. The City has been regulating wireless communication facilities for several years, originally in response to the 1996 Federal Telecommunications Act. The City of Auburn adopted Ordinance No. 5020 on September 15, 1997, Ordinance No. 6245 on June 1, 2009, and Ordinance Nos. 6433 and 6434 on November 5, 2012, relating to the definition, siting and zoning of wireless communication facilities in Title 18, ‘Zoning’.

3. The City has periodically updated its regulations for wireless communication facilities. The City of Auburn has made updates and amendments as necessary within Title 17 and Title 18 for the regulation of wireless communication facilities since the adoption of Ordinance Nos. 4296, 4229; 5020, 6245, 6414, 6433, and 6434.

4. The industry and technology of wireless communication facilities continues to evolve as does the public’s reliance on this form of communication.

5. Due to evolution of the technology and increasing usage, new applicable federal regulations have been developed. And due to changes in Federal and State regulations that govern the regulation of such industries and their presence within the City, it is necessary to update the Auburn City Code in all titles, chapters and sections that authorize, regulate, affect or otherwise govern the review, construction, placement and siting of such tele-communications, cable and other utility facilities on public or on private property.

6. In reviewing the city code sections by city consultants and city staff, the City also seeks to clarify and update terms, procedural requirements, and approval processes for permits, for telecommunications, cable and other utility facilities placed on public and on private property. Changes are proposed to incorporate federal requirements into the framework and organization of city code.

7. The proposed amendments and changes to the Auburn City Code that are the subject of this proposal were sent to the Washington State Department of Commerce for state agency review under RCW 36.70A.106 and WAC 365-196-630. Receipt of the amendments was acknowledged by the Department of Commerce as received on October 9, 2020. See Exhibit #6.

8. The proposed amendments to the Auburn City Code are subject to State Environmental Policy Act (SEPA) review and a Determination of Non-Significance (DNS), File No. SEP20-0017, was issued October 19, 2020. The issuance of the SEPA decision begins a 15-day public comment period which expires November 3. See Exhibit #4.

9. In response to the public comment period observed under SEPA, the city received one written comment by the time of preparation of this agenda bill/staff report. The comment was received October 22, 2020 from Kim Allen, Senior Vice President, Land Use Entitlements & Strategic Planning, Wireless Policy Group, LLC on behalf of Verizon Wireless. They indicate they commented on Chapter 20.14, 'Small Wireless Facilities within the Public Way', Title 17, 'Land Adjustments & Divisions' and Title 18, 'Zoning'. These comments are Exhibit #7.

10. The City of Auburn Planning Commission reviewed staff's recommended changes at a special meeting on October 20, 2020.

11. ACC 18.68.040, 'Public hearing notice requirements', requires notice of a public hearing shall be given by publication, in a newspaper, at least 10 days prior to the public hearing. A combined Notice of public hearing (ZOA20-0005) and Determination of Non-Significance (DNS), (SEP20-0017), was issued October 19, 2020.

12. ACC 18.68.030, '(Amendments) Public hearing process', requires that the Planning Commission conduct a public hearing on proposed code amendments and make a recommendation. Then, the city council may affirm, modify, or disaffirm any recommendation of the planning commission with regard to amendments of the text of this title.

13. The Planning Commission is scheduled to conduct a public hearing during a regular meeting at 7:00 pm on November 4, 2020.

PUBLIC COMMENTS

1. As noted above, the city received one written comment by the time of preparation of this agenda bill/staff report. The comment was received October 22, 2020 from Kim Allen, Senior Vice President, Land Use Entitlements & Strategic Planning, Wireless Policy Group, LLC on behalf of Verizon Wireless. These written comments are provided as Exhibit #7.

2. The City really appreciates the time spent by Verizon on review, preparation, and provision of written comments in time to distribute to the Planning Commission prior to the meeting. However, this did not afford City staff opportunity to prepare and include responses. The City staff will proceed to review and evaluate the comments and have follow-up conversations with the commenter, as warranted.

3. Based on an initial review, staff noted that while the commenter indicates they commented on Title 17, 'Land Adjustments & Divisions', the city did not find comments in this section. However, this could be due to word processing software that makes it difficult to distinguish the city's original strike through and underline changes, and the subsequent changes by Verizon. The city staff will double check.

4. The following is an attempt to generally categorize/characterize the comments received based on an initial review:

Nature of comment	Reply
Formatting and syntax changes.	Staff appreciates calling these out, however they do not merit review by the planning commission.
Commenting on pre-existing code requirements that are not the subject of changes.	The city will evaluate the comments and determine if changes are warranted based on the code intent and the best interests of the city.
Some comments require further clarification from Verizon to understand requested nature of change, for example, there appear to be questions about the prevalence of microcell facilities.	The city will seek clarification with commenter.
Some comments suggest changes are warranted based on consistency with federal law and FCC rulings.	The City will review the federal requirements to ensure we are working with the latest, since the rulings continue to evolve, and to ensure consistency with those required.

5. Additional comments from wireless carriers/companies may be provided before or at the public hearing. City staff appreciates receiving these comments from wireless carrier

companies and their investment of time to share their perspective, as ultimately that will result in a better, more workable set of regulations for the city.

STAFF RECOMMENDATION

Planning Commission to conduct public hearing and recommend to City Council approval of Proposed Code Amendments related to Wireless Telecommunications Regulations and more specifically, the changes to Title 17, 'Land Adjustments & Divisions' and Title 18, 'Zoning'.

EXHIBIT LIST

Exhibit 1	Staff Report
Exhibit 2	Strike though & underline changes to Titles 17, 'Land adjustments & divisions (Subdivisions)', & 18, 'Zoning'.
Exhibit 3	Completed SEPA Environmental Checklist application
Exhibit 4	Combined Notice of Public Hearing and Determination of Non-Significance (SEP20-0017 & ZOA20-0005)
Exhibit 5	Request to Publish (Affidavit is pending)
Exhibit 6	WA Dept. of Commerce Receipt for review
Exhibit 7	Written comments received from Kim Allen, Senior Vice President, Land Use Entitlements and Strategic Planning, Wireless Policy Group, LLC on behalf of Verizon Wireless.

17.14.080 Underground utilities.

A. Consistent with ~~ACC~~ Titles 12 and 13 ACC and the city's ~~design and construction standards~~Engineering Design and Construction Standards, all utility lines serving the subdivision, including but not limited to power, telephone and television cables, shall be installed underground. Adequate easements shall be provided for all such utility lines which will not be located within public ~~right-of-~~way. Television conduit and miscellaneous hardware shall be installed according to the requirements of Chapter ~~13.36~~20.06 ACC.

B. Whenever an intersection of an arterial and any other street is constructed or improved under the requirements of this title, and when the city engineer has determined that traffic signalization of such intersection will be needed in the future, the city engineer may require the installation, at the ~~subdivider's~~ applicant's expense, of underground conduit which will be necessary for and will facilitate such future signalization. (Ord. 6239 § 1, 2009; Ord. 5164 § 1, 1998; Ord. 4296 § 2, 1988. Formerly 17.12.240.)

Chapter 17.28
INFRASTRUCTURE CONDUIT

[Repealed]

~~Sections:~~

~~17.28.010 Infrastructure conduit in streets.~~

~~17.28.010 Infrastructure conduit in streets.~~

~~In addition to the other requirements set forth in this title, any time street improvements or right-of-way improvements are to be provided in connection with development activity governed hereby, the city review process shall determine in consultation with public works, police, parks, arts, and recreation, planning and development departments, information services, and with the local fire authority, whether conduit at least three inches in diameter should be included therein, in which cases, if so required, the applicant shall construct said improvement in conformance with the public facility extension requirements of Chapter 13.40 ACC. (Ord. 6414 § 3, 2012.)~~

18.02.040 Applicability.

A. The provisions of this title shall apply to both public and private use of land within the corporate limits of the city.

B. Hereafter, no use shall be conducted, and no building, structure and appurtenance shall be erected, relocated, remodeled, reconstructed, altered or enlarged unless in compliance with the provisions of this title, and then only after securing all permits and approvals required hereby. It shall be unlawful to build or use any building or structure or to use premises in the city for any purpose or use other than the uses listed as being permitted in the zone in which such building, land, or premises is located.

C. Any building, structure or use lawfully existing at the time of passage of this title, although not in compliance herewith, may continue as provided in Chapter 18.54 ACC.

D. No division of land shall occur unless in compliance with the provisions of this title and ~~ACC~~ Title 17 ACC, Land Adjustments and Divisions.

E. This title is not intended to regulate work of any kind conducted in or on the public ways as defined in ACC 20.02.020.~~the erection, construction, or reconstruction of public streets, power poles, street lights, utility facilities, utility conveyance or storage systems, transmission lines, or other public uses necessary to support the general public welfare, carried on by the city, or agents of the city working under the appropriate contract or franchise.~~ (Ord. 6245 § 2, 2009; Ord. 5026 § 1, 1997; Ord. 4773 § 1, 1995; Ord. 4229 § 2, 1987. Formerly 18.02.030.)

18.04.912 Wireless communications - Definitions.

~~"Wireless communications" means the provision of any personal wireless service, as defined in the Telecommunications Act of 1996, and for the purposes of this title includes the following terms:~~

A. "Antenna" means any devise used to transmit and/or receive radio or electromagnetic waves such as, but not limited to panel antennas, reflecting discs, microwave dishes, whip antennas, directional and non-directional antennas consisting of one or more elements, multiple antenna configurations, or other similar devices and configurations, and exterior apparatus designed for telephone, radio, or television communications through the sending and/or receiving of wireless communications signals.~~a device used in wireless communications which transmits and/or receives radio signals. Antennas include the following types:~~

~~1. Accessory: Antennas including, but not limited to, test mobile antennas and Global Positioning System (GPS) antennas which are less than 12 inches in height or width and do not directly provide personal wireless communication.~~

~~2. Directional or panel: An antenna or array of antennas designed to transmit a radio signal in a particular direction typically encompassing an arc of 120 degrees. Panel antennas, also called directional antennas, are typically flat, rectangular devices approximately six square feet in size.~~

~~3. Dish or parabolic: A bowl-shaped device for the reception and/or transmission of radio frequency communications signals in a specific directional pattern.~~

~~4. Whip, rod or omni-directional antenna: An antenna, tubular in shape, that transmits and receives signals throughout a 360-degree range.~~

~~5. Other: All other transmitting or receiving equipment not specifically described herein shall be regulated in conformity with the type of antenna defined herein which most closely resembles such equipment.~~

B. ~~"Antenna array" means one or more rods, panels, discs or similar devices attached to a support structure used for the transmission or reception of radio frequency signals.~~

~~C~~B. "Attached wireless communications facility ~~(WCF)~~" means a wireless communication facility that is affixed to an existing structure other than a Tower. Examples of attached wireless communication facilities include antennas affixed to or erected upon existing buildings, water tanks, or other existing structures. ~~an antenna array which is attached to an existing building or structure.~~

C. "Base station" means the structure or equipment at a fixed location that enables wireless communications, licensed or authorized by the FCC, between user equipment and a communications network. By way of example, a building, ballfield structure or a utility pole outside of the public way, becomes a base station once wireless facilities are permitted and attached. The term does not encompass a wireless communication tower as defined in this title or any equipment associated with a wireless communication tower.

D. "Camouflage", "concealment", or "camouflage design techniques" means that a wireless communication facility is camouflaged or utilizes camouflage design techniques when any measures are used in the design and siting of wireless communication facilities with the intent to minimize or eliminate the visual impact of such facilities to surrounding uses. A wireless communication facility site utilizes camouflage design techniques when it (1) is integrated in an outdoor fixture such as a flagpole, or (2) uses a design which mimics and is consistent with the nearby natural or architectural features (such as an artificial tree), or (3) is incorporated into (including, without limitation, being attached to the exterior of such facilities and painted to match it) (such as a belvedere or a dormer), or replaces existing permitted facilities (including without limitation, freestanding light standards) so that the presence of the wireless communication facility is minimized or not readily apparent. The terms do not include fencing and landscape screening that is used to enhance visual compatibility at ground level

E~~D~~. "Carrier" means a company providing wireless communication services, also referred to as a wireless service provider.

~~E~~F. "Co-location" means: (1) mounting or installing a WCF on a pre-existing structure, and/or (2) modifying a structure for the purpose of mounting or installing a WCF on that structure. Provided that, for purposes of Eligible Facilities Requests, "Co-location" means the mounting or installation of transmission equipment on an

Eligible Support Structure for the purpose of transmitting and/or receiving radio frequency signals for communications purposes. ~~the use of a common WCF or site by two or more wireless license holders, or by one wireless license holder for more than one type of communications technology~~.

G. "Eligible facilities request" (EFR) means any request for modification of an existing wireless communication tower or base station that was previously authorized by the local permitting jurisdiction and that does not substantially change, as defined in this Section, the physical dimensions of such wireless communication tower or base station from the original authorization involving: (1) co-location of new transmission equipment, (2) removal of transmission equipment, or (3) replacement of transmission equipment.

H. "Eligible Support Structure" means an existing wireless communication tower or base station as defined in this title and that has proposed alterations that meet the standards of an eligible facilities request

~~F~~I. "Equipment facility" means a structure used to contain ancillary equipment for a WCF which may include cabinets, shelters, an addition to an existing structure, pedestals and other similar structures.

J. "Emergency wireless communication facility (EWCF)" means any structure not entirely within an enclosed building or vehicle, including antennas, guy wires, microwave dishes or horns, structures or towers to support receiving and/or transmitting devices, accessory buildings, i.e., equipment storage buildings, energy power generating housing, and the leased or owned property surrounding the wireless communication tower and any access or utility easements, that is used for the transmission or reception of electromagnetic waves for emergency communication purposes, operated by a local public agency responsible for providing emergency services

K. "Existing" means a constructed tower or base station if it has been reviewed and approved under the applicable zoning or siting process, or under another State or local regulatory review process, provided that a tower that has not been reviewed and approved because it was not in a zoned area when it was built, but was lawfully constructed, is existing for purposes of this definition.

~~G~~L. “Microcells” are typically located in and exclusively benefit residential neighborhoods. Microcells consist of an antenna that is either: (1) a dish or parabolic antenna that is no more than four feet in height and with an area of not more than 580 square inches; or (2) a tubular antenna that is no more than four inches in diameter and no more than six feet in height; or (3) one or more panel antennas that are no more than six feet in height, and their width or depth is no more than six inches and the aggregate area of such panel antenna(s) would not exceed 580 square inches that would be visible from any one viewpoint; or (4) similar antennas that are of comparable size and shape.

M. “Monopole” means a single, freestanding pole-type structure supporting one or more antennas.

~~H~~N. “Separation” means minimum distance required by city regulation between the base of Towers~~primary support structures~~.

O. “Site” for purposes of this chapter means for wireless communication towers other than wireless communication towers in the public way, the current boundaries of the leased or owned property surrounding the wireless communication tower and any access or utility easements currently related to the site, and, for eligible support structures, is further restricted to that area in proximity to the structure and to other transmission equipment already existing on the ground.

P. “Small wireless facilities” shall mean the definition contained in Chapter 20.14 ACC.

Q. “Substantial change” for purposes of this chapter means a modification that alters the physical dimensions of an eligible support structure if, after the modification, the structure meets any of the following criteria:

1. For towers other than towers in the public way, it increases the height of the tower by more than ten percent or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater;

2. For towers other than towers in the public way, it involves adding an appurtenance to the body of the tower that would protrude from the edge of the

tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater;

3. For any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets; or, for base stations, it involves installation of any new equipment cabinets on the ground if there are no preexisting ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than ten percent larger in height or overall volume than any other ground cabinets associated with the structure;

4. It entails any excavation or deployment outside the current site as that term is defined in this section;

5. It would defeat the concealment elements of the eligible support structure; or

6. It does not comply with conditions associated with the original approval of the construction or modification of the eligible support structure or base station equipment, unless noncompliance is only in a manner that would exceed the thresholds identified in subsections (1) through (4) of this definition.

For purposes of determining whether a substantial change exists, changes in height are measured from the original support structure as it existed at the time the first Eligible Facilities Request was approved for that structure in cases where facilities are or will be separated horizontally, in other circumstances, changes in height are measured from the dimensions of the wireless communication tower or base station, inclusive of originally approved appurtenances and any modifications that were approved prior to February 22, 2012.

~~I~~R. "Support structure" means a structure designed to support WCFs including, but not limited to, towers, alternative tower structures, replacement poles, and other freestanding self-supporting pole structures.~~the structure to which the antenna and other necessary associated hardware are attached. Support structures include but are not limited to the following:~~

~~1. Lattice tower: A structure of varying height that consists of a network of crossed metal braces forming a tower which is usually triangular or square in cross section. To be considered a primary support structure.~~

~~2. Monopole: A structure of varying height consisting of a single spire sunk into the ground and/or attached to a foundation. To be considered a primary support structure.~~

~~3. Other structures: This may include existing buildings, water towers, athletic field light poles, or other similar structures. To be considered a secondary support structure.~~

S. "Toll" and "Tolling" means to delay, suspend or hold off on the imposition of a deadline, statute of limitations or time limit.

T. "Tower" means any structure that is designed and constructed primarily for the purpose of supporting one or more antennas for telephone, radio, and similar communication purposes, including self-supporting lattice towers, guyed towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures, and the like. The term includes the structure and any support thereto.

U. "Wireless communications" means the provision of any personal wireless service, as defined in the Telecommunications Act of 1996, as amended, or wireless information services provided to the public or to such classes of users as to be effectively available directly to the public via licensed or unlicensed frequencies; or wireless utility monitoring and control services.

~~J~~V. "Wireless communications facility (WCF)" means a facility used to provide personal wireless services as defined at 47 U.S.C. Section 332 (c)(7)(C); or wireless information services provided to the public or to such classes of users as to be effectively available directly to the public via licensed or unlicensed frequencies; or wireless utility monitoring and control services. A WCF does not include a facility entirely enclosed within a permitted building where the installation does not require a modification of the exterior of the building; nor does it include an accessory wireless communications antenna, used for serving that building only and that is otherwise

permitted under other provisions of the ACC. A WCF includes an antenna or antennas, including without limitation, direction, omni-directional and parabolic antennas, support equipment, alternative tower structures, and wireless communication towers. It does not include the support structure to which the WCF or its components are attached if the use of such structures for WCFs is not the primary use. The term does not include mobile transmitting devices used by wireless service subscribers, such as vehicle or hand-held radios or telephones and their associated transmitting antennas, nor does it include other facilities specifically exempted from the coverage of this title~~any nonstaffed facility for the transmission and/or reception of wireless telecommunications services, typically consisting of an antenna array, an equipment facility and/or a support structure~~.

~~K. "Emergency wireless communication facility (EWCF)" means a wireless communications facility for the purpose of an emergency communication system operated by a local public agency responsible for providing emergency services.~~

(Ord. 6716 § 1 (Exh. A), 2019; Ord. 6245 § 3, 2009; Ord. 5777 § 1, 2003; Ord. 5645 § 1, 2002; Ord. 5020 § 1, 1997.)

