Planning Commission Meeting
October 23, 2024 - 6:30 PM
Special Meeting - City Hall Council Chambers
AGENDA

I. PUBLIC PARTICIPATION

A. Public Participation Information

The City of Auburn Special Planning Commission Meeting scheduled for Wednesday, October 23, 2024, at 6:30 p.m., will be held in-person and virtually. To attend the meeting virtually, please click one of the links below, or call into the meeting at one of the phone numbers listed:

Join Zoom Meeting
https://us06web.zoom.us/j/7999102307
Meeting ID: 799 910 2307

One tap mobile
+12532158782,,7999102307# US (Tacoma)
+12532050468,,7999102307# US
Dial by your location
• +1 253 215 8782 US (Tacoma)
• +1 253 205 0468 US
• 888 475 4499 US Toll-free
• 877 853 5257 US Toll-free
Meeting ID: 799 910 2307

Find your local number: https://us06web.zoom.us/u/kbLsn6aJ7H

II. CALL TO ORDER

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

B. **PLEDGE OF ALLEGIANCE**

III. PUBLIC COMMENT

Comment from the audience on any proposal for action by the Commission. If the comment is related to an action subsequently listed here as a public hearing, the comment should be provided at the time of the public hearing.

IV. APPROVAL OF MINUTES

A. September 17, 2024 Minutes from the Planning Commission Meeting

V. PUBLIC HEARINGS

A. Proposed Amendments to Title 18 (Teague)

Planning Commission deliberation and action on the proposed changes to Title 18 Zoning, and Title 17 to implement the Periodic Comprehensive Plan Update.

B. Annual Amendments (Clark)

Staff to present annual amendments to the Comprehensive Plan. Planning Commission deliberation and action on the annual amendments.

VI. **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:
September 17, 2024 Minutes from the Planning Commission Meeting

Date:
October 10, 2024

Department:
Community Development

Attachments:
September 17, 2024 Draft Minutes

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

Administrative Recommendation:

Background for Motion:

Background Summary:

Reviewed by Council Committees:

Councilmember:

Staff: Teague

Meeting Date: October 23, 2024

Item Number:

Planning Commission Meeting
September 17, 2024 - 6:30 PM
City Hall Council Chambers
MINUTES

I. PUBLIC PARTICIPATION

A. Public Participation Information

The City of Auburn Planning Commission Meeting was held in person and virtually.

II. CALL TO ORDER

Chair Judi Roland called the meeting to order at 6:33 p.m. in the Council Chambers of Auburn City Hall, 25 West Main Street.

A. ROLL CALL/ESTABLISHMENT OF QUORUM

Commissioners present: Chair Judi Roland, Vice Chair Phillip Stephens, Julie Berry, Kent Sprague, Aaron VanderPol, and Lynn Walters. Commissioner William Stewart was excused.

Staff members present: Planning Services Manager Alexandria Teague, Parks Planning and Development Manger Thaniel Gouk, Sewer Utility Engineer Bob Elwell, Utilities Engineering Manager Ryan Vondrak, City Clerk Shawn Campbell, and Acting Deputy City Clerk Gerri Blackwell. City Attorney Jason Whalen attended the meeting virtually via Zoom.

B. PLEDGE OF ALLEGIANCE

Chair Roland led those in attendance in the Pledge of Allegiance.

III. PUBLIC COMMENT

There was no public comment.

IV. APPROVAL OF MINUTES

A. July 16, 2024 Minutes from the Planning Commission Meeting

Commissioner Sprague moved and Commissioner VanderPol seconded to approve the July 16, 2024 Planning Commission Meeting Minutes.

MOTION CARRIED UNANIMOUSLY. 6-0

V. INTRODUCTION

A. Presentation Overview (Teague)

Brief overview of upcoming Element Presentations and Public Hearing schedule.