18.07 Residential Zones

18.07.020 Uses.

Table 18.07.020. Permitted Use Table – Residential Zones~~Zoning Designations~~

P = Permitted A = Administrative C = Conditional Use X = Not Permitted							
Land Uses	**Zoning Designations**						
	RC	**R-1**	**R-5**	**R-7**	**R-10**	**R-16**	**R-20**
A. Residential Uses.							
Accessory dwelling units	P	P	P	P	X[1]	X[1]	X[1]
Accessory use, residential	P	P	P	P	P	P	P
Adult family home	P	P	P	P	P	P	P
Bed and breakfast	P	P	P	P	P	P	P
Communal residence four or less individuals	P	P	P	P	P	P	P
Duplexes; provided, that minimum lot size of zoning designation is met and subject to compliance with Chapter 18.25 ACC (Infill Residential Development Standards)	X	X	A	P	P	P	X
Foster care homes	P	P	P	P	P	P	P
Group residence facilities (7 or more residents)	X	X	X	X	C	C	C
Group residence facilities (6 or fewer residents)	P	P	P	P	P	P	P
Keeping of animals[4]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]
Multiple-family dwellings	X	X	X	X	A	P	P
Neighborhood recreational buildings and facilities owned and managed by	A[6]	A[6]	A[6]	A[6]	A[6]	P	P

P = Permitted A = Administrative C = Conditional Use X = Not Permitted							
Land Uses	**Zoning Designations**						
	RC	**R-1**	**R-5**	**R-7**	**R-10**	**R-16**	**R-20**
the neighborhood homeowners' association							
Use as dwelling units of (1) recreational vehicles that are not part of an approved recreational vehicle park, (2) boats, (3) automobiles, and (4) other vehicles	X	X	X	X	X	X	X
Renting of rooms, for lodging purposes only, to accommodate not more than two persons in addition to the family or owner occupied unit[8]	P	P	P	P	P	P	P
Residential care facilities including but not limited to assisted living facilities, convalescent homes, continuing care retirement facilities	P	P	X	X	A	P	P
Single-family detached dwellings, new	P	P	P	P	P	P	X
Supportive housing, subject to the provisions of ACC 18.31.160	X	X	X	X	X	P	P
Swimming pools, tennis courts and similar outdoor recreation uses only accessory to residential or park uses	P	P	P	P	P	P	P
Townhouses (attached)	X	X	X	X	P	P	P
B. Commercial Uses.							
Commercial horse riding and bridle trails	A	X	X	X	X	X	X
Commercial retail, included as part of mixed-use development and not a	X	X	X	X	A	A	A

P = Permitted A = Administrative C = Conditional Use X = Not Permitted							
Land Uses	**Zoning Designations**						
	RC	**R-1**	**R-5**	**R-7**	**R-10**	**R-16**	**R-20**
home occupation in compliance with Chapter 18.60 ACC							
Daycare, limited to a mini daycare center. Daycare center, preschool or nursery school may also be permitted but must be located on an arterial	X	A	A	A	A	A	A
Home-based daycare as regulated by RCW 35.63.185 and through receipt of approved city business license	P	P	P	P	P	P	P
Home occupations subject to compliance with Chapter 18.60 ACC	P	P	P	P	P	P	P
Marijuana cooperative	X	X	X	X	X	X	X
Marijuana processor	X	X	X	X	X	X	X
Marijuana producer	X	X	X	X	X	X	X
Marijuana related business	X	X	X	X	X	X	X
Marijuana researcher	X	X	X	X	X	X	X
Marijuana retailer	X	X	X	X	X	X	X
Marijuana transporter business	X	X	X	X	X	X	X
Mixed-use development[3]	X	X	X	X	P	P	P
Nursing homes	X	X	X	X	C	C	C
Private country clubs and golf courses, excluding driving ranges	X	X	C	C	C	X	X
Privately owned and operated parks and playgrounds and not homeowners' association-owned recreational area	X	A	A	A	A	P	P

P = Permitted A = Administrative C = Conditional Use X = Not Permitted							
Land Uses	**Zoning Designations**						
	RC	**R-1**	**R-5**	**R-7**	**R-10**	**R-16**	**R-20**
Professional offices, included as part of mixed-use development and not a home occupation in compliance with Chapter 18.60 ACC	X	X	X	X	A	A	A
C. Resource Uses.							
Agricultural enterprise:[7]							
When 50 percent, or more, of the total site area is dedicated to active agricultural production during the growing season, and with 52 or less special events per calendar year	A[7]	X	X	X	X	X	X
When less than 50 percent of the total site area is dedicated to active agricultural production during the growing season, or with more than 52 special events per calendar year	C[7]	X	X	X	X	X	X
Agricultural type uses are permitted provided they are incidental and secondary to the single-family use:							
Agricultural crops and open field growing (commercial)	P	X	X	X	X	X	X
Barns, silos and related structures	P	X	X	X	X	X	X
Commercial greenhouses	P	X	X	X	X	X	X
Pasturing and grazing[4]	P	X	X	X	X	X	X
Public and private stables[4]	P	X	X	X	X	X	X

P = Permitted A = Administrative C = Conditional Use X = Not Permitted							
Land Uses	**Zoning Designations**						
	RC	**R-1**	**R-5**	**R-7**	**R-10**	**R-16**	**R-20**
Roadside stands, for the sale of agricultural products raised on the premises. The stand cannot exceed 300 square feet in area and must meet the applicable setback requirements	P	X	X	X	X	X	X
Fish hatcheries	C	X	X	X	X	X	X
D. Government, Institutional, and Utility Uses.							
Civic, social and fraternal clubs	X	X	X	X	A	A	A
Government facilities	A	A	A	A	A	A	A
Hospitals (except animal hospitals)	X	X	X	X	X	C	C
Municipal parks and playgrounds	A	P	P	P	P	P	P
Museums	X	X	X	X	A	A	A
Religious institutions, less than one acre lot size	A	A	A	A	A	A	A
Religious institutions, one acre or larger lot size	C	C	C	C	C	C	C
Transmitting towers	C	C	C	C	C	C	C
Type 1-D wireless communication facility (see ACC 18.04.912(V~~J~~) and ACC 18.31.100)	P	P	P	P	P	P	P
Eligible facilities request (EFR) (Wireless communication facility – See ACC 18.04.912(G))	P	P	P	P	P	P	P
Utility facilities and substations	C[5]	C[5]	C[5]	C[5]	C[5]	C[5]	C[5]

P = Permitted A = Administrative C = Conditional Use X = Not Permitted							
Land Uses	**Zoning Designations**						
	RC	**R-1**	**R-5**	**R-7**	**R-10**	**R-16**	**R-20**
Small wireless facilities (ACC 18.04.912(P))	P	P	P	P	P	P	P

1 An accessory dwelling unit may be permitted with an existing single-family residence pursuant to ACC 18.31.120.

2 Please see the supplemental development standards for animals in ACC 18.31.220.

3 Individual uses that make up a mixed-use development must be permitted within the zone. If a use making up part of a mixed-use development requires an administrative or conditional use permit, the individual use must apply for and receive the administrative or conditional use approval, as applicable.

4 Proximity of pasture or livestock roaming area to wells, surface waters, and aquifer recharge zones is regulated by the King or Pierce County board of health, and property owners shall comply with the provisions of the board of health code.

5 Excludes all public and private utility facilities addressed under ACC 18.02.040(E).

6 Administrative use permit not required when approved as part of a subdivision or binding site plan.

7 Agricultural enterprise uses are subject to supplemental development standards under ACC 18.31.210, Agricultural enterprises development standards.

8 An owner occupant that rents to more than two persons but no more than four persons is required to obtain a city of Auburn rental housing business license and shall meet the standards of the International Property Maintenance Code.

(Ord. 6642 § 4, 2017; Ord. 6600 § 9, 2016; Ord. 6565 § 2, 2015; Ord. 6560 § 9, 2015; Ord. 6477 § 8, 2013; Ord. 6369 § 2, 2011; Ord. 6363 § 3, 2011; Ord. 6269 § 3, 2009; Ord. 6245 § 5, 2009.)

18.23 Commercial and Industrial Zones

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.

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**	**EP**	**M-2**	
INDUSTRIAL, MANUFACTURING AND PROCESSING, WHOLESALING									
Building contractor, light	X	X	X	P	X	P	X	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	P	ACC 18.31.180

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**	**EP**	**M-2**	
Manufacturing, assembling and packaging – Medium intensity	X	X	X	A	X	P	A	P	ACC 18.31.180
Manufacturing, assembling and packaging – Heavy intensity	X	X	X	X	X	X	X	A	ACC 18.31.180
Marijuana processor	X	X	X	X	X	C	C	C	Chapter 18.59 ACC
Marijuana producer	X	X	X	X	X	C	C	C	Chapter 18.59 ACC
Marijuana researcher	X	X	X	X	X	C	C	C	Chapter 18.59 ACC
Marijuana retailer	X	X	X	C	X	C	C	C	Chapter 18.59 ACC
Marijuana transporter business	X	X	X	X	X	C	C	C	Chapter 18.59 ACC
Outdoor storage, incidental to principal permitted use on property	X	X	X	P	X	P	P	P	ACC 18.57.020(A)
Storage – Personal household storage facility (mini-storage)	X	P	X	P	X	P	X	P	ACC 18.57.020(B)

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**	**EP**	**M-2**	
Warehousing and distribution	X	X	X	X	X	P	P	C	ACC 18.57.020(C)
Warehousing and distribution, bonded and located within a designated foreign trade zone	X	X	X	P	X	P	P	P	
Wholesaling with on-site retail as an incidental use (coffee, bakery, e.g.)	X	X	X	P	X	P	P	P	
RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES									
Commercial recreation facility, indoor	X	P	P	P	P	P	P	A	
Commercial recreation facility, outdoor	X	X	X	A	A	P	A	A	ACC 18.57.025(A)
Conference/convention facility	X	X	A	A	X	A	X	X	
Library, museum	X	A	A	A	X	A	P	X	
Meeting facility, public or private	A	P	P	P	X	A	P	A	

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**	**EP**	**M-2**	
Movie theater, except drive-in	X	P	P	P	P	X	X	X	
Private school – Specialized education/training (for profit)	A	A	P	P	P	P	P	P	
Religious institutions, lot size less than one acre	A	P	P	P	A	A	A	A	
Religious institutions, lot size more than one acre	C	P	P	P	A	A	A	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	A	
RESIDENTIAL									
Caretaker apartment	X	P	P	P	X	P	P	P	
Live/work unit	X	X	P	P	P	P	P	X	

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**	**EP**	**M-2**	
Work/live unit	X	P	P	P	P	P	P	X	
Marijuana cooperative	X	X	X	X	X	X	X	X	
Multiple-family dwellings as part of a mixed-use development[2]	X	X	P	P	P	P	P	X	ACC 18.57.030
Multiple-family dwellings, stand-alone	X	X	X	X	X	X	X	X	
Nursing home, assisted living facility	X	P	P	P	C	X	X	X	
Senior housing[2]	X	X	A	A	X	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	P	
Drive-through espresso stands	A	A	A	P	A	P	A	A	

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**	**EP**	**M-2**	
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	X	A	
Groceries, specialty food stores	P	P	P	P	P	P	P	X	ACC 18.57.035(B)
Nursery	X	X	X	P	A	P	X	P	ACC 18.57.035(C)
Outdoor displays and sales associated with a permitted use (auto/vehicle sales not included in this category)	P	P	P	P	P	P	P	P	ACC 18.57.035(D)
Restaurant, cafe, coffee shop	P	P	P	P	P	P	P	P	
Retail									
Community retail establishment	A	P	P	P	P	P	X	P	
Neighborhood retail establishment	P	P	P	P	P	P	X	P	

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**	**EP**	**M-2**	
Regional retail establishment	X	X	X	P	P	P	X	A	
Tasting room	P	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	P	
SERVICES									
Animal daycare (excluding kennels and animal boarding)	A	A	A	P	A	P	X	P	ACC 18.57.040(A)
Animal sales and services (excluding kennels and veterinary clinics)	P	P	P	P	P	P	X	P	ACC 18.57.040(B)
Banking and related financial institutions, excluding drive-through facilities	P	P	P	P	P	P	P	P	
Catering service	P	P	P	P	A	P	A	P	

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**	**EP**	**M-2**	
Daycare, including mini daycare, daycare center, preschools or nursery schools	A	P	P	P	P	P	P	X	
Dry cleaning and laundry service (personal)	P	P	P	P	P	P	P	P	
Equipment rental and leasing	X	X	X	P	X	P	X	P	
Kennel, animal boarding	X	X	X	A	X	A	X	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	A	
Hospital	X	P	P	P	X	P	X	P	
Lodging – Hotel or motel	X	P	P	P	P	A	P	A	
Medical – Dental clinic	P	P	P	P	P	P	X	X	
Mortuary, funeral home, crematorium	A	P	X	P	X	P	X	X	

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**	**EP**	**M-2**	
Personal service shops	P	P	P	P	P	P	X	X	
Pharmacies	P	P	P	P	P	X	X	X	
Print and copy shop	P	P	P	P	P	P	X	X	
Printing and publishing (of books, newspaper and other printed matter)	X	A	P	P	P	P	P	P	
Professional offices	P	P	P	P	P	P	P	P	
Repair service – Equipment, appliances	X	A	P	P	P	P	X	P	ACC 18.57.040(D)
Veterinary clinic, animal hospital	A	P	P	P	P	P	X	X	
Youth community support facility	X	P	X	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	X	P	
Heliport	X	X	X	C	X	C	X	C	

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**	**EP**	**M-2**	
Motor freight terminal[1]	X	X	X	X	X	X	X	X	See Footnote No. 1
Parking facility, public or commercial, surface	X	P	P	P	P	P	P	X	
Parking facility, public or commercial, structured	X	P	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	A	
Wireless communication facility (WCF) (See ACC 18.04.912(V)	–*	–*	–*	–*	–*	–*	–*	–*	~~ACC 18.04.912,~~ *See ACC 18.31.100 for use regulations and zoning development standards.
Eligible facilities request (EFR) (Wireless communication facility (See ACC 18.04.912(G))	P	P	P	P	P	P	P	P	

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**	**EP**	**M-2**	
Small wireless facilities (ACC 18.04.912(P))	P	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 following: Sunday: 9:00 a.m. to 10:00 p.m.	A	A	A	A	A	A	A	A	

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**	**EP**	**M-2**	
or Monday – Saturday: 7:00 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	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. 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.)

18.31 Supplemental Development Standards

18.31.100 Wireless communications facilities siting standards.

The following siting standards are intended to guide the location and development of wireless communications facilities (WCF as defined by ACC 18.04.912(V) but not including microcells) on properties regulated under this title. The siting of microcells shall be in accordance with siting of microcells found in ACC 18.31.110.

A. *Types of Wireless Communication Facilities (WCFs).* For the purposes of determining in which zones wireless communications facilities are to be permitted, and which land use approval process applies, they will be classified pursuant to the following types. Refer to the table in subsection L of this section to determine which zones allow for the following types of facilities:

1. *Type 1.* Type 1 ~~are new antennas erected on existing buildings or nonresidential structures.~~is a new wireless communication facility (WCF) that is affixed to an existing structure other than a "wireless communication support structure" (also known as, an "Attached wireless communication facility"). Examples of attached wireless communications facilities include antennas affixed to or erected upon existing buildings, water tanks, or other existing structures. There are four separate Type 1 categories described as follows:

a. 1-A. The combined height of the ~~antenna~~ WCF together with the height of the existing ~~building~~ structure cannot be 25 percent greater than the existing ~~building~~ structure or exceed the height limitation of the zone in which the ~~building~~ structure is located.

b. 1-B. The combined height of the ~~antenna~~ WCF together with the height of the existing ~~building~~ structure cannot be 50 percent greater than the existing ~~building~~ structure or exceed the height limitation of the zone in which the ~~building~~ structure is located.

c. 1-C. The combined height of the ~~antenna~~ WCF together with the height of the existing ~~building~~ structure is 50 percent greater than the existing ~~building~~ structure or exceeds the height limitation of the zone in which the ~~building~~ structure is located. The height limitation of the zone can only be exceeded by 25 percent.

d. 1-D. ~~Antenna~~ The WCF is located on existing non-habitable structure such as water towers, athletic field light poles, or similar public utility infrastructure not located within a public ~~street right-of-~~way. The height limitation of the WCF will be 10 percent of the existing structure height, but may be increased to a maximum of 20 percent with an administrative use permit and may be increased to a maximum of 30 percent with a conditional use permit. The height limitation of the zone may be exceeded relative to the above provisions allowed for a 1-D facility.

Any increases in height above the limits of the zoning district, as permitted for Type1 facilities must include concealment techniques approved by the city.

2. *Type 2.* Type 2 are new ~~antennas~~ equipment erected on existing ~~(primary) support structures~~towers that have previous ~~city~~ approvals. There are two separate Type 2 categories described as follows:

a. 2-A. Any request for modification of an existing wireless communication tower or base station that was previously authorized by the local permitting jurisdiction and that would exceed a "Substantial change", and thecombined height of the WCF and structure cannot be 20 percent greater than the existing structure and ~~Must meet height requirements of previous approval and~~ is limited to 50 percent total (cumulative) expansion of equipment area.

b. 2-B. Any request for modification of an existing wireless communication tower or base station that was previously authorized by the local permitting jurisdiction and that that would exceed a "Substantial change", and the combined height of the WCF and structure cannot be 50 percent greater than the existing structure and allow for more than 50 percent (cumulative) expansion of equipment area.~~Has greater height requirements than previous approval and allows for more than a 50 percent expansion of the equipment area.~~

Any increases in height above the limits of a particular zone, as permitted for Type 2 facilities must include concealment techniques approved by the city.

3. *Type 3.* Type 3 is the erection of a new ~~(primary) support structures~~ "Tower". There are three separate Type 3 categories described as follows:

a. 3-A. ~~Monopoles~~ "Towers" that are 75 feet or less in height.

b. 3-B. ~~Monopoles~~ "Towers" that are more than 75 feet in height or lattice towers of any height.

c. 3-C. ~~Monopoles or lattice towers~~ "Towers" that meet the definition of an ~~EWCF~~ Emergency wireless communication facility (EWCF) and are 185 feet or less in ~~structure~~ height.

4. ~~*Type 4.* Type 4 are new antennas erected on existing EWCF (primary) support structures that have previous city approvals. There is one Type 4 category, which is described as follows:~~

a. ~~4-A. Mounting of antennas cannot exceed the following thresholds:1~~

~~i. Increase the height of an existing primary support structure by 10 percent, or 20 feet (whichever is less).~~

~~ii. Add an appurtenance to the body of the tower that would protrude from the outside edge of the tower more than 20 feet.~~

~~iii. Install more than four ancillary equipment facilities.~~

1 This section is intended to be interpreted consistent with 47 CFR 1.40001, as amended.

B. Separation between Facilities.

1. New, Freestanding ~~Primary Support Structures~~Towers.

a. The minimum separation, i.e., distance, between a proposed ~~monopole~~ tower (that is 75 feet or less in height) and any other existing ~~primary support structure~~tower, of any height, shall be the height of the proposed ~~monopole~~tower, including antenna, multiplied by a factor of 10.

b. The minimum separation, i.e., distance, between a proposed ~~monopole~~ tower (that is more than 75 feet in height, or lattice towers of any height) and any other existing ~~primary support structure~~tower, of any height, shall bethe

height of the proposed ~~monopole~~tower, including antenna, multiplied by a factor of 20.

c. The Community Development director may exempt an applicant from these separation requirements if (1) the applicant demonstrates through technical network documentation that the minimum separation requirement cannot be satisfied for technical reasons, and failure to approve the exemption would be an effective prohibition of the applicant being able to provide wireless communications, or (2) the director determines, when considering the surrounding topography; the nature of adjacent uses and nearby properties; and, the height of existing structures in the vicinity, that placement of a WCF at a distance less than the minimum separation from another facility will reduce visibility and reduce visual clutter to a greater extent.

2. The distance between ~~primary support structures~~towers shall be measured by following a straight line, without regard to intervening buildings, from the base of one ~~support structure~~tower to the base of the other ~~support structure~~tower(s).

3. A ~~primary support structure~~tower would be considered "existing" if it was reviewed, approved, and lawfully constructed in accordance with all requirements of applicable law as of the time it was built. For example, a tower that exists as a legal, non-conforming use and was lawfully constructed is existing. It shall be the applicant's responsibility to provide evidence of lawful construction. Subsequent city permitted modifications of a tower that qualify as an Eligible Facilities Request and do not amount to a "Substantial Change", do not make an existing tower non-conforming.~~a conditional use permit or administrative use permit has been issued and is still valid for sites which have not been built upon.~~

C. *Co-Location Requirements.*

1. For ~~monopoles~~ towers that are more than 75 feet in height and lattice towers of any height ~~(Type 3-B facilities)~~, the owner of the ~~property~~ tower shall execute and provide evidence of a nonexclusive lease with the ~~carrier~~ underlying property owner, if the property owner is different, that allows for other carriers to place

antennas and equipment on the structure unless specific approval not to is provided in accordance with No. 3 below.

2. Any application for a Type 3-B or 3-C ~~facility~~ Towers that are more than 75 feet in height or lattice towers of any height or tower shall include technical justification that an existing ~~Type 3-B or 3-C facility~~WCF with a nonexclusive lease could not be used instead of constructing a new tower.

3. WCFs shall be designed and constructed to allow the facility to accommodate WCFs from at least two (2) carriers on the same WCF. No property owner or carrier shall unreasonably exclude another carrier from using the same facility or location. Design and construction for co-location shall not be required when it would materially compromise the camouflage design intent of the WCF, or when, in the reasonable discretion of the Community Development director, such construction is not technically feasible based upon construction, engineering and design standards of the industry, or based upon evidence provided, a site designed for co-location will not be commercially viable. An applicant, owner, or operator seeking Community Development director approval to waive the co-location requirements described herein shall provide evidence explaining why co-location is not possible at a particular facility or site.

D. Height.

1. Unless otherwise provided for, the height of any ~~primary support structure and/or antenna~~tower with appurtenances shall not exceed the height limitations of the zone.

2. The maximum height of any ~~primary support structure~~tower shall not exceed 120 feet except as an eligible facility request.

3. There shall be no variances allowed to the height limitations.

4. The ~~carrier~~ applicant shall provide evidence that the Federal Aviation Administration (FAA) has approved the location ~~of a primary support structure~~and any future increases in height or other modifications that would otherwise be permissible as an eligible facilities request (EFR) for any tower relative to the Auburn Municipal Airport.

5. Unless otherwise restricted by this section, building- or structure-mounted antennas may extend a maximum of 15 feet above the maximum height permitted for structures within the zone except as an eligible facility request.

6. Antennas that are mounted on structures that do not otherwise have a height restriction may be allowed to increase the overall height of the structure by no more than 10 percent of the height of the structure unless additional approvals are obtained except as an eligible facility request.

E. Setbacks.

1. All equipment shelters, cabinets, support structures or other above-ground facilities shall meet the setback requirements of the zone in which located except as follows. All equipment shelters, cabinets, or other above-ground facilities used to support ~~primary support structures~~towers shall be set back the same distance required of the ~~primary support structure~~tower. All equipment shelters, cabinets, or other above-ground facilities within a nonresidential zone shall be set back a minimum of 50 feet from any adjacent ~~R~~ residential zone.

2. The minimum distance from any ~~primary support structure~~tower, of any height, to any residentially zoned parcel of property, including mixed use zones that include residential uses shall be a distance equal to the overall height of the ~~primary support structure~~tower (including antennas) multiplied by a factor of two.

3. Where ~~possible~~technically feasible, roof-mounted antennas and equipment shelters and/or cabinets are to be placed towards the center of the building, or away from public views. Equipment shelters and/or cabinets shall be screened by a parapet or similar architectural feature.

F. Fencing and Landscaping.

1. *Fencing.* Fencing is required to enclose all above-ground support equipment that is associated with ~~primary support structures~~towers. Fencing will be 100 percent sight-obscuring, as defined in ACC 18.31.020(C)(2), if visible from a public ~~right-of-~~way or from a less intense zone. Equipment shelters and/or cabinets shall be enclosed by fencing a minimum of six feet in height. Fencing

shall meet the sight distance requirements of the city ~~design and construction standards~~Engineering Design and Construction Standards.

2. *Landscaping.*

a. Where above-ground support equipment is visible from a public ~~right-of-~~way, a minimum width of five feet of ~~Type II~~ landscaping ~~as defined in ACC 18.50.040~~ will be provided on the exterior of the enclosing fence in order to effectively screen the equipment from the public ~~right-of-~~way. The landscaping shall consist of evergreen and deciduous trees with no more than 50 percent being deciduous, and shrubs and groundcover shall be provided. Landscaping shall meet the sight distance requirements of the city ~~design and construction standards~~Engineering Design and Construction Standards.

b. Where facilities are visible from adjacent residential or mixed use zoning districts~~uses~~, a minimum width of five feet of ~~Type I~~ landscaping ~~as defined in ACC 18.50.040~~ will be provided on the exterior of the enclosing fence in order to effectively screen the equipment from the adjacent residential uses. The landscaping shall consist of evergreen trees or tall shrubs, a minimum of six feet in height at planting which will provide a 100 percent sight-obscuring screen within three years from the time of planting; or a combination of evergreen and deciduous trees with no more than 30% being deciduous, backed with a 100 percent sight-obscuring fence, as defined in ACC 18.31.020(C)(2), with shrubs and groundcover provided.

c. Existing mature tree growth and natural landforms on the site shall be preserved to the maximum extent possible. Existing on-site vegetation may be used to meet the landscape requirements if approved by the ~~planning~~ Community Development director.

G. *Aesthetics.*

1. Camouflage and Concealment, Design Techniques. All WCFs and any transmission equipment shall, to the extent technically feasible, use camouflage and concealment design techniques including, but not limited to the use of materials, colors, textures, screening, undergrounding, or other design options

that will blend the components of the WCF and the WCF to the surrounding natural setting and/or built environment. Design, materials, and colors of WCFs shall be compatible with the surrounding environment. Designs shall be compatible with structures and vegetation located on the site and parcel and on adjacent parcels.

a. At a minimum, all tower-mounted WCF equipment shall be colored to match the tower color.

b. Camouflage and concealment design may be of heightened importance where findings of particular sensitivity are made (e.g., proximity to historic or aesthetically significant structures and/or natural or community features). Should the Community Development director determine that WCFs are located in areas of high visibility, they shall (where possible) be designed (including but not limited to camouflaged, placed underground, depressed, or located behind earth berms) to minimize aesthetic impacts at the request of the Community Development director.

c. The camouflage and concealment design may include the use of alternative tower structures should the Community Development director determine that such design meets the intent of this section and the community is better served.

d. All WCFs, shall be constructed out of or finished with non-reflective materials (visible exterior surfaces only).

2~~1~~. In order to minimize any potential negative aesthetic impacts from new ~~primary support structures~~towers including protecting views to and from residential neighborhoods, mitigation may be required to blend the facilities in with the adjacent ~~development or environs~~natural setting and/or built environment. Typical solutions for ~~the support structure~~camouflage and concealment design might include: an extension of the building, a component of a sign structure, disguising the facility as a tree, planting of tall trees, moving the location of the facility, painting or texturing the facility, etc.

WCFs shall be additionally sited in a manner that is sensitive to the proximity of the facility to residential structures. When placed near a residential or mixed use

zoned property, the WCF shall be placed adjacent to the common side yard property line between adjoining residential properties, such that the WCF minimizes visual impacts equitably among adjacent properties. In the case of a corner lot, the WCF may be placed adjacent to the common side yard property line between adjoining residential or mixed use zoned properties, or on the corner formed by two intersecting streets. If these requirements are not reasonably feasible from a construction, engineering, or design perspective, the applicant may submit a written statement to the Community Development director requesting the WCF be exempt from these requirements using the procedure for an administrative waiver elsewhere is this chapter.

32. Building- or roof-mounted antennas will be painted or textured to blend with the adjacent surfaces.

43. No lettering, symbols, images or trademarks large enough to be legible to occupants of vehicular traffic on any adjacent street shall be placed on or affixed to any part of the WCF, unless required by the FCC or FAA.

54. Except as specifically required by the FAA (but must be approved by the city), freestanding ~~primary support structures~~towers shall be painted a colorthat best allows them to blend into the surroundings. The use of grays, blues and greens might be appropriate; however, each application shall be evaluated individually.

6. Camouflage and concealment Design Standards for AccessoryEquipment and Transmission Equipment. Accessory equipment and transmission equipment for all WCFs shall meet the following requirements:

a. All transmission equipment and accessory equipment shall be groupedas closely together as technically possible.

b. Transmission equipment and accessory equipment shall be located out of sight whenever possible by locating within equipment enclosures. Where such alternate locations are not available, the transmission equipment and accessory equipment shall be camouflaged or concealed.

c. Transmission equipment and accessory equipment shall be of a neutral, non-reflective color that is identical to, or closely compatible with, the color of the supporting structure or uses other camouflage/concealment design techniques so as to make the equipment as visually unobtrusive as possible, including, for example, painting the equipment to match the structure.

7. Administrative Waiver.

a. An administrative waiver of any of the above camouflage and concealment design standards may be requested of the Community Development director by filing a written application form provided by the city and payment of an application fee. The application will be evaluated for, and must demonstrate conformance with the following waiver criteria, for approval:

i. The camouflage and concealment design standard prohibits or has the effect of prohibiting the provision of wireless communication service through the proposed WCF at the location because the standard will not allow the technology to function at that location; and

ii. There is no existing nearby alternate structure for collocation or attachment that will provide the technological functionality and which otherwise meets the design standard requested to be waived; and

iii. The proposal for varying from the design standard represents a reasonable and best approximation of achieving the same objective as the specific standard sought to be waived; and

iv. The proposed alternative does not and will not conflict with public health, safety, or welfare.

b. If any camouflage and concealment design standard is approved for waiver, the WCF proposed shall nevertheless meet all other applicable design standards not approved for waiver.

c. If a waiver request is denied for failure to meet any of the criteria specified above and there is no alternative for installation of the WCF at the particular

location in a manner that meets the applicable design standards, then such application for the WCF for such specific location shall be denied.

H. Lighting.

1. Freestanding support structures shall not be artificially lighted, unless required by the FAA or other applicable authority, or the WCF is mounted on a light pole or other similar structure primarily used for lighting purposes on property located outside of the public way. If lighting is required, the City may review lighting alternatives and approve the design that would cause the least illumination disturbance to the surrounding views. Any proposed lighting shall, at a minimum, comply with the standards of Chapter 18.55 ACC, (Outdoor Lighting) and shall be submitted at the time of the initial application. Any lighting must be reviewed and approved by the city.

2. Security lighting used to light the equipment facility shall be directed downward, shielded and kept within the boundaries of the site.

I. Abandoned Facilities.

1. Any WCF which is not utilized for a period of nine months or more will be considered abandoned.

2. Any WCF which falls into a state of disrepair as determined by the Community Development ~~planning~~ director will be considered abandoned.

3. Any WCF considered to be abandoned must be removed completely within 90 days from the date of notification by the city to the owner, owner's agent and/or the operator of the WCF, based upon the contact information that has previously been provided to the city~~'s code enforcement personnel~~. The city~~code enforcement personnel~~ may extend the 90-day period should a valid application for use of the facility be submitted to the city. The owner of such WCF shall remove the same within ninety (90) days of receipt of written notice from the city. If such WCF is not removed within ninety (90) days, the city may remove it at the owner's expense and any approved permits for the WCF shall be deemed to have expired.

J. *Noise.* For the purposes of this section, WCF will be considered a Class B, commercial, noise source pursuant to WAC 173-60-040.

K. *Supplemental Information Required for Applications.* In addition to the information that is otherwise required for an application for a permit for a WCF, the following is also required:

1. For all new WCFs~~a new primary support structure and related equipment~~, the applicant shall provide the carrier's master network plan for the city showing the carrier's existing WCF locations and narrative explaining the potential WCF locations over the next year, if known. The applicant shall also provide technical justification supporting the need for the height of the WCF and for any new tower~~primary support structure~~ and why a shorter support structure could not be utilized. Any application for a ~~Type 3-B facility~~ new tower greater than 75 feet in height shall provide technical justification as to why a ~~Type 3-A facility~~ could not be utilized instead to adequately serve the Auburn community.

2. Narrative description of the facility including whether there is capacity on the proposed structure for more antennas~~, methods for minimizing visual impacts of the facilities, etc~~. The applicant shall provide evidence of the ability to execute a non-exclusive lease between the carrier and the underlying property owner, if the property owner is different, that allows for other carriers to place antennas and equipment on the structure. This ability for co-location must be demonstrated, unless relief from this requirement is requested and ultimately approved in accordance with the administrative waiver provisions in this Chapter

3. A color ~~swatch~~ sample for the proposed ~~primary support structure~~tower.

4. narrative description of proposed camouflage and concealmentdesign techniques to minimize visual impacts of the facilities. Photographs, photo simulations, or similar illustrations that show a reasonable likeness of the proposed facility including the antennas ~~arrays~~ and above-ground support equipment.

L. *Zones in Which WCF Are Permitted.* The following table illustrates which zones the types of facilities as defined by ACC 18.04.912(J) and (V~~K~~) and ACC 18.31.100(A) are allowed in and which land use approval process, if any is ~~permits~~

~~are~~ required. Microcells, as defined by ACC 18.04.912(~~G~~L) (not located in public ways), are allowed only in residential zones and shall be permitted outright pursuant to the provisions of ACC 18.04.912(~~G~~L).

	Type of Permit Required		
Zone	**Permitted Outright**	**Administrative Use Permit**	**Conditional Use Permit**
All Zones	1-D	1-D[1]	1-D[2]
RO RO-H	1-A	1-B	1-C
C-N	1-A	1-B	1-C
C-1	1-A	1-B	1-C
C-2, DUC	1-A	1-B	1-C
C-3 C-4	1-B, 2-A	1-C, 2-B, 3-A	3-B
M-1, EP	1-B, 2-A	1-C, 2-B, 3-A	3-B
M-2	1-B, 2-A	1-C, 2-B, 3-A	3-B
P-1	1-B, 2-A	1-C, 2-B	3-A[3]
I	1-A	1-B	1-C
LF	1-A	1-B	1-C

1 Allowance for the WCF to extend to a height of 20 percent of the supporting structure.

2 Allowance for the WCF to extend to a height of 30 percent of the supporting structure.

3 The maximum height allowed, including antennas, is 45 feet.

M. Exemptions.

1. Unless otherwise provided for, the Mobile Testing Facilities/Equipment used to test network limitations~~following~~ are exempt from the provisions of this section.~~:~~

a. ~~Microcells as defined by ACC 18.04.912(G).~~

b. ~~*Mobile Testing Facilities/Equipment Used to Test Network Limitations.*~~ The facilities/equipment shall not be at any one location for more than 14 days and shall otherwise meet the requirements of any other ordinance, regulation or code provision.

2. EWCFs are exempt from the provisions of subsections B, Separation between Facilities; (C)(1), Co-Location Requirements; D, Height (except (D)(4)); and E, Setbacks, of this section. (Ord. 6716 § 1 (Exh. A), 2019; Ord. 6245 § 15, 2009.)

N. Eligible Facilities Requests (EFR)

1. Application and Review Requirement for Eligible Facilities Requests. Applicants seeking approval of eligible facility requests must complete an application form furnished by the city and comply with any requirements set forth in applicable city ordinances. The application form shall be limited to the information necessary for the city to consider whether an application is an eligible facilities request. The application may not require the applicant to demonstrate a need or business case for the proposed modification or co-location. Such information may include, without limitation, whether the project:

a. Would result in a substantial change, as defined in ACC 18.04.912(Q);

b. Violates a generally applicable law, regulations, or other rule codifying objective standards reasonably related to public health, safety, and welfare.

2. Review Procedures for Eligible Facilities Requests. This section applies to any eligible facilities requests for co-location on, or modification to an existing tower or base station that does not substantially change the physical dimensions of such tower or base station.

a. Review Required for Eligible Facilities. No co-location or modification to any existing tower or base station may occur except after a written request from an applicant is reviewed and approved by the director. Upon receipt of an application for an eligible facilities request pursuant to this section, the city shall review such application to determine whether the application so qualifies.

b Review Criteria. Upon receipt of an application for an eligible facilities request pursuant to this section, the city shall administratively review such application to determine whether the application meets the following criteria for an eligible facilities request:

i. Does not result in a substantial change, as defined in ACC 18.04.912(Q);

ii. Does not violate a generally applicable law, regulation, or other rule reasonably related to public health, safety, and welfare and complies with generally applicable building, structural, electrical, and safety codes;

iii. Complies with the original application camouflage and concealment design techniques or conditions of approval, including but not limited to colors, textures, surfaces, scale, character, and siting, or any approved amendments thereto, subject to the thresholds established in the definition of substantial change; and

3. Timeframe for Reviewing and Deciding Eligible Facilities Requests. Subject to the tolling provisions below, within sixty (60) days of the date on which an applicant submits a complete application, as determined by the director, the city shall approve the application unless it determines that the application does not qualify as an “eligible facility request”, or does not comply with other applicable code requirements.

a. Tolling of the Timeframe for Review. The 60-day review period deadline begins to run when the application is filed and may be tolled (halted) only by mutual agreement of the city and the applicant, or in cases where the director determines that the application is “incomplete”.

b. To toll the timeframe for incompleteness, the city must provide written notice to the applicant within thirty (30) days of receipt of the application, specifically delineating all missing documents or information required in the application;

c. The timeframe for review continues running again the following business day after the applicant makes a supplemental written submission in response to the city's notice of incompleteness; and

d. Following a supplemental submission, the city will notify the applicant within ten (10) days that the supplemental submission did not provide the information identified in the original notice delineating missing information. The timeframe is tolled in the case of second or subsequent notices pursuant to the procedures identified above in (a) and (b). In the case of a second or subsequent notice of incompleteness, the city may not specify missing information or documents that were not delineated in the original notice of incompleteness.

4. Interaction with Telecommunications Act Section 332(c)(7). If the city determines that the applicant's request is not an eligible facilities request as delineated in this section of the Code, the presumptively reasonable timeframe under Section 332(c)(7), as prescribed by the FCC's Shot Clock order in WT Docket No. 08-165 (Adopted November 18, 2009), will begin to run from the issuance of the city's decision that the application is not a covered request. To the extent such information is necessary, the city may request additional information from the applicant to evaluate the application under Section 332(c)(7) reviews.

18.31.110 Siting of microcells.

The following siting standards are intended to guide the location and development of microcells as defined by ACC 18.04.912(L) but not including other wireless communications facilities (WCF). The siting of other wireless communications facilities shall be in accordance with siting of wireless communication facilities found in ACC 18.31.100.

A. Siting Criteria for Microcells (not located in public ways).

1. Panel antennas shall be incorporated into the design of the existing structure using painting, flush mounting or other concealment methods.

2. The equipment cabinets and other ground support equipment shall be located in an area that is no larger than 16 square feet. The height of the equipment shall be no more than four feet. The equipment shall be designed to be compatible with the residential neighborhood the project shall provide a minimum width of five feet of ~~Type II~~ landscaping ~~as defined in ACC 18.50.040~~ or fencing or a combination of these or similar features. The landscaping shall consist of evergreen and deciduous trees with no more than 50 percent being deciduous, and shrubs and groundcover shall be provided.

3. There shall be a 300-foot separation between any microcells.

~~4. The antennas must be located on light poles, power poles or similar public utility poles that are either owned/operated by the city of Auburn or owned/operated by a utility provider operating with an appropriate franchise if approved by the city engineer. The equipment cabinets may be located on private property.~~

~~5~~4. Anyone wishing to establish a microcell or associated components shall make application to the community development~~planning~~ director upon application forms provided by the ~~planning~~ director. The ~~planning~~ director shall review each application and may be empowered to approve, deny or modify the proposal. (Ord. 6245 § 15, 2009.)