Manager Teague provided the Commission a brief overview of the agenda items, including the Sewer Systems Plan, and the Parks, Recreation and Open Space Plan (PROS) meeting presentations. She discussed Senate Bill (SB) 5290 Code Update, upcoming Public Hearing date for Title 14 (October 8, 2024), and follow up discussion date (October 8, 2024) of the Middle Housing Code Update. She informed the commission that on October 23, 2024, there will be a Middle Housing Code Public Hearing and action on Package 2, a Public Hearing on the Annual Amendment School Capital Facilities Plan, and a Public Hearing on the Middle Housing Code.

VI. OTHER BUSINESS

A. **Sewer Systems Plan (Elwell)**

Planning Commission deliberation and action on the proposed changes to the Sewer System Plan, which is incorporated by reference in the Utilities Element.

Engineer Elwell presented the Sewer Systems Plan development progress and milestones. He discussed the comments provided by the Department of Ecology (DOE), King County, and reviewed the approval process involving the Planning Commission, City Council, and Washington State.

The Commissioners discussed unsewered/septic areas, and Agency comments.

Vice Chair Stephens moved and Commissioner VanderPol seconded to accept the changes into the Utilities Element.

MOTION CARRIED UNANIMOUSLY. 6-0

B. **Parks and Recreation PROS Plan (Gouk)**

Staff presentation to the PROS Plan.

Manager Gouk presented the 2024 PROS Plan. He stated the PROS Plan has been presented to the Park Board and their recommendation is to bring it forward to the Planning Commission. He discussed public outreach, possible State and Federal grants and their requirements, PROS Plan core changes, pickleball popularity, inclusive playgrounds, Levels of Service (LOS) based on population growth, Goals & Policies, the Capital Improvement Program, and Park Impact Fees to Auburn and nearby cities.

Manager Teague advised the Public Hearing on the PROS Plan will be on October 8, 2024.

Commissioners discussed public comments about Parks and their needs,

growth rate percentages, inclusivity and demographics, park benches, Cedar Lanes Park improvements, smaller park options, and construction funding.

VII. COMMUNITY DEVELOPMENT REPORT

Manager Teague provided an update on the Auburn Avenue Theater demolition.

The Commissioners discussed the marquee sign, saving bricks from the Theater, the projected timeline for roadwork at R street near Kersey, potential new middle school locations, Sound Transit parking lot construction near City Hall, and the agenda for the October 8, 2024 and October 23, 2024 Planning Commission meetings.

VIII. ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 7:30 p.m.

APPROVED this 23rd day of October, 2024.

_____ _____

JUDI ROLAND, CHAIR Gerri Blackwell, Acting Deputy City Clerk

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AGENDA BILL APPROVAL FORM

Agenda Subject:
Proposed Amendments to Title 18 (Teague)

Date:
October 10, 2024

Department:
Community Development

Attachments:
Staff Report
Exhibit 1 - Title 18 Text Amendment (strikeout-underline version)
Exhibit 2 - Title 14 and 17 Text Amendment (strikeout-underline version)
Exhibit 3 - Title 18 Text Amendment (clean version)
Exhibit 4 - Title 14 and 17 Text Amendment (clean version)
Presentation

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

Administrative Recommendation:

Planning Commission to deliberate and take action to recommend to City Council approval of the text amendment (code update) related to the 2024 Periodic Comprehensive Plan Update; specifically chapters 14.22 Comprehensive Plan, 17.01 User Guide, 17.04 Definitions, 17.12 Final Subdivisions, 17.14 Improvement Requirements – Subdivisions, 17.27 (New) Unit Lot Subdivisions, 18.02 General Provisions, 18.04 Definitions, 18.07 Residential Zones, 18.09 R-MHC Manufactured/Mobile Home Community Zone, 18.21 Overlays, 18.23 Commercial And Industrial Zones, 18.25 (New) Middle Development Standards, 18.29 Duc Downtown Urban Center District, 18.31 Supplemental Development Standards, 18.32 (New) Accessory Dwelling Units, 18.35 Special Purpose Zones, 18.49 Flexible Development Alternatives, 18.50 Landscaping and Screening, 18.52 Off-Street Parking and Loading, 18.55 Outdoor Lighting, 18.56 Signs, and 18.57 Standards for Specific Land Uses.

Background for Motion:

Background Summary:

See attached Planning Commission Staff Report.

Reviewed by Council Committees:

Councilmember:

Staff: Alexandria Teague

Meeting Date: October 23, 2024

Item Number: PH.1

PLANNING COMMISSION STAFF REPORT

TO:	Judi Roland, Chair, Planning Commission Planning Commission Members
FROM:	Alexandria D. Teague, Planning Services Manager Department of Community Development
DATE:	October 10, 2024
AGENDA SUBJECT:	City File No. ZOA24-0002 – Text Amendment Related to 2024 Periodic Comprehensive Plan Update (Titles 14, 17, and 18)

PROPOSAL: Text amendment (zoning code update) to implement the goals, policies, and strategies identified in the draft Periodic Comprehensive Plan Elements.

FINDINGS OF FACT:

Background Summary:

1. Each city and county in Washington state is required to conduct a periodic update of its comprehensive plan and development regulations per RCW 36.70A.130 (The Growth Management Act or GMA).

2. RCW 36.70A.70 describes required and optional Elements of the Comprehensive Plan. The Plan shall be an internally consistent document, and all elements shall be consistent with a future land use map.

3. RCW 36.70A.140 indicates that a comprehensive plan shall be adopted and amended with public participation. Auburn City Code (ACC) 14.22.030 required early and continuous public participation in the comprehensive plan process.

4. Auburn City Code (ACC) 14.22.010 provides a description of the purpose of the comprehensive plan. The city of Auburn comprehensive plan establishes the principles, goals, objectives and policies guiding future development of the city in compliance with Chapter 36.70A RCW, the Washington State Growth Management Act. The purpose of this chapter is to establish procedures and review criteria for amending the comprehensive plan and to provide provisions for public participation in the planning process.

5. Per ACC 18.68.030(B) A “Zoning Text Amendment” is an application to change the text of ACC Title 18. This type of application or initiation shall be processed as a legislative nonproject decision, consistent with ACC 14.03.060. Public notice shall be provided consistent with ACC Title 14.

6. Staff has proposed text changes to several chapters of Auburn’s city code to implement the goals, policies, and strategies identified in the draft Periodic Comprehensive Plan Elements.

7. Most of the text changes are related to the Land Use Element and Housing Element and are required to comply with new state law and are necessary to implement concepts such as middle housing, accessory dwelling units, and unit lot subdivisions.

8. The substantial text changes are included in the following chapters of City Code: 18.02 General Provisions, 18.04 Definitions, 18.07 Residential Zones, 18.23 Commercial and Industrial Zones, 18.25 (New) Middle Development Standards, 18.29 DUC Downtown Urban Center District, 18.32 (New) Accessory Dwelling Units, 18.50 Landscaping and Screening, 18.52 Off-Street Parking and Loading, 17.04 Definitions, and 17.27 (New) Unit Lot Subdivisions.

9. The proposed text amendment (zoning code update) has been discussed with the Planning Commission previously at a regular meeting on October 8th, 2024. At the October 8th meeting staff introduced the text amendment to the Planning Commission.

Procedural Steps:

10. Pursuant to Revised Code of Washington (RCW) 36.70A, the text amendment was transmitted to the Washington State Department of Commerce on September 23, 2024. The 60-day notice period ends November 11, 2024.

11. The City issued a Notice of Availability for the 2024 Periodic Comprehensive Plan Draft Environmental Impact Statement (DEIS) for a 30-day public comment period (WAC 197-11-455) on May 20, 2024 (City File No. SEP24-0004).

12. Agencies, affected tribes, and members of the public were invited to comment on the proposed contents of the DEIS. Comments were accepted from through 5 p.m. 5:00 PM PST on June 19, 2024.

13. ACC 14.22.100 outlines the public hearing requirements by planning commission. Amendments to the Periodic Comprehensive Plan generally comply with “area-wide” requirements.
    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."