18.35 Special Purpose Zones
18.35.030 Uses.

A. *General Permit Requirements.* Table 18.35.030 identifies the uses of land allowed in each special purpose zone and the planning permit required to establish each use.

B. *Requirements for Certain Specific Land Uses.* Where the last column in Table 18.35.030 (“Standards for Specific Land Uses”) includes a 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.

Table 18.35.030. Permitted, Administrative, Conditional and Prohibited Uses by Zone

Permitted, Administrative, Conditional and Prohibited Uses by Zone						**P – Permitted C – Conditional A – Administrative X – Prohibited**
LAND USE	**Zoning Designations**					**Standards for Specific Land Uses**
	RO	**RO-H**	**P-1**	**I**	**OS**	
MARIJUANA RELATED BUSINESSES						
Marijuana processor	X	X	X	X	X	
Marijuana producer	X	X	X	X	X	
Marijuana researcher	X	X	X	X	X	
Marijuana retailer	X	X	X	X	X	
Marijuana transporter business	X	X	X	X	X	
PUBLIC						
Animal shelter, public	X	X	P	X	X	
Government facilities, this excludes offices and related uses that are permitted outright	A	A	P	P	C	

Permitted, Administrative, Conditional and Prohibited Uses by Zone						P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	**Zoning Designations**					**Standards for Specific Land Uses**
	RO	**RO-H**	**P-1**	**I**	**OS**	
Municipal parks and playgrounds	P	P	P	P	P	
RECREATION, EDUCATION AND PUBLIC ASSEMBLY						
Campgrounds	X	X	X	P	P	
Recreational vehicle parks, private	X	X	X	P	X	
Cemetery, public	X	X	P	A	X	
Cemetery, private	X	X	X	A	X	
College, university, public	X	X	A	A	X	
Commercial recreation facility – Indoor	X	X	X	P	X	
Commercial recreation facility – Outdoor	X	X	X	A	C	ACC 18.57.025(A)
Conference/convention facility	X	X	X	A	X	
Library, museum	X	X	P	P	A	
Meeting facility, public or private	A	A	P	P	A	
Private school – specialized education/training (for profit)	P	P	X	P	X	
Public schools (K-12)	X	X	P	P	X	

Permitted, Administrative, Conditional and Prohibited Uses by Zone						P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	**Zoning Designations**					**Standards for Specific Land Uses**
	RO	**RO-H**	**P-1**	**I**	**OS**	
and related facilities						
Religious institutions, lot size less than one acre	A	P	X	P	X	
Religious institutions, lot size more than one acre	C	A	X	P	X	
Studio – Art, dance, martial arts, music, etc.	P	X	X	X	X	
RESIDENTIAL						
Duplex	P[1]	X	X	A	X	
Home occupation	P	P	X	P	P	Chapter 18.60 ACC
Live/work, work/live unit	A	P	X	A	X	
Marijuana cooperative	X	X	X	X	X	
Multiple-family dwellings, stand-alone	P[2]	A[3]	X	A	X	
One detached single-family dwelling	P	X	X	X	P[5]	
Nursing home, assisted living facility	A	A	X	P	X	
Senior housing	A	A	X	A	X	
RETAIL						
Restaurant, cafe,	A	A	P	A	X	

Permitted, Administrative, Conditional and Prohibited Uses by Zone						P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	**Zoning Designations**					**Standards for Specific Land Uses**
	RO	**RO-H**	**P-1**	**I**	**OS**	
coffee shop, excluding drive-through facilities						
SERVICES						
Banking and related financial institutions, excluding drive-through facilities[4]	P	P	X	X	X	
Daycare, including mini daycare, daycare center, preschools or nursery schools	A	P	X	P	A	
Home-based daycare	P	P	X	P	P	
Medical services – Clinic or urgent care[4]	P	P	X	X	X	
Mortuary, funeral home, crematorium	X	P	X	X	X	
Professional offices	P	P	X	A	A	
Personal service shops	P	P	X	X	X	
Pharmacies	X	P	X	X	X	
TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE						
Utility facilities, substations, utility transmission or	X	X	X	X	A	See ACC 18.02.040(E)

Permitted, Administrative, Conditional and Prohibited Uses by Zone						P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	**Zoning Designations**					**Standards for Specific Land Uses**
	RO	**RO-H**	**P-1**	**I**	**OS**	
distribution line						
Wireless communication facility (WCF) (See ACC 18.04.912(V)	*	*	*	*	*	*See ACC 18.31.100 for use regulations and zoning development standards.
Eligible facilities request (EFR) (Wireless communication facility (See ACC 18.04.912(G))	P	P	P	P	P	
Small wireless facilities (ACC 18.04.912(P))	P	P	P	P	P	
Emergency wireless communication facility (EWCF)	X	X	X	P	X	See ACC 18.04.912 and 18.31.100
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 with the intent of the zone and is of the same general	P	P	P	P	P	

Permitted, Administrative, Conditional and Prohibited Uses by Zone						P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	**Zoning Designations**					**Standards for Specific Land Uses**
	RO	**RO-H**	**P-1**	**I**	**OS**	
character of the uses permitted						

Notes:

1 Duplexes, 3,600 square feet of lot area per dwelling unit is required.

2 Multifamily dwellings; provided, that 2,400 square feet of lot area is provided for each dwelling unit.

3 Multifamily dwellings; provided 1,200 square feet of lot area is provided for each dwelling unit.

4 Permitted within a public college or university as an amenity or service provided to students: A stand-alone bank or medical services/clinic is not permitted.

5 One single-family detached dwelling unit per existing legal lot. No residential subdivisions permitted in the open space zone.

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 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 NON-PROJECT 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 [HELP]

1. Name of proposed project, if applicable: City of Auburn Franchise and Wireless Communications related Code Amendments

2. Name of applicant: City of Auburn Legal, Public Works, and Community Development Departments.

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

Amber Price, Right-of-Way Specialist,
Public Works Dept. 25 West Main St, Auburn WA 98001-4998
253-804-3120 Desk, 253-204-0316 Cell
aprice@auburnwa.gov

4. Date checklist prepared: September 22, 2020.

5. Agency requesting checklist: City of Auburn, Community Development Department.

6. Proposed timing or schedule (including phasing, if applicable): No phasing is proposed. The Planning Commission will consider those city code changes that are subject to their purview in the October/November timeframe. The City Council will consider the full slate of changes in the November/ December timeframe.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No further activity is anticipated beyond code changes and administrative actions to implement the code changes.

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

No environmental information has been prepared specific to the city's code changes except this WA State environmental checklist application.

The federal laws changes governing telecommunications have been the subject of National Environmental Policy Act (NEPA) Compliance.

Also future National Environmental Policy Act (NEPA) Compliance will be required in the future for certain facilities. All licensees (companies) erecting antenna facilities must comply with the federal NEPA regulations. If a licensee's proposed action falls within one of the eight categories listed in federal regulation 47 C.F.R. § 1.1307, then 47 C.F.R. § 1.1308(a) requires the licensee to consider the potential environmental effects from its construction of antenna facilities or structures, and disclose those effects in an environmental assessment (EA) which is filed with the Federal Communications Commission's (FCC's) Wireless Telecommunications Bureau for review. The categories that trigger the need for an EA include impacts on: endangered species; archaeological, cultural or historic properties; tribal lands; and floodplains. It is the responsibility of all companies erecting wireless facilities to comply with the federal regulations. Local government jurisdictions should assist by informing applicants of all known potential siting problems. Any required EA will also provide valuable information to local officials.

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 know applications pending for governmental approvals of other proposals directly affecting the property covered by your proposal. The proposal is a non-project action.

10. List any government approvals or permits that will be needed for your proposal, if known.
While not an approval, the development regulations changes must be submitted to the WA State Dept. of Commerce for state agency review.

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.)

The proposed action consists of amendments to the municipal code in response to changes in evolving technology for wireless telecommunications, federal legislation regulating wireless telecommunications specially including requirements of local jurisdictions and in response to emerging legal precedents arising from related court cases.

The proposed action include changes to 7 titles of city code their chapters and sections. It is anticipated that the code changes will lead to development of administrative procedures and forms for implementation. To aid in understanding the scope of changes and to assess their environmental significance or in-significance, in summary the main changes to the following code sections are proposed to consist of:

- TITLE 3, REVENUE AND FINANCE
    - CHAPTER 3.42, CABLE TELEVISION UTILITY TAX
    - CHAPTER 3.84, TELEPHONE BUSINESS
    - CHAPTER 3.88, UTILITY SERVICES

        The key changes to Title 3, are:

        - Align definitions with those of Title 20 for utilities, telecommunications and cable.
        - Modernize procedural provisions to reflect actual process.
        - Repeal of ACC 3.84.110 as annexation notification is addressed by applicable state law
        - Repeal of ACC 3.88.030 as the provision is outdated and duplicative of requirements in Title 5

- TITLE 5, BUSINESS LICENSES AND REGULATIONS
    - CHAPTER 5.84, LICENSING OF TELECOMMUNICATIONS CARRIERS, OPERATORS, PROVIDERS AND OTHER UTILITIES

        The key changes to Title 5, are:

        - Remove purpose statement of business licensing as it is duplicative.

- Align definitions with those of Title 20 for utilities, telecommunications and cable.
- Modernize procedural provisions to reflect actual process.

- ITLE 12, STREETS, SIDEWALKS AND PUBLIC WORKS
  - CHAPTER 12.24, CONSTRUCTION PERMITS
  - CHAPTER 12.32, SIDEWALK OBSTRUCTIONS

The key changes to Title 12, are:

- Modernize procedural provisions to reflect actual process.
- Ensure that any construction work performed under this title is done per the City's Engineering Design and Construction Standards.

- TITLE 13, WATER, SEWERS AND PUBLIC UTILITIES
  - CHAPTER 13.32A, UNDERGROUND WIRING
  - CHAPTER 13.36, CATV SYSTEMS **(REPEALED)**
  - CHAPTER 13.44, ELCTRICAL FRANCHISE **(REPEALED)**

The key changes to Title 13, are:

- Align definitions with those of Title 20 for utilities, telecommunications and cable.
- Modernize procedural provisions to reflect actual process.
- Ensure that any construction work performed under this title is done per the City's Engineering Design and Construction Standards.
- Update requirements, exemptions and process for undergrounding of utilities, telecommunications and cable.
- Repeal of Chapter 13.36 ACC as the provisions are being moved to Title 20 and updated to reflect current federal requirements.
- Repeal of Chapter 13.44 ACC as the provisions are outdated and addressed under the provisions of Title 20

- TITLE 17, LAND ADJUSTMENTS AND DIVISIONS
  - CHAPTER 17.14, IMPROVEMENT REQUIREMENTS – SUBDIVISIONS
  - CHAPTER 17.28, INFRASTRUCTURE CONDUIT **(REPEALED)**

The key changes to Title 17, are:

- Minor changes to improve clarity and correct references.
- Repeal of ACC 17.28 because addressed in ACC 13.32A.

- TITLE 18, ZONING
  - CHAPTER 18.02, GENERAL PROVISIONS
  - CHAPTER 18.04, DEINITIONS
  - CHAPTER 18.07, RESIDENTAL ZONES
  - CHAPTER 18.23, COMMERCIAL AND INDUSTRIAL ZONES
  - CHAPTER 18.31, SUPPLEMENTAL DEVELOPMENT STANDARDS

The key changes to Title 18, are:

- Changes to be consistent with the requirements of federal legislation that provide the city must approve additions or modifications to existing wireless communication facilities that do not exceed a ”substantial increase” and that the city must approve within a specified timeframe. This requires new terminology, procedures, and regulations.
- Also changes were made to accommodate the new technology of “small cell wireless communication” facilities when located on private property.
- Other minor housekeeping or administrative changes were also made.

- TITLE 20, FRANCHISES, CABLE FRANCHISES, AND LEASES
  - CHAPTER 20.02, GENERAL PROVISIONS
  - CHAPTER 20.04, UTILITY AND TELECOMMUNICATIONS FRANCHISES
  - CHAPTER 20.06, CABLE FRANCHISE
  - CHAPTER 20.08, FACILITIES LEASE
  - CHAPTER 20.10, CONDITIONS OF PUBLIC WAY AGREEMENTS, FRANCHISES, AND FACILITIES LEASES **(REPEALED)**
  - CHAPTER 20.12. OPEN VIDEO SYSTEMS **(REPEALED)**
  - CHAPTER 20.14, SMALL WIRELESS FACILITIES

The key changes to Title 20, are:

- Align definitions throughout the titles for utilities, telecommunications and cable.
- Update City Code in conformance with current federal and state requirements for utilities, telecommunications and cable in the public ways and on city owned facilities and property.
- Modernize procedural provisions to reflect actual process
- Repeal of Chapter 20.10 ACC as the provision of this chapter have been updated and moved to Chapter 20.02 ACC
- Repeal of Chapter 20.12 ACC as this chapter was empty.

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 and its Potential Annexation Area (PAA)

B. Environmental Elements [HELP]

1. *Earth* [help]

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 locations 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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

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, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Not applicable. The proposed code amendements 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, if any:
This is a non-project action; no site specific erosion control measures are proposed. However, the existing comprehensive plan and implementing development regulations 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.

2. Air [help]

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 [help]

a. Surface Water: [help]

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 2019 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 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.

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 (2020). 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 a non-project action.

b. Ground Water: [help]

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.

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 (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.

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.

d. 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 [help]

a. Check the types of vegetation found on the site:

__X__deciduous tree: alder, maple, aspen, other
__X__evergreen tree: fir, cedar, pine, other
__X__shrubs
__X__grass
__X__pasture
__X__crop or grain
____ Orchards, vineyards or other permanent crops.
__X__ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
__X__water plants: water lily, eelgrass, milfoil, other
__X__other types of vegetation

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.

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.

e. List all noxious weeds and invasive species known to be on or near the site.

Not applicable. This is a non-project action.

5. Animals [help]

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:

X birds: hawk, heron, eagle, songbirds, other:
X mammals: deer, bear, elk, beaver, other:

X fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and 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.

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). The City amended its floodplain regulations including new maps in 2020.

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.

Not applicable. This is a non-project action.

6. Energy and Natural Resources [help]

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 [help]

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.

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 [help]

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 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 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?

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.

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:

Not applicable. This is a non-project action and no specific development is proposed.

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); RT (Residential Transition); CN (Neighborhood Commercial) C1; (Light Commercial); C2 (Central Business District); DUC (Downtown Urban Center Zone); C3 (Heavy Commercial); C4, Mixed Use Commercial, M1 (Light Industrial); EP (Environmental Park District); M2 (Heavy Industrial); LF (Airport Landing Field); UNC (Unclassified Use); I (Institutional Use); Lakeland Hills South PUD; and TV (Terrace View Zoning District).

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 Master Program adopted in June 2019.

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. 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?

Not applicable. This is a non-project action and no specific development is proposed.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable. This is a non-project action and no specific development is proposed.

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 city code 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 city code 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,

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not applicable. This proposal is a non-project action.

9. Housing [help]

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.

c. Proposed measures to reduce or control housing impacts, if any:

Not applicable. This proposal is a non-project action.

10. Aesthetics [help]

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.

b. Proposed measures to reduce or control aesthetic impacts, if any:

Not applicable. This proposal is a non-project action.

11. Light and Glare [help]

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 [help]

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 [help]

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.

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. 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.

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. 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.

Not applicable. This proposal is a non-project action.

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 [help]

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 Comprehensive Transportation Plan (The transportation element of the Comprehensive Plan) shows the City's current and future classified street system.

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?

Figure 4-1 of the Comprehensive Transportation Plan (Transportation element) shows the location of public transit routes within the City. Also, 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 additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Not applicable. This proposal is a non-project action.

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).

Not applicable. This proposal is a non-project action.

e. Will the project or proposal 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 here. 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 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?

Not applicable. This proposal is a non-project action.

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.

Not applicable. This proposal is a non-project action.

h. Proposed measures to reduce or control transportation impacts, if any:

Not applicable. This proposal is a non-project action.

15. Public Services [help]

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 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.

16. Utilities [help]

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, 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.

c. 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.

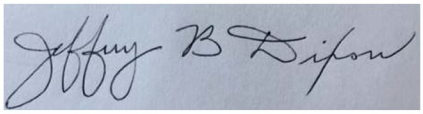
Also, the city actively engages in planning for public facilities. The Comprehensive Water Plan, Comprehensive Sewer Plan and Comprehensive Stormwater Drainage Plan were adopted by the City in 2015.

A new six-year Capital Facilities Plan (CFP) was adopted in 2016 (2017-2022) and plan amendments this year will include an update consisting of the City of Auburn 2018-2023. The City seeks to update the CFP a minimum of every two years, and more commonly, yearly.

These plans ensure that utility impacts are adequately monitored and evaluated on a project level and city-wide basis.

C. Signature [HELP]

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 Jeff Dixon

Position and Agency/Organization Planning Services Manager

Date Submitted: October 6, 2020

D. Supplemental sheet for nonproject actions [HELP]

(**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?

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 code 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 Engineering 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 city code. The code implements the city's Comprehensive Plan and contains critical area and shoreline requirements. The plan recognizes the Shoreline Master Program that was amended in May 2019 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.

3. How would the proposal be likely to deplete energy or natural resources?

The proposed code amendments themselves will not create a change in intensity of future development or use of natural gas, petroleum and electricity and 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 municipal code.
The city's recent completion of 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?

Proposed measures to protect such resources or to avoid or reduce impacts are:

This proposal will amend the municipal code. Taken as a whole, the increase in impacts from the proposed code amendments on environmentally sensitive areas or areas designated for government protection should be minor, if at all.

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 development regulations. Project allowed by the code amendments will only be approved if consistent with comprehensive plan policies or other development regulations.

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?

This proposal will amend 7 Chapters of City code and remain in compliance with the Auburn Comprehensive Plan for Capital Facilities Elements. 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 code amendments. An environmental review under SEPA for non-exempt development proposals identified in the CFP will be conducted to measure and evaluate impacts.

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. 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.

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. The code changes are for the purpose of implementing federal telecommunication regulations.

DETERMINATION OF NON-SIGNIFICANCE (DNS) &
NOTICE OF PUBLIC HEARING (NOH)

City of Auburn Franchise & Wireless Communications related Code Amendments
SEP20-0017 and ZOA20-0005

The City of Auburn is issuing a Notice of Public Hearing (NOH) and Determination of Non-Significance (DNS) for the following described proposal. The project application and listed studies may be reviewed by contacting the Department of Community Development at planning@auburnwa.gov or by visiting www.auburnwa.gov/landuse.

Proposal: The proposed non-project action consists of amendments to City's Municipal code in response to changes in evolving technology for wireless telecommunications, federal legislation regulating wireless telecommunications specially including requirements of local jurisdictions and in response to emerging legal precedents arising from related court cases. Changes to the following seven (7) titles of the Municipal Code are proposed:

- Title 3, Revenue and Finance
- Title 5, Business Licenses and Regulations
- Title 12, Streets, Sidewalks and Public Works
- Title 13, Water, Sewers, and Public Utilities
- Title 17, Land Adjustments and Divisions
- Title 18, Zoning
- Title 20, Franchises, Cable Franchises, and Leases

A document showing the strikethrough/underline changes was submitted with this application and is available for review.

Application Complete: October 12, 2020
Permit Application: September 22, 2020

File Nos. SEP20-0017
ZOA20-0005

Applicant: City of Auburn

Location: City of Auburn and its Potential Annexation Area (PAA)

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 Engineering Design & 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 **November 3, 2020** 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 **November 17, 2020**.