14. A Notice of Public Hearing (NOH) was issued on October 12, 2024. Pursuant to ACC 14.22.100, the following methods of noticing for the Planning Commission public hearing were conducted:
    a. The NOH was published in the Seattle Times on October 12, 2021.
    b. The NOH was posted in two general public locations (City Hall and City Annex).
    c. The NOH was posted on City's Public Land Use Notice webpage.

STAFF RECOMMENDATION: Planning Commission to deliberate and take action to recommend to City Council approval of the text amendment (code update) related to the 2024 Periodic Comprehensive Plan Update; specifically chapters 14.22 Comprehensive Plan, 17.01 User Guide, 17.04 Definitions, 17.12 Final Subdivisions, 17.14 Improvement Requirements – Subdivisions, 17.27 (New) Unit Lot Subdivisions, 18.02 General Provisions, 18.04 Definitions, 18.07 Residential Zones, 18.09 R-MHC Manufactured/Mobile Home Community Zone, 18.21 Overlays, 18.23 Commercial And Industrial Zones, 18.25 (New) Middle Development Standards, 18.29 Duc Downtown Urban Center District, 18.31 Supplemental Development Standards, 18.32 (New) Accessory Dwelling Units, 18.35 Special Purpose Zones, 18.49 Flexible Development Alternatives, 18.50 Landscaping and Screening, 18.52 Off-Street Parking and Loading, 18.55 Outdoor Lighting, 18.56 Signs, and 18.57 Standards for Specific Land Uses.

EXHIBITS:
Exhibit 1 – Title 18 Text Amendment (strikeout-underline version)
Exhibit 2 – Title 14 and 17 Text Amendment (strikeout-underline version)
Exhibit 3 – Title 18 Text Amendment (clean version)
Exhibit 4 – Title 14 and 17 Text Amendment (clean version)

Chapter 18.02
GENERAL PROVISIONS

Sections:

18.02.010 Short title.
18.02.020 Authority to adopt code.
18.02.030 Purpose.
18.02.040 Applicability.
18.02.050 Minimum requirements.
18.02.060 Rules for administrative interpretations.
18.02.065 Methods of calculating density.
18.02.067 Units allowed per lot.
18.02.070 Establishment of zones.
18.02.080 Zoning map.
18.02.090 Zone boundary interpretation.
18.02.100 Zoning for annexed land.
18.02.110 Zoning for property influenced by Auburn Municipal Airport.
18.02.120 Permitted land uses established.
18.02.130 Neighborhood review meeting.

18.02.010 Short title.

This title shall be known as “the comprehensive zoning ordinance” of the city, which shall constitute Title 18 of the Auburn City Code and shall hereafter be referred to as “this title.” (Ord. 6245 § 2, 2009; Ord. 5026 § 1, 1997; Ord. 4229 § 2, 1987.)

18.02.020 Authority to adopt code.

A. The city of Auburn comprehensive zoning ordinance is adopted by city of Auburn ordinance, pursuant to Article XI, Section 11 of the Washington State Constitution, the State Growth Management Act, RCW Title 35A, Optional Municipal Code, and Chapter 36.70B RCW. In accordance with ACC 1.04.060.

B. Notwithstanding any provisions otherwise, this title does not permit or allow any action, use or conduct which is in violation of or prohibited by any state or federal laws, regulations or codes. Any action, use or conduct which is prohibited by state or federal law is prohibited hereby. It is provided, however, that the provisions of this subsection B do not apply to any person or persons who has/have a valid, lawful license issued by the state of Washington to produce, process or sell marijuana, marijuana concentrates, usable marijuana and/or marijuana-infused products and is acting in full conformity with the requirements of the state of Washington related to such license pursuant to RCW 69.50.301 through 69.50.369, and WAC 314-55-005 through 314-55-540. In such instances, the state of Washington, not the city, is the permitting and licensing entity. It is provided, however, that this provision does not preclude the city from taking enforcement action in instances where conduct or activity that is licensed or permitted under RCW 69.50.301 through 69.50.369, and WAC 314-55-005 through 314-55-540 occurs within the city of Auburn but is not in compliance with or violates the requirements of such state licensing or permitting. For the purposes of this section only, the provisions of RCW 69.50.325 through 69.50.369, and WAC 314-55-515 through 314-55-535 are hereby adopted by reference and incorporated herein. (Ord. 6525 § 5, 2014; Ord. 6416 § 4, 2012; Ord. 6245 § 2, 2009.)