Public Hearing: The Planning Commission will conduct a public hearing specifically on changes to Titles 17, 'Subdivision' & 18, 'Zoning' that are subject to their purview on November 4, 2020 at 7:00 p.m. The public hearing 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 the ZOOM phone number listed below. Per City Resolution No. 5533 the location for Planning Commission meetings will be virtual until King County enters into Phase 3 of the Governor's Safe Start Reopening Plan. Join the ZOOM meeting at the following web address: https://zoom.us/j/95038060198. Meeting ID: 950 3806 0198, or via one tap mobile: 253-215-8782, 95038060198# US (Tacoma).

Written comments may be either emailed or mailed attention to the contact person below to 25 W Main St., Auburn WA, 98001 (please note, due to the current Governor's Stay Home Stay Safe order, mailed comments may not be received by City Staff in time for distribution to the Planning Commission in advance), or submitted at the public hearing by email.
For citizens with speech, sight, or hearing disabilities wishing to review documents pertaining to this hearing should contact the person below within 10 calendar days prior to the hearing. 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 Jeff Dixon, Planning Srvs. Mgr., at planning@auburnwa.gov or 253-804-5033.

RESPONSIBLE OFFICIAL:	Jeff Tate
POSITION/TITLE:	Director, Dept. of Community Dev.
ADDRESS:	25 West Main Street Auburn, Washington 98001 253-931-3090

DATE ISSUED: **October 19, 2020** SIGNATURE: Jeff Tate

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.

REQUEST TO PUBLISH

Please publish the following Notice of Application and Determination of Non-Significance in the Seattle Times on **October 19, 2020**.

Bill the City of Auburn: City of Auburn
ATTN: City Clerk
25 West Main
Auburn, WA. 98001

An "Affidavit of Publication" is requested for this billing. Thank you.

Please publish below the line only.

NOTICE OF PUCLIC HEARING (NOH) and DETERMINATION OF NON-SIGNIFICANCE (DNS)
City of Auburn Franchise and Wireless Communication related Code Amendments / SEP20-0017 and ZOA20-0005

The City of Auburn is issuing a Notice of Public Hearing (NOH) and Determination of Non-Significance (DNS) for the following described proposal. The project application and listed studies may be reviewed by contacting the Department of Community Development at planning@auburnwa.gov or by visiting www.auburnwa.gov/landuse.

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https://zoom.us/j/95038060198. Meeting ID: 950 3806 0198, or via one tap mobile: 253-215-8782, 95038060198# US (Tacoma). Written comments may be either emailed or mailed attention to the contact person below to 25 W Main St., Auburn WA, 98001 (please note, due to the current Governor's Stay Home Stay Safe order, mailed comments may not be received by City Staff in time for distribution to the Planning Commission in advance), or submitted at the public hearing by email. For questions regarding this project, please contact Jeff Dixon, Planning Srvs. Mgr., at planning@auburnwa.gov or 253-804-5033Any 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.

Date of Notice: October 19, 2020

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: 2020-S-1897

Submittal Date Time: 10/09/2020

Submittal Information

Jurisdiction	City of Auburn
Submittal Type	Request for Expedited Review / Notice of Intent to Adopt Amendment
Amendment Type	Development Regulation Amendment

Amendment Information

Brief Description
Proposed amendments to the code in response to changes in evolving technology for wireless telecommunications, federal legislation regulating wireless telecommunications specially including requirements of local jurisdictions and in response to emerging legal precedents arising from related court cases. The proposed action include changes to 7 titles of city code their chapters and sections.

☐ **Yes, this is a part of the 8-year periodic update schedule, required under RCW 36.70A.130.**

Anticipated/Proposed Date of Adoption

Attachments

Attachment Type	File Name	Upload Date
Development Regulation Amendment - Draft	Franchise Code Update Document - SEPA Document - All Chapters.pdf	10/09/2020 03:41 PM

Contact Information

Prefix	Mr.
First Name	jeff
Last Name	dixon
Title	planning services manager
Work	(253) 804-5033
Cell	(253) 261-0797
Email	jdixon@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	jeff dixon
Email	jdixon@auburnwa.gov

From: Kim Allen
To: Jeff Dixon
Subject: Re: Auburn wireless code update
Date: Thursday, October 22, 2020 1:58:38 PM
Attachments: Auburn Code Update Document - Planning Commission Document Title 17 and 18 Only VZ review 10222020.docx

CAUTION: The following message originated from outside the City of Auburn. Be careful opening links and attachments

Hi Jeff-

Thank you for the opportunity to comment on behalf of Verizon Wireless. I redlined Chapters 14 (SWF) 17, and 18 in the attached document.

Please let me know if you have questions or would like to set up a call to discuss.

Best regards,

Kim Allen
Senior Vice President, Land Use Entitlements and Strategic Planning
Wireless Policy Group, LLC
1420 W. Gilman Blvd. #9030, Issaquah WA 98027
(425)628-2666-office

From: Jeff Dixon <jdixon@auburnwa.gov>
Date: Wednesday, October 21, 2020 at 11:55 AM
To: Kim Allen <kim.allen@wirelesspolicy.com>
Subject: RE: Auburn wireless code update

Good morning Kim,

Yes, a public hearing on Titles 17, 'subdivision' and Title 18, 'zoning' is scheduled for November 4th. It would be beneficial to have any written comments so that they can be distributed to the Planning commission with their written materials by close of business on Thursday, 10-22-20.

Thanks and let me know if there is anything else.
Jeff Dixon

Chapter 20.14
SMALL WIRELESS FACILITIES WITHIN THE PUBLIC WAY

Sections:

20.14.010 Overview.
20.14.020 Application for small wireless facilities permits.
20.14.030 Implementation – Small wireless facilities permits.
20.14.040 Small wireless facility permit review process.
20.14.050 Deviations.
20.14.060 Small wireless facility approvals and processes.
20.14.070 Additional review procedures.
20.14.080 Compliance with federal processing limitations.
20.14.090 Design standards.
20.14.100 Noninterference.
20.14.110 Facility removal.

20.14.010 Overview.

A. Service providers or any other persons or entities who seek to use the public way for small wireless facilities deployment to provide personal wireless service, data transmission, or other related services, must have a valid franchise under Chapter 20.04 ACC to use the public way and a small wireless facility permit to deploy that technology at each proposed location. Entities with franchises who wish to use a small wireless facility deployment to upgrade or expand their existing services will use the processes set forth in this chapter to obtain approval of specific installations. An entity without a franchise will apply for a franchise as well as a small wireless facility permit for its initial deployment, and the applications will be processed concurrently.

B. Nothing in this chapter revises or diminishes the rights and obligations of an existing franchise.

C. Nothing herein shall exempt small wireless facilities deployment from SEPA compliance.

D. For purposes of this chapter, “small wireless facilities” are defined as facilities that meet the following conditions:

1. The facilities:

a. Are mounted on structures 50 feet or less in height, including their antennas as defined in 47 CFR 1.1320(d); or

b. Are mounted on structures no more than 10 percent taller than other adjacent structures; or

c. Do not extend existing structures on which they are located to a height of more than 50 feet or by more than 10 percent, whichever is greater; and

2. Each antenna associated with the deployment, excluding associated antenna equipment (as defined in the definition of antenna in 47 CFR 1.1320(d)), is no more than three cubic feet in volume; and

3. All other wireless equipment associated with the structure (including the wireless equipment associated with the antenna and any preexisting associated equipment on the structure) is no more than 28 cubic feet in volume; and

4. The facilities do not require antenna structure registration under Code of Federal Regulations, Title 47, Part 17; and

5. The facilities are not located on Tribal lands, as defined under 36 CFR 800.16(x); and

6. The facilities do not result in human exposure to radio frequency radiation in excess of the applicable safety standards specified in 47 CFR 1.1307(b); and

7. The facilities are currently located or are proposed to be located within the public way. For facilities currently located or proposed to be located on private property, please see Chapter 18.31 ACC. For facilities currently located or proposed to be located on public property or facilities, please see Chapter 20.08 ACC. (Ord. 6707 § 1 (Exh. A), 2018.)

20.14.020 Application for small wireless facilities permits.

For locations in the public way, the director of public works (“director”) is charged with administration of small wireless facilities deployments and other small wireless facilities permit review processes for use of public way established under this chapter.

Unless previously provided with an application for a franchise, the following information will

be provided by all applicants seeking to use small wireless facilities deployment:

A. Specific locational information, including GPS coordinates of all proposed facilities; and

B. Specific design information and plans, addressing poles or other support structures, attachments, conduit, and any ground-mounted equipment; and

C. A narrative addressing how the proposed plans are consistent with the franchise exhibit(s), if applicable, or otherwise meet the design requirements of this chapter, and otherwise as required within the ACC; and

D. A concealment plan demonstrating how the proposed small wireless facilities comply with the city of Auburn engineering design standards; and

E. Provision of proof of Federal Communications Commission and other regulatory approvals required to provide the service(s) or use the technologies sought to be installed; and

F. ~~Provision of proof that the proposed facilities will not interfere with the city's automated metering infrastructure (AMI), telemetry (SCADA), automated light meter facilities, or other city communication facilities~~; and

Commented [KA1]: Regulation of interference is preempted by the FCC. The city can seek relief via the FCC should it suspect interference, which is highly unlikely, as SWF's use licensed and dedicated spectrum.

G. Provision of proof from pole or structure owners that the additional load of small wireless facilities can be accommodated by the poles or structures or if the city is the pole or structure owner, proof of compliance with Chapter 20.08 ACC; and

H. Any other information determined by the director to be necessary for processing the application.

Permits issued under this chapter will not supplant any other permits required under applicable law, or the Auburn City Code, including, but not limited to, Chapters 12.24 and 13.32A ACC. (Ord. 6707 § 1 (Exh. A), 2018.)

20.14.030 Implementation – Small wireless facilities permits.

The rights granted under a franchise are implemented through the issuance of small wireless facilities permits. The franchise application, required under Chapter 20.04 ACC, may be accompanied by one or more applications for a small wireless facilities permit to

deploy small wireless facilities. An initial franchise and any related small wireless facilities permit applications will be processed concurrently.

A. Up to five sites may be specified in one small wireless facilities permit application for processing. There is no limit to the number of applications that may be submitted at one time.

B. Issuance of a small wireless facilities permit to install small wireless facilities will be contingent upon approval of a franchise under Chapter 20.04 ACC, or the possession of a valid franchise.

C. Any element of a deployment that qualifies as an eligible facilities request under 47 CFR 1.600 will be specifically designated by the applicant and may be addressed separately by the director in order to comply with the shot clocks established by applicable law.

D. The director may approve, deny, or conditionally approve all or any portion of the sites proposed in a small wireless facilities permit application. Any denial of an application under this chapter must be made in writing and be supported by substantial evidence.

E. Any application for a small wireless facilities permit that contains an element that is not exempt from SEPA review will simultaneously submit a SEPA Environmental Checklist under Chapter 43.21C RCW and Chapter 16.06 ACC.

F. The city recognizes that the Federal Telecommunications Act of 1996 gives the Federal Communications Commission sole jurisdiction in the field of regulation based upon the environmental effects of electromagnetic radio frequency emissions and small wireless facilities that meet Federal Communications Commission standards will not be conditioned or denied on the basis of environmental effects of radio frequency or electromagnetic frequency impacts. Applicants for small wireless facilities will be required to provide the city information on the projected power density of the facility and compliance with the Federal Communications Commission requirements. (Ord. 6707 § 1 (Exh. A), 2018.)

20.14.040 Small wireless facility permit review process.

The following provisions relate to applications for a small wireless facility permit:

A. *Federal Law.* Review of the site locations proposed by the applicant will be governed by the provisions of 47 USC 253 and 47 USC 332 and applicable law. Applicants will be

treated in a competitively neutral and nondiscriminatory manner with other service providers whose facilities are similarly situated in terms of structure, placement, or cumulative impacts.

B. *Concealment.* The city will permit small wireless facility deployment on existing or replacement poles or structures conforming to the city's generally applicable pole design standards, the city's engineering design and construction standards, the concealment element plan approved as part of the small wireless facilities permit(s), and consistent with the relevant franchise exhibit (if applicable). Small wireless facilities may not be expanded unless the expansion does not defeat the facility's concealment elements.

C. The director will review applications for small wireless facilities permits for consistency with relevant franchise exhibits, design standards, and applicable law.

D. Small wireless facilities permits to install facilities will be processed within the time frames set by applicable federal regulations.

E. The decision of the director to approve a small wireless facility permit will be final and is not subject to appeal under city code or further legislative review. (Ord. 6707 § 1 (Exh. A), 2018.)

20.14.050 Deviations.

Any request for deviations from the approved small cell facilities design designated in the franchise, or any previously approved small wireless facility permit, will be considered a new small wireless facilities permit request. An applicant seeking approval of a deviation from an approved small wireless facilities permit will apply for a new small wireless facilities permit. (Ord. 6707 § 1 (Exh. A), 2018.)

20.14.060 Small wireless facility approvals and processes.

Approval of a small wireless facility permit and/or other approval referenced in this chapter are conditioned on the following requirements:

A. Satisfy applicable requirements, such as noise and light regulations.

B. Comply with adopted design and concealment standards as provided by the city's engineering design and construction standards.

C. Obtain the written approval of the owner of any pole or structure for the installation of its facilities on such pole or structure. Approval of a franchise under Chapter 20.04 ACC does not authorize attachment to city-owned poles or other structures.

D. Unless specifically provided for in a franchise, obtain a lease or other applicable authorization from the city to use city-owned poles, ground space or infrastructure for the installation of any small wireless facility, or to locate any new ground-based structure, base station, or other attendant equipment on city owned facilities or property.

E. Comply with all city construction standards and state and federal codes when operating in the public way and obtain a required permit to enter the public way for construction.

F. If the applicant does not take action in good faith, the application will be considered abandoned after 180 days of non-action. (Ord. 6707 § 1 (Exh. A), 2018.)

20.14.070 Additional review procedures.

Small wireless facilities in shorelines management zones or environmentally critical areas are subject to review as provided in Chapters 16.08 and/or 16.10 ACC. (Ord. 6707 § 1 (Exh. A), 2018.)

20.14.080 Compliance with federal processing limitations.

Review of small wireless facilities permits will comply with the provisions of 47 CFR Part 1, subpart U, if applicable. Applications will be reviewed, completeness determined, and the time frame tolled as provided in this chapter and Chapter 20.04 ACC. (Ord. 6707 § 1 (Exh. A), 2018.)

20.14.090 Design standards.

All small wireless facilities will be constructed or installed according to applicable Federal Communications Commission (FCC), Federal Aviation Administration (FAA), state and city regulations and standards, including the city of Auburn engineering design and construction standards. (Ord. 6707 § 1 (Exh. A), 2018.)

20.14.100 Noninterference.

Wireless facilities of any kind will not interfere with any emergency, communication, or utility infrastructure systems of the city.

~~A. If the city notifies service providers that their equipment is potentially interfering with public safety communications equipment, the providers will cooperate and coordinate with the city and among themselves to investigate and mitigate the interference, if any, utilizing the procedures set forth in the joint wireless industry – public safety "Best Practices Guide," released by the FCC in February 2001, including the "Good Engineering Practices," as may be amended or revised by the FCC from time to time.~~

~~B. If any service provider or facility owner fails to cooperate with the city in complying with the owner's obligations under this section or if the FCC makes a determination of radio frequency interference with the city communications equipment, the owner who fails to cooperate and/or the owner of the facility or facilities which caused the interference will be responsible, upon FCC determination of radio frequency interference, for reimbursing the city for all costs associated with ascertaining and resolving the interference, including but not limited to any engineering studies obtained by the city to determine the source of the interference. For the purposes of this subsection, failure to cooperate will include failure to initiate any response or action as described in the "Best Practices Guide" within 24 hours of the city's notification.~~ (Ord. 6707 § 1 (Exh. A), 2018.)

Commented [KA2]: See previous comment re: interference.

20.14.110 Facility removal.

A small wireless facility will be removed:

A. Within 180 days of the date the facility's use is discontinued, it ceases to be operational, the permit is revoked, or, if the facility falls into disrepair and is not maintained, within 90 days of a notice from the city to effect repairs and maintenance to the satisfaction of the city. The owner and/or operator of a facility will notify the city upon the discontinued use of a particular facility.

B. If the owner and/or operator fails to remove the facility as required, then the facility is a nuisance and subject to appropriate legal proceeding in accordance with Chapter 1.25 ACC. (Ord. 6707 § 1 (Exh. A), 2018.)

17.14.080 Underground utilities.

A. Consistent with ~~ACC~~ Titles 12 and 13 ACC and the city's ~~design and construction standards~~Engineering Design and Construction Standards, all utility lines serving the subdivision, including but not limited to power, telephone and television cables, shall be installed underground. Adequate easements shall be provided for all such utility lines which will not be located within public ~~right-of-~~way. Television conduit and miscellaneous hardware shall be installed according to the requirements of Chapter ~~13.36~~20.06 ACC.

B. Whenever an intersection of an arterial and any other street is constructed or improved under the requirements of this title, and when the city engineer has determined that traffic signalization of such intersection will be needed in the future, the city engineer may require the installation, at the ~~subdivider's~~ applicant's expense, of underground conduit which will be necessary for and will facilitate such future signalization. (Ord. 6239 § 1, 2009; Ord. 5164 § 1, 1998; Ord. 4296 § 2, 1988. Formerly 17.12.240.)

Chapter 17.28
INFRASTRUCTURE CONDUIT

[Repealed]

~~Sections:~~

~~17.28.010 Infrastructure conduit in streets.~~

~~17.28.010 Infrastructure conduit in streets.~~

~~In addition to the other requirements set forth in this title, any time street improvements or right-of-way improvements are to be provided in connection with development activity governed hereby, the city review process shall determine in consultation with public works, police, parks, arts, and recreation, planning and development departments, information services, and with the local fire authority, whether conduit at least three inches in diameter should be included therein, in which cases, if so required, the applicant shall construct said improvement in conformance with the public facility extension requirements of Chapter 13.40 ACC. (Ord. 6414 § 3, 2012.)~~

18.02.040 Applicability.

A. The provisions of this title shall apply to both public and private use of land within the corporate limits of the city.

B. Hereafter, no use shall be conducted, and no building, structure and appurtenance shall be erected, relocated, remodeled, reconstructed, altered or enlarged unless in compliance with the provisions of this title, and then only after securing all permits and approvals required hereby. It shall be unlawful to build or use any building or structure or to use premises in the city for any purpose or use other than the uses listed as being permitted in the zone in which such building, land, or premises is located.

C. Any building, structure or use lawfully existing at the time of passage of this title, although not in compliance herewith, may continue as provided in Chapter 18.54 ACC.

D. No division of land shall occur unless in compliance with the provisions of this title and ~~ACC~~ Title 17 ACC, Land Adjustments and Divisions.

E. This title is not intended to regulate work or facilities of any kind conducted in or on the public ways as defined in ACC 20.02.020.~~the erection, construction, or reconstruction of public streets, power poles, street lights, utility facilities, utility conveyance or storage systems, transmission lines, or other public uses necessary to support the general public welfare, carried on by the city, or agents of the city working under the appropriate contract or franchise.~~ (Ord. 6245 § 2, 2009; Ord. 5026 § 1, 1997; Ord. 4773 § 1, 1995; Ord. 4229 § 2, 1987. Formerly 18.02.030.)

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18.04.912 Wireless communications - Definitions.

~~"Wireless communications" means the provision of any personal wireless service, as defined in the Telecommunications Act of 1996, and for the purposes of this title includes the following terms:~~

A. "Antenna" means any devise used to transmit and/or receive radio or electromagnetic waves such as, but not limited to panel antennas, reflecting discs, microwave dishes, whip antennas, directional and non-directional antennas consisting of one or more elements, multiple antenna configurations, or other similar devices and configurations, and exterior apparatus designed for telephone, radio, or television communications through the sending and/or receiving of wireless communications signals.~~a device used in wireless communications which transmits and/or receives radio signals. Antennas include the following types:~~

~~1. Accessory: Antennas including, but not limited to, test mobile antennas and Global Positioning System (GPS) antennas which are less than 12 inches in height or width and do not directly provide personal wireless communication.~~

~~2. Directional or panel: An antenna or array of antennas designed to transmit a radio signal in a particular direction typically encompassing an arc of 120 degrees. Panel antennas, also called directional antennas, are typically flat, rectangular devices approximately six square feet in size.~~

~~3. Dish or parabolic: A bowl-shaped device for the reception and/or transmission of radio frequency communications signals in a specific directional pattern.~~

~~4. Whip, rod or omni-directional antenna: An antenna, tubular in shape, that transmits and receives signals throughout a 360-degree range.~~

~~5. Other: All other transmitting or receiving equipment not specifically described herein shall be regulated in conformity with the type of antenna defined herein which most closely resembles such equipment.~~

B. ~~"Antenna array" means one or more rods, panels, discs or similar devices attached to a support structure used for the transmission or reception of radio frequency signals.~~

~~C~~B. “Attached wireless communications facility ~~(WCF)~~” means a wireless communication facility that is affixed to an existing structure other than a Tower. Examples of attached wireless communication facilities include antennas affixed to or erected upon existing buildings, water tanks, or other existing structures. ~~an antenna array which is attached to an existing building or structure.~~

C. “Base station” means the structure or equipment at a fixed location that enables wireless communications, licensed or authorized by the FCC, between user equipment and a communications network. By way of example, a building, ballfield structure or a utility pole outside of the public way, becomes a base station once wireless facilities are permitted and attached. The term does not encompass a wireless communication tower as defined in this title or any equipment associated with a wireless communication tower.

D. “Camouflage”, “concealment”, or “camouflage design techniques” means that a wireless communication facility is camouflaged or utilizes camouflage design techniques, such as paint to match surroundings and use of nonreflective materials, when any measures are used in the design and siting of wireless communication facilities with the intent to minimize or eliminate the visual impact of such facilities to surrounding uses. For example, a wireless communication facility site utilizes camouflage design techniques when it (1) is integrated in an outdoor fixture such as a flagpole, or (2) uses a design which mimics and is consistent with the nearby natural or architectural features (such as an artificial tree), or (3) is incorporated into (including, without limitation, being attached to the exterior of such facilities and painted to match it) (such as a belvedere or a dormer), or replaces existing permitted facilities (including without limitation, freestanding light standards) so that the presence of the wireless communication facility is minimized or not readily apparent. The terms do not include fencing and landscape screening that is used to enhance visual compatibility at ground level

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E~~D~~. “Carrier” means a company providing wireless communication services, also referred to as a wireless service provider.

~~E~~F. “Co-location” means: (1) mounting or installing a WCF on a pre-existing structure, and/or (2) modifying a structure for the purpose of mounting or installing a WCF on that structure. Provided that, for purposes of Eligible Facilities Requests,

“Co-location” means the mounting or installation of transmission equipment on an

Eligible Support Structure for the purpose of transmitting and/or receiving radio frequency signals for communications purposes. ~~the use of a common WCF or site by two or more wireless license holders, or by one wireless license holder for more than one type of communications technology~~.

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G. "Eligible facilities request" (EFR) means any request for modification of an existing wireless communication tower or base station that was previously authorized by the local permitting jurisdiction and that does not substantially change, as defined in this Section, the physical dimensions of such wireless communication tower or base station from the original authorization involving: (1) co-location of new transmission equipment, (2) removal of transmission equipment, or (3) replacement of transmission equipment.

H. "Eligible Support Structure" means an existing wireless communication tower or base station as defined in this title and that has proposed alterations that meet the standards of an eligible facilities request

~~F~~I. "Equipment facility" means a structure used to contain ancillary equipment for a WCF which may include cabinets, shelters, an addition to an existing structure, pedestals and other similar structures.

J. "Emergency wireless communication facility (EWCF)" means any structure not entirely within an enclosed building or vehicle, including antennas, guy wires, microwave dishes or horns, structures or towers to support receiving and/or transmitting devices, accessory buildings, i.e., equipment storage buildings, energy power generating housing, and the leased or owned property surrounding the wireless communication tower and any access or utility easements, that is used for the transmission or reception of electromagnetic waves for emergency communication purposes, operated by a local public agency responsible for providing emergency services

K. "Existing" means a constructed tower or base station if it has been reviewed and approved under the applicable zoning or siting process, or under another State or local regulatory review process, provided that a tower that has not been reviewed and approved because it was not in a zoned area when it was built, but was lawfully constructed, is existing for purposes of this definition.

~~G~~L. "Microcells" are typically located in and exclusively benefit residential neighborhoods. Microcells consist of an antenna that is either: (1) a dish or parabolic antenna that is no more than four feet in height and with an area of not more than 580 square inches; or (2) a tubular antenna that is no more than four inches in diameter and no more than six feet in height; or (3) one or more panel antennas that are no more than six feet in height, and their width or depth is no more than six inches and the aggregate area of such panel antenna(s) would not exceed 580 square inches that would be visible from any one viewpoint; or (4) similar antennas that are of comparable size and shape.

M. "Monopole" means a single, freestanding pole-type structure supporting one or more antennas.

~~H~~N. "Separation" means minimum distance required by city regulation between the base of Towers~~primary support structures~~.

O. "Site" for purposes of this chapter means for wireless communication towers other than wireless communication towers in the public way, the current boundaries of the leased or owned property surrounding the wireless communication tower and any access or utility easements currently related to the site, and, for eligible support structures, is further restricted to that area in proximity to the structure and to other transmission equipment already existing on the ground.

P. "Small wireless facilities" shall mean the definition contained in Chapter 20.14 ACC.

Q. "Substantial change" for purposes of this chapter means a modification that alters the physical dimensions of an eligible support structure if, after the modification, the structure meets any of the following criteria:

1. For towers other than towers in the public rights of way, it increases the height of the tower by more than ten percent or by the height of one additional antenna array with separation from the top of nearest existing antenna to the bottom of the new antenna, not to exceed twenty feet, whichever is greater; for other eligible support structures, it increases the height of the structure by more than 10% or more than ten feet, whichever is greater;

2. For towers other than towers in the public rights of way, it involves adding an appurtenance to the body of the tower that would protrude from the edge of the

Commented [KA3]: This term is used to describe largely outdated equipment types. Flagged for discussion.

Commented [KA4]: This may need to change to reflect the new FCC rulemaking.

Commented [KA5]: Suggested to align with new 6409 FCC Order 19-250 clarifying this section and to accurately quote existing language.

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tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater; for other eligible support structures, it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six feet;

3. For any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets per installation; or, for base stations, it involves installation of any new equipment cabinets on the ground if there are no preexisting ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than ten percent larger in height or overall volume than any other ground cabinets associated with the structure;

4. It entails any excavation or deployment outside the current site as that term is defined in this section;

5. It would defeat the concealment elements of the eligible support structure; or

6. It does not comply with conditions associated with the original approval of the construction or modification of the eligible support structure or base station equipment, unless noncompliance is only in a manner that would exceed the thresholds identified in subsections (1) through (4) of this definition.

For purposes of determining whether a substantial change exists, changes in height are measured from the original support structure as it existed at the time the first Eligible Facilities Request was approved for that structure in cases where facilities are or will be separated horizontally, in other circumstances, changes in height are measured from the dimensions of the wireless communication tower or base station, inclusive of originally approved appurtenances and any modifications that were approved prior to February 22, 2012.

~~I~~R. "Support structure" means a structure designed to support WCFs including, but not limited to, towers, alternative tower structures, replacement poles, and other freestanding self-supporting pole structures. ~~the structure to which the antenna and other necessary associated hardware are attached. Support structures include but are not limited to the following:~~

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~~1. Lattice tower: A structure of varying height that consists of a network of crossed metal braces forming a tower which is usually triangular or square in cross section. To be considered a primary support structure.~~

~~2. Monopole: A structure of varying height consisting of a single spire sunk into the ground and/or attached to a foundation. To be considered a primary support structure.~~

~~3. Other structures: This may include existing buildings, water towers, athletic field light poles, or other similar structures. To be considered a secondary support structure.~~

S. "Toll" and "Tolling" means to delay, suspend or hold off on the imposition of a deadline, statute of limitations or time limit.

T. "Tower" means any structure that is designed and constructed primarily for the purpose of supporting one or more antennas for telephone, radio, and similar communication purposes, including self-supporting lattice towers, guyed towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures, and the like. The term includes the structure and any support thereto.

U. "Wireless communications" means the provision of any personal wireless service, as defined in the Telecommunications Act of 1996, as amended, or wireless information services provided to the public or to such classes of users as to be effectively available directly to the public via licensed or unlicensed frequencies; or wireless utility monitoring and control services.

~~J~~V. "Wireless communications facility (WCF)" means a facility used to provide personal wireless services as defined at 47 U.S.C. Section 332 (c)(7)(C); or wireless information services provided to the public or to such classes of users as to be effectively available directly to the public via licensed or unlicensed frequencies; or wireless utility monitoring and control services. A WCF does not include a facility entirely enclosed within a permitted building where the installation does not require a modification of the exterior of the building; nor does it include an accessory wireless communications antenna, used for serving that building only and that is otherwise

Commented [KA6]: Recommend using either the plural or singular of this term throughout the document. It currently has both.

permitted under other provisions of the ACC. A WCF includes an antenna or antennas, including without limitation, direction, omni-directional and parabolic antennas, support equipment, alternative tower structures, and wireless communication towers. It does not include the support structure to which the WCF or its components are attached if the use of such structures for WCFs is not the primary use. The term does not include mobile transmitting devices used by wireless service subscribers, such as vehicle or hand-held radios or telephones and their associated transmitting antennas, nor does it include other facilities specifically exempted from the coverage of this title~~any nonstaffed facility for the transmission and/or reception of wireless telecommunications services, typically consisting of an antenna array, an equipment facility and/or a support structure~~.

~~K. "Emergency wireless communication facility (EWCF)" means a wireless communications facility for the purpose of an emergency communication system operated by a local public agency responsible for providing emergency services.~~

(Ord. 6716 § 1 (Exh. A), 2019; Ord. 6245 § 3, 2009; Ord. 5777 § 1, 2003; Ord. 5645 § 1, 2002; Ord. 5020 § 1, 1997.)

18.07 Residential Zones

18.07.020 Uses.

Table 18.07.020. Permitted Use Table – Residential Zones~~Zoning Designations~~

P = Permitted A = Administrative C = Conditional Use X = Not Permitted							
Land Uses	**Zoning Designations**						
	RC	**R-1**	**R-5**	**R-7**	**R-10**	**R-16**	**R-20**
A. Residential Uses.							
Accessory dwelling units	P	P	P	P	X[1]	X[1]	X[1]
Accessory use, residential	P	P	P	P	P	P	P
Adult family home	P	P	P	P	P	P	P
Bed and breakfast	P	P	P	P	P	P	P
Communal residence four or less individuals	P	P	P	P	P	P	P
Duplexes; provided, that minimum lot size of zoning designation is met and subject to compliance with Chapter 18.25 ACC (Infill Residential Development Standards)	X	X	A	P	P	P	X
Foster care homes	P	P	P	P	P	P	P
Group residence facilities (7 or more residents)	X	X	X	X	C	C	C
Group residence facilities (6 or fewer residents)	P	P	P	P	P	P	P
Keeping of animals[4]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]
Multiple-family dwellings	X	X	X	X	A	P	P
Neighborhood recreational buildings and facilities owned and managed by	A[6]	A[6]	A[6]	A[6]	A[6]	P	P

P = Permitted A = Administrative C = Conditional Use X = Not Permitted							
Land Uses	**Zoning Designations**						
	RC	**R-1**	**R-5**	**R-7**	**R-10**	**R-16**	**R-20**
the neighborhood homeowners' association							
Use as dwelling units of (1) recreational vehicles that are not part of an approved recreational vehicle park, (2) boats, (3) automobiles, and (4) other vehicles	X	X	X	X	X	X	X
Renting of rooms, for lodging purposes only, to accommodate not more than two persons in addition to the family or owner occupied unit[8]	P	P	P	P	P	P	P
Residential care facilities including but not limited to assisted living facilities, convalescent homes, continuing care retirement facilities	P	P	X	X	A	P	P
Single-family detached dwellings, new	P	P	P	P	P	P	X
Supportive housing, subject to the provisions of ACC 18.31.160	X	X	X	X	X	P	P
Swimming pools, tennis courts and similar outdoor recreation uses only accessory to residential or park uses	P	P	P	P	P	P	P
Townhouses (attached)	X	X	X	X	P	P	P
B. Commercial Uses.							
Commercial horse riding and bridle trails	A	X	X	X	X	X	X
Commercial retail, included as part of mixed-use development and not a	X	X	X	X	A	A	A

P = Permitted A = Administrative C = Conditional Use X = Not Permitted							
Land Uses	**Zoning Designations**						
	RC	**R-1**	**R-5**	**R-7**	**R-10**	**R-16**	**R-20**
home occupation in compliance with Chapter 18.60 ACC							
Daycare, limited to a mini daycare center. Daycare center, preschool or nursery school may also be permitted but must be located on an arterial	X	A	A	A	A	A	A
Home-based daycare as regulated by RCW 35.63.185 and through receipt of approved city business license	P	P	P	P	P	P	P
Home occupations subject to compliance with Chapter 18.60 ACC	P	P	P	P	P	P	P
Marijuana cooperative	X	X	X	X	X	X	X
Marijuana processor	X	X	X	X	X	X	X
Marijuana producer	X	X	X	X	X	X	X
Marijuana related business	X	X	X	X	X	X	X
Marijuana researcher	X	X	X	X	X	X	X
Marijuana retailer	X	X	X	X	X	X	X
Marijuana transporter business	X	X	X	X	X	X	X
Mixed-use development[3]	X	X	X	X	P	P	P
Nursing homes	X	X	X	X	C	C	C
Private country clubs and golf courses, excluding driving ranges	X	X	C	C	C	X	X
Privately owned and operated parks and playgrounds and not homeowners' association-owned recreational area	X	A	A	A	A	P	P

P = Permitted A = Administrative C = Conditional Use X = Not Permitted							
Land Uses	**Zoning Designations**						
	RC	**R-1**	**R-5**	**R-7**	**R-10**	**R-16**	**R-20**
Professional offices, included as part of mixed-use development and not a home occupation in compliance with Chapter 18.60 ACC	X	X	X	X	A	A	A
C. Resource Uses.							
Agricultural enterprise:[7]							
When 50 percent, or more, of the total site area is dedicated to active agricultural production during the growing season, and with 52 or less special events per calendar year	A[7]	X	X	X	X	X	X
When less than 50 percent of the total site area is dedicated to active agricultural production during the growing season, or with more than 52 special events per calendar year	C[7]	X	X	X	X	X	X
Agricultural type uses are permitted provided they are incidental and secondary to the single-family use:							
Agricultural crops and open field growing (commercial)	P	X	X	X	X	X	X
Barns, silos and related structures	P	X	X	X	X	X	X
Commercial greenhouses	P	X	X	X	X	X	X
Pasturing and grazing[4]	P	X	X	X	X	X	X
Public and private stables[4]	P	X	X	X	X	X	X

P = Permitted A = Administrative C = Conditional Use X = Not Permitted							
Land Uses	**Zoning Designations**						
	RC	**R-1**	**R-5**	**R-7**	**R-10**	**R-16**	**R-20**
Roadside stands, for the sale of agricultural products raised on the premises. The stand cannot exceed 300 square feet in area and must meet the applicable setback requirements	P	X	X	X	X	X	X
Fish hatcheries	C	X	X	X	X	X	X
D. Government, Institutional, and Utility Uses.							
Civic, social and fraternal clubs	X	X	X	X	A	A	A
Government facilities	A	A	A	A	A	A	A
Hospitals (except animal hospitals)	X	X	X	X	X	C	C
Municipal parks and playgrounds	A	P	P	P	P	P	P
Museums	X	X	X	X	A	A	A
Religious institutions, less than one acre lot size	A	A	A	A	A	A	A
Religious institutions, one acre or larger lot size	C	C	C	C	C	C	C
Transmitting towers	C	C	C	C	C	C	C
~~Type 1-D~~ wireless communication facility (see ACC 18.04.912(V~~J~~) and ACC 18.31.100)	P	P	P	P	P	P	P
Eligible facilities request (EFR) (Wireless communication facility – See ACC 18.04.912(G))	P	P	P	P	P	P	P
Utility facilities and substations	C[5]	C[5]	C[5]	C[5]	C[5]	C[5]	C[5]

Commented [KA7]: Verizon requests that larger facilities be permitted with a CUP in R zones on lots with nonresidential uses.

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P = Permitted A = Administrative C = Conditional Use X = Not Permitted							
Land Uses	**Zoning Designations**						
	RC	**R-1**	**R-5**	**R-7**	**R-10**	**R-16**	**R-20**
Small wireless facilities (ACC 18.04.912(P))	P	P	P	P	P	P	P

1 An accessory dwelling unit may be permitted with an existing single-family residence pursuant to ACC 18.31.120.

2 Please see the supplemental development standards for animals in ACC 18.31.220.

3 Individual uses that make up a mixed-use development must be permitted within the zone. If a use making up part of a mixed-use development requires an administrative or conditional use permit, the individual use must apply for and receive the administrative or conditional use approval, as applicable.

4 Proximity of pasture or livestock roaming area to wells, surface waters, and aquifer recharge zones is regulated by the King or Pierce County board of health, and property owners shall comply with the provisions of the board of health code.

5 Excludes all public and private utility facilities addressed under ACC 18.02.040(E).

6 Administrative use permit not required when approved as part of a subdivision or binding site plan.

7 Agricultural enterprise uses are subject to supplemental development standards under ACC 18.31.210, Agricultural enterprises development standards.

8 An owner occupant that rents to more than two persons but no more than four persons is required to obtain a city of Auburn rental housing business license and shall meet the standards of the International Property Maintenance Code.

(Ord. 6642 § 4, 2017; Ord. 6600 § 9, 2016; Ord. 6565 § 2, 2015; Ord. 6560 § 9, 2015; Ord. 6477 § 8, 2013; Ord. 6369 § 2, 2011; Ord. 6363 § 3, 2011; Ord. 6269 § 3, 2009; Ord. 6245 § 5, 2009.)

18.23 Commercial and Industrial Zones

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 approvalprocess required to establish each use.

B. *Requirements for Certain Specific Land Uses.* Where the last column inTable 18.23.030 ("Standards for Specific Land Uses") includes a reference to a code section number, the referenced section determines other requirements andstandards applicable to the use regardless of whether it is permitted outright or requires an administrative or conditional use permit.