18.02.030 Purpose.

A. The purpose of this title is to implement the city's comprehensive plan. This title will be used to further the growth and development of the city consistent with the adopted comprehensive plan and its implementing elements. This title will also further the purpose of promoting the health, safety, morals, convenience, comfort, prosperity, and general welfare of the city's population and to prevent and abate public nuisances.

B. The specific zones and regulations set out in this title are designed to:

1. Provide adequate public facilities and services, including utilities, roads, schools, and parks in conjunction with development;

2. Provide housing with essential light, air, privacy, and open space;

3. Facilitate the safe and efficient movement of traffic on the city's streets;

4. Stabilize and enhance property values;

5. Facilitate adequate provisions for doing public and private business and thereby safeguard the community's economic structure upon which the prosperity and welfare of all depends; and

6. Through such achievements, help ensure the safety and security of home life, foster good citizenship, and create and preserve a more healthful, serviceable and attractive municipality and environment in which to live.

C. To most effectively accomplish these purposes, this title divides the city into zones wherein the location, height and use of buildings, the use of land, the size of setback areas and other open space, and the provision of off-street parking and loading are regulated and restricted in accordance with the comprehensive plan for the city. These zones and regulations are deemed necessary and are made with reasonable consideration, among other things, as to the character of each zone and its particular suitability for specific uses, the need for such uses, the common rights and interests of all within the zone as well as those of the general public, and with the view of conserving and encouraging the most appropriate use of land throughout the city and to prevent and abate public nuisances. (Ord. 6245 § 2, 2009; Ord. 5026 § 1, 1997; Ord. 4773 § 1, 1995; Ord. 4229 § 2, 1987. Formerly 18.02.020.)

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, Land Adjustments and Divisions.

E. This title is not intended to regulate the public ways as defined in ACC 20.02.020. (Ord. 6799 § 3 (Exh. C), 2020; Ord. 6245 § 2, 2009; Ord. 5026 § 1, 1997; Ord. 4773 § 1, 1995; Ord. 4229 § 2, 1987. Formerly 18.02.030.)

18.02.050 Minimum requirements.

A. In interpretation and application, the requirements set forth in this title shall be considered the minimum requirements necessary to accomplish the purpose of this title.

B. It is not the intent of this title to interfere with, abrogate or annul any easements, covenants or other agreements between private parties. However, where this title imposes a greater restriction upon the use of land and/or buildings or in general requires higher standards than other ordinances, rules, or private agreements, the provisions of this title shall govern. (Ord. 6245 § 2, 2009.)

18.02.060 Rules for administrative interpretations.

A. The planning director shall be authorized to interpret the meaning of words, phrases and sentences which relate to the determining of uses permitted in the various zones, approval or disapproval of development plans, or other related zoning actions. Any interpretations regarding implementation of this title shall be made in accordance with the intent or purpose statement of the specific regulation and the comprehensive plan. Life, safety and public health regulations are assumed to prevail over all other regulations.

B. The planning director may authorize uses in a zone other than those which are listed, if the planning director determines the use is consistent with the intent of the zone and is of the same general character of the uses permitted within the zone. Further guidance on administrative interpretations of land uses can be found in ACC 18.02.120.

C. Administrative interpretations may be appealed to the hearing examiner as prescribed in Chapter 18.70 ACC.

D. Administrative interpretations made by the planning director shall be documented, made available for public review, and docketed for inclusion to this title, when consistent with the title format and level of detail required. The city shall incorporate administrative interpretations

upon approval of the legislative authority. (Ord. 6245 § 2, 2009; Ord. 5026 § 1, 1997; Ord. 4229 § 2, 1987. Formerly 18.02.040.)