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**	**EP**	**M-2**	
INDUSTRIAL, MANUFACTURING AND PROCESSING, WHOLESALING									
Building contractor, light	X	X	X	P	X	P	X	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	P	ACC 18.31.180

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**	**EP**	**M-2**	
Manufacturing, assembling and packaging – Medium intensity	X	X	X	A	X	P	A	P	ACC 18.31.180
Manufacturing, assembling and packaging – Heavy intensity	X	X	X	X	X	X	X	A	ACC 18.31.180
Marijuana processor	X	X	X	X	X	C	C	C	Chapter 18.59 ACC
Marijuana producer	X	X	X	X	X	C	C	C	Chapter 18.59 ACC
Marijuana researcher	X	X	X	X	X	C	C	C	Chapter 18.59 ACC
Marijuana retailer	X	X	X	C	X	C	C	C	Chapter 18.59 ACC
Marijuana transporter business	X	X	X	X	X	C	C	C	Chapter 18.59 ACC
Outdoor storage, incidental to principal permitted use on property	X	X	X	P	X	P	P	P	ACC 18.57.020(A)
Storage – Personal household storage facility (mini-storage)	X	P	X	P	X	P	X	P	ACC 18.57.020(B)

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**	**EP**	**M-2**	
Warehousing and distribution	X	X	X	X	X	P	P	C	ACC 18.57.020(C)
Warehousing and distribution, bonded and located within a designated foreign trade zone	X	X	X	P	X	P	P	P	
Wholesaling with on-site retail as an incidental use (coffee, bakery, e.g.)	X	X	X	P	X	P	P	P	
RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES									
Commercial recreation facility, indoor	X	P	P	P	P	P	P	A	
Commercial recreation facility, outdoor	X	X	X	A	A	P	A	A	ACC 18.57.025(A)
Conference/convention facility	X	X	A	A	X	A	X	X	
Library, museum	X	A	A	A	X	A	P	X	
Meeting facility, public or private	A	P	P	P	X	A	P	A	

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**	**EP**	**M-2**	
Movie theater, except drive-in	X	P	P	P	P	X	X	X	
Private school – Specialized education/training (for profit)	A	A	P	P	P	P	P	P	
Religious institutions, lot size less than one acre	A	P	P	P	A	A	A	A	
Religious institutions, lot size more than one acre	C	P	P	P	A	A	A	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	A	
RESIDENTIAL									
Caretaker apartment	X	P	P	P	X	P	P	P	
Live/work unit	X	X	P	P	P	P	P	X	

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**	**EP**	**M-2**	
Work/live unit	X	P	P	P	P	P	P	X	
Marijuana cooperative	X	X	X	X	X	X	X	X	
Multiple-family dwellings as part of a mixed-use development[2]	X	X	P	P	P	P	P	X	ACC 18.57.030
Multiple-family dwellings, stand-alone	X	X	X	X	X	X	X	X	
Nursing home, assisted living facility	X	P	P	P	C	X	X	X	
Senior housing[2]	X	X	A	A	X	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	P	
Drive-through espresso stands	A	A	A	P	A	P	A	A	

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**	**EP**	**M-2**	
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	X	A	
Groceries, specialty food stores	P	P	P	P	P	P	P	X	ACC 18.57.035(B)
Nursery	X	X	X	P	A	P	X	P	ACC 18.57.035(C)
Outdoor displays and sales associated with a permitted use (auto/vehicle sales not included in this category)	P	P	P	P	P	P	P	P	ACC 18.57.035(D)
Restaurant, cafe, coffee shop	P	P	P	P	P	P	P	P	
Retail									
Community retail establishment	A	P	P	P	P	P	X	P	
Neighborhood retail establishment	P	P	P	P	P	P	X	P	

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**	**EP**	**M-2**	
Regional retail establishment	X	X	X	P	P	P	X	A	
Tasting room	P	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	P	
SERVICES									
Animal daycare (excluding kennels and animal boarding)	A	A	A	P	A	P	X	P	ACC 18.57.040(A)
Animal sales and services (excluding kennels and veterinary clinics)	P	P	P	P	P	P	X	P	ACC 18.57.040(B)
Banking and related financial institutions, excluding drive-through facilities	P	P	P	P	P	P	P	P	
Catering service	P	P	P	P	A	P	A	P	

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**	**EP**	**M-2**	
Daycare, including mini daycare, daycare center, preschools or nursery schools	A	P	P	P	P	P	P	X	
Dry cleaning and laundry service (personal)	P	P	P	P	P	P	P	P	
Equipment rental and leasing	X	X	X	P	X	P	X	P	
Kennel, animal boarding	X	X	X	A	X	A	X	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	A	
Hospital	X	P	P	P	X	P	X	P	
Lodging – Hotel or motel	X	P	P	P	P	A	P	A	
Medical – Dental clinic	P	P	P	P	P	P	X	X	
Mortuary, funeral home, crematorium	A	P	X	P	X	P	X	X	

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**	**EP**	**M-2**	
Personal service shops	P	P	P	P	P	P	X	X	
Pharmacies	P	P	P	P	P	X	X	X	
Print and copy shop	P	P	P	P	P	P	X	X	
Printing and publishing (of books, newspaper and other printed matter)	X	A	P	P	P	P	P	P	
Professional offices	P	P	P	P	P	P	P	P	
Repair service – Equipment, appliances	X	A	P	P	P	P	X	P	ACC 18.57.040(D)
Veterinary clinic, animal hospital	A	P	P	P	P	P	X	X	
Youth community support facility	X	P	X	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	X	P	
Heliport	X	X	X	C	X	C	X	C	

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**	**EP**	**M-2**	
Motor freight terminal[1]	X	X	X	X	X	X	X	X	See Footnote No. 1
Parking facility, public or commercial, surface	X	P	P	P	P	P	P	X	
Parking facility, public or commercial, structured	X	P	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	A	
Wireless communication facility (WCF) (See ACC 18.04.912(V)	–*	–*	–*	–*	–*	–*	–*	–*	~~ACC 18.04.912,~~ *See ACC 18.31.100 for use regulations and zoning development standards.
Eligible facilities request (EFR) (Wireless communication facility (See ACC 18.04.912(G))	P	P	P	P	P	P	P	P	

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**	**EP**	**M-2**	
Small wireless facilities (ACC 18.04.912(P))	P	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 following: Sunday: 9:00 a.m. to 10:00 p.m.	A	A	A	A	A	A	A	A	

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**	**EP**	**M-2**	
or Monday – Saturday: 7:00 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	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. 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.)

18.31 Supplemental Development Standards

18.31.100 Wireless communications facilities siting standards.

The following siting standards are intended to guide the location and development of wireless communications facilities (WCF as defined by ACC 18.04.912(V) but not including microcells and small wireless facilities) on properties regulated under this title. The siting of microcells shall be in accordance with siting of microcells and small wireless facilities found in ACC 18.31.110.

A. *Types of Wireless Communication Facilities (WCFs).* For the purposes of determining in which zones wireless communications facilities are to be permitted, and which land use approval process applies, they will be classified pursuant to the following types. Refer to the table in subsection L of this section to determine which zones allow for the following types of facilities:

1. *Type 1.* Type 1 ~~are new antennas erected on existing buildings or nonresidential structures.~~is a new wireless communication facility (WCF) that is affixed to an existing structure other than a "wireless communication support structure" (also known as, an "Attached wireless communication facility"). Examples of attached wireless communications facilities include antennas affixed to or erected upon existing buildings, water tanks, or other existing structures. There are four separate Type 1 categories described as follows:

a. 1-A. The combined height of the ~~antenna~~ WCF together with the height of the existing ~~building~~ structure cannot be 25 percent greater than the existing ~~building~~ structure or exceed the height limitation of the zone in which the ~~building~~ structure is located, whichever is greater.

b. 1-B. The combined height of the ~~antenna~~ WCF together with the height of the existing ~~building~~ structure cannot be 50 percent greater than the existing ~~building~~ structure or exceed the height limitation of the zone in which the ~~building~~ structure is located.

c. 1-C. The combined height of the ~~antenna~~ WCF together with the height of the existing ~~building~~ structure is 50 percent greater than the existing ~~building~~ structure or exceeds the height limitation of the zone in which the ~~building~~ structure is located. The height limitation of the zone can only be exceeded

Commented [KA8]: Having such granular classifications for WCF types creates a long and overly complicated code. Verizon suggests

by 25 percent.

d. 1-D. ~~Antenna~~ The WCF is located on existing non-habitable structure such as water towers, athletic field light poles, or similar public utility infrastructure not located within a public ~~street right-of-~~way. The height limitation of the WCF will be 10 percent of the existing structure height, but may be increased to a maximum of 20 percent with an administrative use permit and may be increased to a maximum of 30 percent with a conditional use permit. The height limitation of the zone may be exceeded relative to the above provisions allowed for a 1-D facility.

Any increases in height above the limits of the zoning district, as permitted for Type1 facilities must include concealment techniques approved by the city.

2. *Type 2.* Type 2 are new ~~antennas~~ equipment erected on existing ~~(primary) support structures~~towers that have previous ~~city~~ approvals. There are two separate Type 2 categories described as follows:

a. 2-A. Any request for modification of an existing wireless communication tower or base station that was previously authorized by the local permitting jurisdiction and that would exceed a "Substantial change", and the combined height of the WCF and structure cannot be 20 percent greater than the existing structure and ~~Must meet height requirements of previous approval and~~ is limited to 50 percent total (cumulative) expansion of equipment area.

b. 2-B. Any request for modification of an existing wireless communication tower or base station that was previously authorized by the local permitting jurisdiction and that that would exceed a "Substantial change", and the combined height of the WCF and structure cannot be 50 percent greater than the existing structure and allow for more than 50 percent (cumulative) expansion of equipment area.~~Has greater height requirements than previous approval and allows for more than a 50 percent expansion of the equipment area.~~

Any increases in height above the limits of a particular zone, as permitted for Type 2 facilities must include concealment techniques approved by the city.

3. *Type 3.* Type 3 is the erection of a new ~~(primary) support structures~~ "Tower".

There are three separate Type 3 categories described as follows:

a. 3-A. ~~Monopoles~~ "Towers" that are 75 feet or less in height.

b. 3-B. ~~Monopoles~~ "Towers" that are more than 75 feet in height or lattice towers of any height.

c. 3-C. ~~Monopoles or lattice towers~~ "Towers" that meet the definition of an ~~EWCF~~ Emergency wireless communication facility (EWCF) and are 185 feet or less in ~~structure~~ height.

4. ~~*Type 4.* Type 4 are new antennas erected on existing EWCF (primary) support structures that have previous city approvals. There is one Type 4 category, which is described as follows:~~

a. ~~4-A. Mounting of antennas cannot exceed the following thresholds:1~~

~~i. Increase the height of an existing primary support structure by 10 percent, or 20 feet (whichever is less).~~

~~ii. Add an appurtenance to the body of the tower that would protrude from the outside edge of the tower more than 20 feet.~~

~~iii. Install more than four ancillary equipment facilities.~~

1 This section is intended to be interpreted consistent with 47 CFR 1.40001, as amended.

B. Separation between Facilities.

1. *New, Freestanding ~~Primary Support Structures~~Towers.*

a. The minimum separation, i.e., distance, between a proposed ~~monopole~~ tower (that is 75 feet or less in height) and any other existing ~~primary support structure~~tower, of any height, shall be the height of the proposed ~~monopole~~tower, including antenna, multiplied by a factor of 10.

Commented [KA9]: What is the rationale for this requirement?

b. The minimum separation, i.e., distance, between a proposed ~~monopole~~ tower (that is more than 75 feet in height, or lattice towers of any height) and any other existing ~~primary support structure~~tower, of any height, shall be the

height of the proposed ~~monopole~~tower, including antenna, multiplied by a factor of 20.

c. The Community Development director may exempt an applicant from these separation requirements if (1) the applicant demonstrates through technical network documentation that the minimum separation requirement cannot be satisfied for technical reasons, and failure to approve the exemption would be an effective prohibition of the applicant being able to provide wireless communications, or (2) the director determines, when considering the surrounding topography; the nature of adjacent uses and nearby properties; and, the height of existing structures in the vicinity, that placement of a WCF at a distance less than the minimum separation from another facility will reduce visibility and reduce visual clutter to a greater extent.

2. The distance between ~~primary support structures~~towers shall be measured by following a straight line, without regard to intervening buildings, from the base of one ~~support structure~~tower to the base of the other ~~supportstructure~~tower(s).

3. A ~~primary support structure~~tower would be considered "existing" if it was reviewed, approved, and lawfully constructed in accordance with all requirements of applicable law as of the time it was built. For example, a tower that exists as a legal, non-conforming use and was lawfully constructed is existing. It shall be the applicant's responsibility to provide evidence of lawful construction. Subsequent city permitted modifications of a tower that qualify as an Eligible Facilities Request and do not amount to a "Substantial Change", do not make an existing tower non-conforming.~~a conditional use permit or administrative use permit has been issued and is still valid for sites which have not been built upon.~~

C. Co-Location Requirements.

1. For ~~monopoles~~ towers that are more than 75 feet in height and lattice towers of any height ~~(Type 3-B facilities)~~, the owner of the ~~property~~ tower shall execute and provide evidence of a nonexclusive lease with the ~~carrier~~ underlying property owner, if the property owner is different, that allows for other carriers toplace

antennas and equipment on the structure unless specific approval not to is provided in accordance with No. 3 below.

2. Any application for a Type 3-B or 3-C ~~facility~~ Towers that are more than 75 feet in height or lattice towers of any height or tower shall include technical justification or other reasons that an existing ~~Type 3-B or 3-C facility~~WCF ~~with a nonexclusive lease~~ could not be used instead of constructing a new tower.

3. New WCFs shall be designed and constructed to allow the facility to accommodate WCFs from at least two (2) carriers on the same WCF. No property owner or carrier shall unreasonably exclude another carrier from using the same facility or location. Design and construction for co-location shall not be required when it would materially compromise the camouflage design intent of the WCF, or when, in the reasonable discretion of the Community Development director, such construction is not technically feasible based upon construction, engineering and design standards of the industry, or based upon evidence provided, a site designed for co-location will not be commercially viable. An applicant, owner, or operator seeking Community Development director approval to waive the co- location requirements described herein shall provide evidence explaining why co- location is not possible at a particular facility or site.

D. Height.

1. Unless otherwise provided for, the height of any ~~primary support structure and/or antenna~~tower with appurtenances shall not exceed the minimum needed to achieve the network objective and/ or future collocation.

2. The maximum height of any ~~primary support structure~~tower shall not exceed 120 feet except as an eligible facility request.

~~3. There shall be no variances allowed to the height limitations.~~

4. The ~~carrier~~ applicant shall provide evidence that the Federal Aviation Administration (FAA) has approved the location ~~of a primary supportstructure and any future increases in height or other modifications that would otherwise be permissible as an eligible facilities request (EFR)~~ for any tower relative to the Auburn Municipal Airport.

Commented [KA10]: Space on existing towers or structures is often not available to lease.

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Deleted: height limitations of the zone.

Commented [KA11]: Towers and antennas must clear the surrounding clutter to propagate signal effectively. Presumably, the structures nearby are built to zone height which would materially inhibit the ability to provide service with a tower of the same height. This would also preclude collocation in most circumstances.

Commented [KA12]: The city needs a deviation process separate from the typical variance criteria, that allows relief from standards, including height, that would materially inhibit the ability to provide service.

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Commented [KA13]: It is not possible to predict what modifications may be made in the future when a tower is built.

5. Unless otherwise restricted by this section, building- or structure-mounted antennas may extend a maximum of 15 feet above the maximum height permitted for structures within the zone except as an eligible facilityrequest.

6. Antennas that are mounted on structures that do not otherwise have a height restriction may be allowed to increase the overall height of the structure by no more than 10 percent of the height of the structure unless additional approvals are obtained except as an eligible facility request.

E. Setbacks.

1. All equipment shelters, cabinets, support structures or other above-ground facilities shall meet the setback requirements of the zone in which located except as follows. All equipment shelters, cabinets, or other above-ground facilities used to support ~~primary support structures~~towers shall be set back the same distance required of the ~~primary support structure~~tower. All equipment shelters, cabinets, or other above-ground facilities within a nonresidential zone shall be set back a minimum of 50 feet from any adjacent ~~R~~ residential zone.

2. The minimum distance from any ~~primary support structure~~tower, of any height, to any residentially zoned parcel of property, including mixed use zones that include residential uses shall be a distance equal to the overall height of the ~~primary support structure~~tower (including antennas), or the highest engineered breakpoint in the support structure. ~~multiplied by a factor of two.~~

3. Where ~~possible~~technically feasible, roof-mounted antennas and equipment shelters and/or cabinets are to be placed towards the center of the building, or away from public views. Equipment shelters and/or cabinets shall be screened by a parapet or similar architectural feature.

F. Fencing and Landscaping.

1. *Fencing.* Fencing is required to enclose all above-ground support equipment that is associated with ~~primary support structures~~towers. Fencing will be 100 percent sight-obscuring, as defined in ACC 18.31.020(C)(2), if visible from a public ~~right-of-~~way or from a less intense zone. Equipment shelters and/or cabinets shall be enclosed by fencing a minimum of six feet in height. Fencing

Commented [KA14]: These provisions are too onerous. The equipment cabinet often needs to be placed where it can be accessed from a road or driveway. If a WCF is on a property in a residential zone, as allowed, that has a nonresidential use, like a church, the 50 foot setback from a residential zone cannot be achieved.

Commented [KA15]: There is no recognized safety reason for a 2 to 1 setback for the tower. A tower can be engineered for the upper portion to fold over on itself in the event of extreme weather or stress, rather than fall its full elngth.

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shall meet the sight distance requirements of the city ~~design and construction standards~~Engineering Design and Construction Standards.

2. *Landscaping.*

a. Where above-ground support equipment is visible from a public ~~right-of-~~way, a minimum width of five feet of ~~Type II~~ landscaping ~~as defined in ACC 18.50.040~~ will be provided on the exterior of the enclosing fence in order to effectively screen the equipment from the public ~~right-of-~~way. The landscaping shall consist of evergreen and deciduous trees with no more than 50 percent being deciduous, and shrubs and groundcover shall be provided. Landscaping shall meet the sight distance requirements of the city ~~design and construction standards~~Engineering Design and Construction Standards.

b. Where facilities are visible from adjacent residential or mixed use zoning districts~~uses~~, a minimum width of five feet of ~~Type I~~ landscaping ~~as defined in ACC 18.50.040~~ will be provided on the exterior of the enclosing fence in order to effectively screen the equipment from the adjacent residential uses. The landscaping shall consist of evergreen trees or tall shrubs, a minimum of six feet in height at planting which will provide a 100 percent sight-obscuring screen within three years from the time of planting; or a combination of evergreen and deciduous trees with no more than 30% being deciduous, backed with a 100 percent sight-obscuring fence, as defined in ACC 18.31.020(C)(2), with shrubs and groundcover provided.

c. Existing mature tree growth and natural landforms on the site shall be preserved to the maximum extent possible. Existing on-site vegetationmay be used to meet the landscape requirements if approved by the ~~planning~~ Community Development director.

G. *Aesthetics.*

1. Camouflage and Concealment, Design Techniques. All WCFs and any transmission equipment shall, to the extent technically feasible, use camouflage and concealment design techniques including, but not limited to the use of materials, colors, textures, screening, ~~undergrounding~~, or other design options

Commented [KA16]: This is not a feasible solution for sensitive radio equipment in a rainy climate.

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that will blend the components of the WCF and the WCF to the surrounding natural setting and/or built environment. Design, materials, and colors of WCFs shall be compatible with the surrounding environment. Designs shall be compatible with structures and vegetation located on the site and parcel and on adjacent parcels.

a. At a minimum, all tower-mounted WCF equipment shall be colored to match the tower color.

b. Camouflage and concealment design may be of heightened importance where findings of particular sensitivity are made (e.g., proximity to historic or aesthetically significant structures and/or natural or community features). Should the Community Development director determine that WCFs are located in areas of high visibility, they shall (where possible) be designed (including but not limited to camouflaged, placed underground, depressed, or located behind earth berms) to minimize aesthetic impacts at the request of the Community Development director.

c. The camouflage and concealment design may include the use of alternative tower structures should the Community Development director determine that such design meets the intent of this section and the community is better served.

d. All WCFs, shall be constructed out of or finished with non-reflective materials (visible exterior surfaces only).