18.02.065 Methods of calculating density.

For subdivision purposes, ~~T~~the ~~permitted number~~permitted number of dwelling units or lots shall be determined as follows:

A. Gross Site Area. The gross site area shall be used to calculate both the minimum and maximum number of allowed dwelling units or lots.

1. When calculations result in a fraction, the fraction shall be rounded to the nearest whole number as follows:

a. Fractions of one-half or above shall be rounded up; and

b. Fractions below one-half shall be rounded down.

~~2. Calculating Base Density. Base density is calculated by multiplying the gross site area by the upper limit of units or lots allowed within the zone. For example, in the R-5 zone, where the density range allows up to five dwelling units per acre:~~

~~4.3 acres gross site area x 5 units per acre = 21.5 (rounded up to 22)~~

~~3~~2. Calculating Minimum Density. Minimum density is calculated by multiplying the gross site area by the minimum units or lots per acre ~~lower limit of units or lots~~ allowed within the zone. For example, in the R-~~2~~5 zone, 7 units or lots per acre are allowed: ~~where the density range allows as few as four dwelling units per acre:~~

4.3 acres gross site area x ~~4~~ 7 units per acre = ~~17.2~~30.1 (rounded down to 30~~17~~)

~~4~~3. Each lot shall meet the requirements established in Chapter 18.07 ACC for lot area, dimensions, setbacks, and other development standards.

~~5~~4. Where a proposed area for subdivision cannot meet the minimum density due to encumbrance by critical areas, critical area buffers, or other similar types of features that preclude development, the applicant may seek to deviate from the minimum density which will be reviewed as an administrative decision as part of the subdivision application. If the

applicant seeks a variance from the development standards in Chapter 18.07 ACC the variance shall be processed utilizing the provisions of ACC 18.70.010. Alterations of a critical area or its buffer shall be processed in accordance with Chapter 16.10 ACC. Compliance with the density requirements of the underlying zone shall not be used as justification for alteration of a critical area.

B. The minimum density requirements shall not apply to short plats that are processed under Chapter 17.09 ACC.

C. Bonus density, where applicable, shall be computed by adding the bonus units authorized by Chapter 18.25 ~~or 18.49~~ ACC to the base units computed under this section. (Ord. 6661 § 1, 2018; Ord. 6245 § 2, 2009.)

18.02.067 Units allowed per lot.

A. *Applicability.* The standards in this section apply to all residential uses in residential and mixed-use zones.

B. *Units.* For the purposes of this section, "units" refer to dwelling units, including accessory dwelling units (ADUs).

C. *Base units allowed per lot.* All lots in residential zones greater than 1,000 sf in area may be developed with up to the number of units shown in 18.07.030(D)(1) when in compliance with all other relevant standards of this chapter and ACC 18.25. Example: If 4 units are the base units on a given lot, and a fourplex has been developed, no ADUs may be added.

D. *Middle Housing Base units per lot allowed with transit or affordability bonus. Unit bonuses specific to middle housing are required to comply with RCW 36.70A.635.*

1. All lots in residential zones may be developed with up to the number of middle housing units shown in 18.07.030(D)(2) under the following conditions:

a. The lot is within one-quarter mile of a major transit stop (as defined in ACC 18.04.597), or

b. At least two units on the lot are affordable housing meeting the requirements of subsections (D)(2) through (D)(6) below.

Note: Bonus units for (a) and (b) above are not cumulative. Single-unit detached housing lots are not eligible for bonuses and are not allowed as a component of the bonus development. ~~.~~

2. To qualify for additional units under the affordable housing provisions, applicant shall commit to renting or selling the required number of units as affordable housing.

3. Dwelling units that qualify as affordable housing shall have costs, including utilities other than telephone, that do not exceed 30 percent of the monthly income of a household whose income does not exceed the following percentages of median household income adjusted for household size, for the county where the household is located, as reported by the United States Department of Housing and Urban Development:

a. Rental housing: 60 percent.

b. Owner-occupied housing: 80 percent.

4. The units shall be maintained as affordable for a term of at least 50 years, and the property shall satisfy that commitment and all required affordability and income eligibility conditions.

5. The applicant shall record a covenant or deed restriction that ensures the continuing rental or ownership of units subject to these affordability requirements consistent with the conditions in chapter 84.14 RCW for a period of no less than 50 years. The covenant or deed restriction must address the following:

a. How affordability will be defined, managed, and controlled under scenarios for both ownership and rental housing. The covenant must commit to renting or selling the required number of units as affordable housing and, for rental units, ensure the continuing rental of units consistent with Chapter 84.14 RCW.

b. Criteria and policies to maintain public benefit if the property is converted to a use other than that which continues to provide for permanently affordable housing.

6. The units dedicated as affordable housing shall:

a. Be provided in a range of sizes comparable to other units in the development.

b. The number of bedrooms in affordable units shall be in the same proportion as the number of bedrooms in units within the entire development.

c. Generally, be distributed throughout the development and have substantially the same functionality as the other units in the development.

E. *Lot area per unit above base allowance.* Additional units beyond what is allowed under 18.25.040(A) are allowed based on lot area above the minimum lot size threshold. One additional unit is allowed above the base for each interval of the value shown in 18.07.030(D)(3) up to the maximum number of units per lot (18.07.030)(D)(4), except for courtyard housing. For

example: a lot with an area of 5,650 sf in the R-2 zone may have one additional unit above the base of four because it is 1,250 ft larger than the minimum lot size.

F. *Maximum units per lot.*

1. Except for courtyard housing, the total number of units shall not exceed the value listed in 18.07.030)(D)(4).

2. The maximum number of units for courtyard housing is two times the number of units listed in 18.07.030)(D)(4).

18.02.070 Establishment of zones.

A. The city is divided into the following classes of zones:

1. RC, residential conservancy zone (one dwelling unit per four acres);

2. R-1, residential one unit per acre zone ~~(one dwelling unit per acre);~~

3. R-~~5~~2, residential low zone ~~(five dwelling units per acre);~~

~~4. R-7, residential zone (seven dwelling units per acre);~~

~~4~~5. R-~~3~~10, residential moderate zone ~~(10 dwelling units per acre);~~

~~6. R-16, residential zone (16 dwelling units per acre);~~

~~5~~7. R-~~4~~20, residential high zone ~~(20 dwelling units per acre);~~

~~6~~8. R-MHC, manufactured/mobile home community zone;

~~7~~9. R~~O~~F, residential flex~~office~~ zone~~, and RO-H, residential office-hospital zone;~~

8. R-NM, residential neighborhood mixed-use zone

~~10. C-N, neighborhood shopping zone;~~

~~9~~11. C-1, light commercial zone;

~~12. C-2, central business zone;~~

13~~3~~0. C-~~3~~2, heavy commercial zone;

~~14. C-4, mixed-use commercial zone;~~

11~~5~~. M-1, light industrial zone;

12~~6~~. M-2, heavy industrial zone;

17~~3~~. LF, airport landing field zone;

18~~4~~. P-1, public use zone;

19~~5~~. UNC, unclassified use zone;

16~~20~~. I, institutional use zone;

17~~21~~. DUC, downtown urban center – 125 district~~zone;~~

18. DUC, downtown urban center - 75 District

19. DUC, downtown urban center - 55 District

20. DUC, neighborhood residential district

21. DUC, health and wellness district

22. DUC, residential-flex district

23. DUC, light commercial district

24. DUC, heavy commercial district

25. DUC, light industrial district

22~~6~~. OS, open space zone.

B. The zones set out in subsection A of this section are established as the designations, locations, and boundaries thereof as set forth and indicated on the zoning map.

C. The intent statement for each zone set forth in this title shall be used to guide the application of the zones to all lands in the city of Auburn. The intent statements shall guide

interpretation and application of land use regulations within the zones, and any change to the range of allowed uses within each zone through amendment to this title. (Ord. 6885 § 1 (Exh. A), 2022; Ord. 6677 § 1, 2018; Ord. 6245 § 2, 2009.)