21. In order to minimize any potential negative aesthetic impacts from new ~~primary support structures~~towers including protecting views to and from residential neighborhoods, mitigation may be required to blend the facilities in with the adjacent ~~development or environs~~natural setting and/or built environment. Typical solutions for ~~the support structure~~camouflage and concealment design might include: an extension of the building, a component of a sign structure, disguising the facility as a tree, planting of tall trees, moving the location of the facility, painting or texturing the facility, etc.

WCFs shall be additionally sited in a manner that is sensitive to the proximity of the facility to residential structures. When placed near a residential or mixed use

Commented [KA17]: How are these defined?

zoned property, the WCF shall be placed, to the extent feasible, adjacent to the common side yard property line between adjoining residential properties, such that the WCF minimizes visual impacts equitably among adjacent properties. In the case of a corner lot, the WCF may be placed adjacent to the common side yard property line between adjoining residential or mixed use zoned properties, or on the corner formed by two intersecting streets. If these requirements are not reasonably feasible from a construction, engineering, or design perspective, the applicant may submit a written statement to the Community Development director requesting the WCF be exempt from these requirements using the procedure for an administrative waiver elsewhere is this chapter.

32. Building- or roof-mounted antennas will be painted or textured to blend with the adjacent surfaces.

43. No lettering, symbols, images or trademarks large enough to be legible to occupants of vehicular traffic on any adjacent street shall be placed on or affixed to any part of the WCF, unless required by the FCC or FAA.

54. Except as specifically required by the FAA (but must be approved by the city), freestanding ~~primary support structures~~towers shall be painted a color that best allows them to blend into the surroundings. The use of grays, blues and greens might be appropriate; however, each application shall be evaluated individually.

6. Camouflage and concealment Design Standards for Accessory Equipment and Transmission Equipment. Accessory equipment and transmission equipment for all WCFs shall meet the following requirements:

a. All transmission equipment and accessory equipment shall be grouped as closely together as technically possible.

b. Transmission equipment and accessory equipment shall be located out of sight whenever possible by locating within equipment enclosures. Where such alternate locations are not available, the transmission equipment and accessory equipment shall be camouflaged or concealed.

c. Transmission equipment and accessory equipment shall be of a neutral, non-reflective color that is identical to, or closely compatible with, the color of the supporting structure or uses other camouflage/concealment design techniques so as to make the equipment as visually unobtrusive as possible, including, for example, painting the equipment to match the structure.

7. Administrative Waiver.

a. An administrative waiver of any of the above camouflage, height, setback and concealment design standards may be requested of the Community Development director by filing a written application form provided by the city and payment of an application fee. The application will be evaluated for, and must demonstrate conformance with the following waiver criteria, for approval:

i. The camouflage and concealment design standard prohibits or has the effect of prohibiting the provision of wireless communication service through the proposed WCF at the location because the standard will not allow the technology to function at that location; and

ii. There is no existing nearby alternate structure for collocation or attachment that will provide the technological functionality and which otherwise meets the design standard requested to be waived; and

iii. The proposal for varying from the design standard represents a reasonable and best approximation of achieving the same objective as the specific standard sought to be waived; and

iv. The proposed alternative does not and will not conflict with public health, safety, or welfare.

b. If any camouflage, height, setback or, concealment design standard is approved for waiver, the WCF proposed shall nevertheless meet all other applicable design standards not approved for waiver.

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c. If a waiver request is denied for failure to meet any of the criteria specified above and there is no alternative for installation of the WCF at the particular

location in a manner that meets the applicable design standards, then such application for the WCF for such specific location shall be denied.

Commented [KA18]: This could put the city at risk of an effective prohibition claim under Section 253 of the Telecommunications Act.

H. Lighting.

1. Freestanding support structures shall not be artificially lighted, unless required by the FAA or other applicable authority, or the WCF is mounted on a light pole or other similar structure primarily used for lighting purposes on property located outside of the public way. If lighting is required, the City may review lighting alternatives and approve the design that would cause the least illumination disturbance to the surrounding views. Any proposed lighting shall, at a minimum, comply with the standards of Chapter 18.55 ACC, (Outdoor Lighting) and shall be submitted at the time of the initial application. Any lighting must be reviewed and approved by the city.

2. Security lighting used to light the equipment facility shall be directed downward, shielded and kept within the boundaries of the site.

I. Abandoned Facilities.

1. Any WCF which is not utilized for a period of nine months or more will be considered abandoned.

2. Any WCF which falls into a state of disrepair as determined by the Community Development ~~planning~~ director will be consideredabandoned.

3. Any WCF considered to be abandoned must be removed completely within 90 days from the date of notification by the city to the owner, owner's agent and/or the operator of the WCF, based upon the contact information that has previously been provided to the city~~'s code enforcement personnel~~. The city~~code enforcement personnel~~ may extend the 90-day period should a valid application for use of the facility be submitted to the city. The owner of such WCF shall remove the same within ninety (90) days of receipt of written notice from the city. If such WCF is not removed within ninety (90) days, the city may remove it at the owner's expense and any approved permits for the WCF shall be deemed to have expired.

J. *Noise.* For the purposes of this section, WCF will be considered a Class B, commercial, noise source pursuant to WAC 173-60-040.

K. *Supplemental Information Required for Applications.* In addition to the information that is otherwise required for an application for a permit for a WCF, the following is also required:

1. ~~For all new WCFs a new primary support structure and related equipment, the applicant shall provide the carrier's master network plan for the city showing the carrier's existing WCF locations and narrative explaining the potential WCF locations over the next year, if known.~~ The applicant shall also provide technical justification supporting the need for the height of the WCF and for any new tower~~primary support structure~~ and why a shorter support structure could not be utilized. Any application for a ~~Type 3-B facility~~ new tower greater than 75 feet in height shall provide technical justification as to why a ~~Type 3-A facility~~ could not be utilized instead to adequately serve the Auburn community.

2. Narrative description of the facility including whether there is capacity on the proposed structure for more antennas~~, methods for minimizing visual impacts of the facilities, etc~~. The applicant shall provide evidence of the consent of the underlying property owner, if the property owner is different, that allows for other carriers to place antennas and equipment on the structure. This ability for co-location must be demonstrated, unless relief from this requirement is requested and ultimately approved in accordance with the administrative waiver provisions in this Chapter

3. A color ~~swatch~~ sample for the proposed ~~primary support structure~~tower.

4. narrative description of proposed camouflage and concealment design techniques to minimize visual impacts of the facilities. Photographs, photo simulations, or similar illustrations that show a reasonable likeness of the proposed facility including the antennas ~~arrays~~ and above-ground support equipment.

L. *Zones in Which WCF Are Permitted.* The following table illustrates which zones the types of facilities as defined by ACC 18.04.912(J) and (V~~K~~) and ACC 18.31.100(A) are allowed in and which land use approval process, if any is ~~permits~~

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~~are~~ required. Microcells, as defined by ACC 18.04.912(~~G~~L) (not located in public ways), are allowed only in residential zones and shall be permitted outright pursuant to the provisions of ACC 18.04.912(~~G~~L).

	Type of Permit Required		
Zone	**Permitted Outright**	**Administrative Use Permit**	**Conditional Use Permit**
All Zones	1-D	1-D[1]	1-D[2]
RO RO-H	1-A	1-B	1-C
C-N	1-A	1-B	1-C
C-1	1-A	1-B	1-C
C-2, DUC	1-A	1-B	1-C
C-3 C-4	1-B, 2-A	1-C, 2-B, 3-A	3-B
M-1, EP	1-B, 2-A	1-C, 2-B, 3-A	3-B
M-2	1-B, 2-A	1-C, 2-B, 3-A	3-B
P-1	1-B, 2-A	1-C, 2-B	3-A[3]
I	1-A	1-B	1-C
LF	1-A	1-B	1-C

1 Allowance for the WCF to extend to a height of 20 percent of the supporting structure.

2 Allowance for the WCF to extend to a height of 30 percent of the supporting structure.

3 The maximum height allowed, including antennas, is 45 feet.

M. Exemptions.

Commented [KA20]: Flagged for discussion of the extent of microcell deployment in residential zones to date and the ongoing viability of the use of this technology.

Commented [KA21]: Verizon requests that WCF's be permitted in residential and mixed use zones with a CUP.

1. Unless otherwise provided for, the Mobile Testing Facilities/Equipment used to test network limitations~~following~~ are exempt from the provisions of this section.~~:~~

a. ~~Microcells as defined by ACC 18.04.912(G).~~

b. ~~*Mobile Testing Facilities/Equipment Used to Test Network Limitations.*~~ The facilities/equipment shall not be at any one location for more than 14 days and shall otherwise meet the requirements of any other ordinance, regulation or code provision.

2. EWCFs are exempt from the provisions of subsections B, Separation between Facilities; (C)(1), Co-Location Requirements; D, Height (except (D)(4)); and E, Setbacks, of this section. (Ord. 6716 § 1 (Exh. A), 2019; Ord. 6245 § 15, 2009.)

N. Eligible Facilities Requests (EFR)

1. Application and Review Requirement for Eligible Facilities Requests. Applicants seeking approval of eligible facility requests must complete an application form furnished by the city and comply with any requirements set forth in applicable city ordinances. The application form shall be limited to the information necessary for the city to consider whether an application is aneligible facilities request. The application may not require the applicant to demonstrate a need or business case for the proposed modification or co-location. Such information may include, without limitation, whether the project:

a. Would result in a substantial change, as defined in ACC 18.04.912(Q);

b. Violates a generally applicable law, regulations, or other rule codifying objective standards reasonably related to public health, safety, and welfare.

2. Review Procedures for Eligible Facilities Requests. This section applies to any eligible facilities requests for co-location on, or modification to an existing tower or base station that does not substantially change the physical dimensions of such tower or base station.

a. Review Required for Eligible Facilities. No co-location or modification to any existing tower or base station may occur except after a written request from an applicant is reviewed and approved by the director. Upon receipt of an application for an eligible facilities request pursuant to this section, the city shall review such application to determine whether the application so qualifies.

b Review Criteria. Upon receipt of an application for an eligible facilities request pursuant to this section, the city shall administratively review such application to determine whether the application meets the followingcriteria for an eligible facilities request:

i. Does not result in a substantial change, as defined in ACC 18.04.912(Q);

ii. Does not violate a generally applicable law, regulation, or other rule reasonably related to public health, safety, and welfare and complies with generally applicable building, structural, electrical, and safety codes;

iii. Complies with the original application camouflage and concealment design techniques or conditions of approval, including but not limited to colors, textures, surfaces, scale, character, and siting, or any approved amendments thereto, subject to the thresholds established in the definition of substantial change; and

3. Timeframe for Reviewing and Deciding Eligible Facilities Requests. Subject to the tolling provisions below, within sixty (60) days of the date on which an applicant submits a complete application, as determined by the director, the city shall approve the application unless it determines that the application does not qualify as an “eligible facility request”, or does not comply with other applicable code requirements.

a. Tolling of the Timeframe for Review. The 60-day review period deadline begins to run when the application is filed and may be tolled (halted) only by mutual agreement of the city and the applicant, or in cases where the director determines that the application is “incomplete”.

b. To toll the timeframe for incompleteness, the city must provide written notice to the applicant within thirty (30) days of receipt of the application, specifically delineating all missing documents or information required in the application;

c. The timeframe for review continues running again the following business day after the applicant makes a supplemental written submission in response to the city's notice of incompleteness; and

d. Following a supplemental submission, the city will notify the applicant within ten (10) days that the supplemental submission did not provide the information identified in the original notice delineating missing information. The timeframe is tolled in the case of second or subsequent notices pursuant to the procedures identified above in (a) and (b). In the case of a second or subsequent notice of incompleteness, the city may not specify missing information or documents that were not delineated in the original notice of incompleteness.

4. Interaction with Telecommunications Act Section 332(c)(7). If the city determines that the applicant's request is not an eligible facilities request as delineated in this section of the Code, the presumptively reasonable timeframe under Section 332(c)(7), as prescribed by the FCC's Shot Clock order in WT Docket No. 08-165 (Adopted November 18, 2009), will begin to run from the issuance of the city's decision that the application is not a covered request. To the extent such information is necessary, the city may request additional information from the applicant to evaluate the application under Section 332(c)(7) reviews.

18.31.110 Siting of microcells and small wireless facilities.

The following siting standards are intended to guide the location and development of microcells as defined by ACC 18.04.912(L) and small wireless facilities on private property but not including other wireless communications facilities (WCF). The siting of other wireless communications facilities shall be in accordance with siting of wireless communication facilities found in ACC 18.31.100.

A. Siting Criteria for Microcells and small wireless facilities (not located in public ways).

1. Panel antennas shall be incorporated into the design of the existing structure using painting, flush mounting or other concealment methods, to the extent technically feasible.

2. The equipment cabinets and other ground support equipment shall be located in an area that is no larger than 28 cubic feet. The height of the equipment cabinets shall be no more than four feet. The equipment shall be designed to be compatible with the residential neighborhood the project shall provide a minimum width of five feet of ~~Type II~~ landscaping ~~as defined in ACC 18.50.040~~ or fencing or a combination of these or similar features. The landscaping shall consist of evergreen and deciduous trees with no more than 50 percent being deciduous, and shrubs and groundcover shall be provided.

3. There shall be a 300-foot separation between any microcells or small wireless facilities used by the same carrier.

~~4. The antennas must be located on light poles, power poles or similar public utility poles that are either owned/operated by the city of Auburn or owned/operated by a utility provider operating with an appropriate franchise if approved by the city engineer. The equipment cabinets may be located on private property.~~

~~5~~4. Anyone wishing to establish a microcell, small wireless facility or associated components shall make application to the community development~~planning~~ director upon application forms provided by the ~~planning~~ director. The ~~planning~~ director shall review each application and may be empowered to approve, deny or modify the proposal. (Ord. 6245 § 15, 2009.)

Commented [KA22]: SWF's can be deployed on private property in limited circumstances, like parking lot light standards. There should be a streamlined process for SWF's outside of the right of way.

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18.35 Special Purpose Zones
18.35.030 Uses.

A. *General Permit Requirements.* Table 18.35.030 identifies the uses of land allowed in each special purpose zone and the planning permit required to establish each use.

B. *Requirements for Certain Specific Land Uses.* Where the last column in Table 18.35.030 ("Standards for Specific Land Uses") includes a 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.

Table 18.35.030. Permitted, Administrative, Conditional and Prohibited Uses by Zone

Permitted, Administrative, Conditional and Prohibited Uses by Zone						**P – Permitted C – Conditional A – Administrative X – Prohibited**
LAND USE	**Zoning Designations**					**Standards for Specific Land Uses**
	RO	**RO-H**	**P-1**	**I**	**OS**	
MARIJUANA RELATED BUSINESSES						
Marijuana processor	X	X	X	X	X	
Marijuana producer	X	X	X	X	X	
Marijuana researcher	X	X	X	X	X	
Marijuana retailer	X	X	X	X	X	
Marijuana transporter business	X	X	X	X	X	
PUBLIC						
Animal shelter, public	X	X	P	X	X	
Government facilities, this excludes offices and related uses that are permitted outright	A	A	P	P	C	

Permitted, Administrative, Conditional and Prohibited Uses by Zone						P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	**Zoning Designations**					**Standards for Specific Land Uses**
	RO	**RO-H**	**P-1**	**I**	**OS**	
Municipal parks and playgrounds	P	P	P	P	P	
RECREATION, EDUCATION AND PUBLIC ASSEMBLY						
Campgrounds	X	X	X	P	P	
Recreational vehicle parks, private	X	X	X	P	X	
Cemetery, public	X	X	P	A	X	
Cemetery, private	X	X	X	A	X	
College, university, public	X	X	A	A	X	
Commercial recreation facility – Indoor	X	X	X	P	X	
Commercial recreation facility – Outdoor	X	X	X	A	C	ACC 18.57.025(A)
Conference/convention facility	X	X	X	A	X	
Library, museum	X	X	P	P	A	
Meeting facility, public or private	A	A	P	P	A	
Private school – specialized education/training (for profit)	P	P	X	P	X	
Public schools (K-12)	X	X	P	P	X	

Permitted, Administrative, Conditional and Prohibited Uses by Zone						P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	**Zoning Designations**					**Standards for Specific Land Uses**
	RO	**RO-H**	**P-1**	**I**	**OS**	
and related facilities						
Religious institutions, lot size less than one acre	A	P	X	P	X	
Religious institutions, lot size more than one acre	C	A	X	P	X	
Studio – Art, dance, martial arts, music, etc.	P	X	X	X	X	
RESIDENTIAL						
Duplex	P[1]	X	X	A	X	
Home occupation	P	P	X	P	P	Chapter 18.60 ACC
Live/work, work/live unit	A	P	X	A	X	
Marijuana cooperative	X	X	X	X	X	
Multiple-family dwellings, stand-alone	P[2]	A[3]	X	A	X	
One detached single-family dwelling	P	X	X	X	P[5]	
Nursing home, assisted living facility	A	A	X	P	X	
Senior housing	A	A	X	A	X	
RETAIL						
Restaurant, cafe,	A	A	P	A	X	

Permitted, Administrative, Conditional and Prohibited Uses by Zone						P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	**Zoning Designations**					**Standards for Specific Land Uses**
	RO	**RO-H**	**P-1**	**I**	**OS**	
coffee shop, excluding drive-through facilities						
SERVICES						
Banking and related financial institutions, excluding drive-through facilities[4]	P	P	X	X	X	
Daycare, including mini daycare, daycare center, preschools or nursery schools	A	P	X	P	A	
Home-based daycare	P	P	X	P	P	
Medical services – Clinic or urgent care[4]	P	P	X	X	X	
Mortuary, funeral home, crematorium	X	P	X	X	X	
Professional offices	P	P	X	A	A	
Personal service shops	P	P	X	X	X	
Pharmacies	X	P	X	X	X	
TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE						
Utility facilities, substations, utility transmission or	X	X	X	X	A	See ACC 18.02.040(E)

Permitted, Administrative, Conditional and Prohibited Uses by Zone						P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	**Zoning Designations**					**Standards for Specific Land Uses**
	RO	**RO-H**	**P-1**	**I**	**OS**	
distribution line						
Wireless communication facility (WCF) (See ACC 18.04.912(V)	*	*	*	*	*	*See ACC 18.31.100 for use regulations and zoning development standards.
Eligible facilities request (EFR) (Wireless communication facility (See ACC 18.04.912(G))	P	P	P	P	P	
Small wireless facilities (ACC 18.04.912(P))	P	P	P	P	P	
Emergency wireless communication facility (EWCF)	X	X	X	P	X	See ACC 18.04.912 and 18.31.100
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 with the intent of the zone and is of the same general	P	P	P	P	P	

Permitted, Administrative, Conditional and Prohibited Uses by Zone						P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designations					Standards for Specific Land Uses
	RO	RO-H	P-1	I	OS	
character of the uses permitted						

Notes:

1 Duplexes, 3,600 square feet of lot area per dwelling unit is required.

2 Multifamily dwellings; provided, that 2,400 square feet of lot area is provided for each dwelling unit.

3 Multifamily dwellings; provided 1,200 square feet of lot area is provided for each dwelling unit.

4 Permitted within a public college or university as an amenity or service provided to students: A stand-alone bank or medical services/clinic is not permitted.

5 One single-family detached dwelling unit per existing legal lot. No residential subdivisions permitted in the open space zone.