18.02.080 Zoning map.

A. "Zoning map," as used in this title, is that certain map, three copies of which are on file in the office of the city clerk, labeled "Comprehensive Zoning Map of the city of Auburn, Washington," dated June 1, 1987, and adopted by Ordinance No. 4230 and signed by the mayor and city clerk, along with all amendments thereto. The types of zoning map amendments are listed in ACC 18.68.030(A).

B. Current copies of the zoning map are available for examination and/or purchase at the community development department. The zoning map is adopted and made a part of the comprehensive zoning ordinance, with the most current amended copy serving as the official zoning map. (Ord. 6779 § 2, 2020; Ord. 6287 § 2, 2010; Ord. 6245 § 2, 2009.)

18.02.090 Zone boundary interpretation.

Where uncertainty exists as to the boundaries of zones as shown on the official zoning map, the following rules shall apply:

A. Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be construed to follow such lines;

B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;

C. Boundaries indicated as approximately following city limits shall be construed as following city limits;

D. Boundaries indicated as following railroad lines shall be construed as to be midway between the main tracks;

E. Boundaries indicated as parallel to or extensions of features indicated in subsections A through D of this section shall be so construed. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map;

F. Where physical or cultural features existing on the ground are at a variance with those shown on the official zoning map, or in other circumstances not covered by subsections A through E of this section, the planning director shall interpret the zone boundaries;

G. When the city vacates a street or alley, the vacated property will be zoned consistent with the adjacent property it is being vacated to. (Ord. 6245 § 2, 2009.)

18.02.100 Zoning for annexed land.

Prior to any parcel of land being annexed to the city, the property may be zoned consistent with the rezone requirements of this title and the comprehensive plan may be amended if necessary.

Application for the rezone and any necessary amendment may be done simultaneously with the request for annexation.

For property that is not assigned a zone classification by the city of Auburn at annexation, the property shall assume the UNC unclassified use designation upon annexation.

In such case, the planning director shall initiate an application to rezone from the UNC unclassified use designation to a zone compatible with the comprehensive plan within six months of the date of annexation. (Ord. 6245 § 2, 2009; Ord. 5354 § 2, 2000; Ord. 5026 § 1, 1997; Ord. 4229 § 2, 1987. Formerly 18.02.050.)

18.02.110 Zoning for property influenced by Auburn Municipal Airport.

Refer to Chapter 18.38 ACC to determine if property will be required to comply with additional regulations that are associated with the airport. (Ord. 6245 § 2, 2009; Ord. 5026 § 1, 1997. Formerly 18.02.060.)

18.02.120 Permitted land uses established.

A. Categories of Uses Established. Chapters 18.07 through 18.44 ACC establish permitted, administrative, conditional, and prohibited uses, by zone, for all properties within the Auburn city limits. All principal uses in a given zone are one of four types:

1. Permitted use (see ACC 18.04.696);
2. Administrative use (see ACC 18.04.025);
3. Conditional use (see ACC 18.04.260);
4. Prohibited use (see ACC 18.04.752).

Uses which are incidental and customary to a principal use may be considered an accessory use as defined in ACC 18.04.020.

Uses not specifically identified as principal uses or determined to be an accessory use shall be classified utilizing the procedures outlined in subsection (C)(6) of this section.

B. Zoning Use Tables Established for Residential Zones. The zone use tables in ACC 18.07.020 and 18.09.020 establish whether a specific use is permitted in a zone and whether the use is allowed as a permitted, administrative, conditional, or prohibited use. The zone is located on the horizontal row and the specific use is located on the vertical column of these tables.

C. Interpretation of Zone Use Tables.

1. *Legend.* The following letters have the following meanings when they appear in the box at the intersection of the column and the row on the zone use tables:

Symbol	Description
P	Permitted Use
A	Administrative Use
C	Conditional Use

Symbol	Description
X	Prohibited Use

2. *Other Requirements Applicable.* The above uses are subject to the other application requirements, citywide property development standards, and applicable overlay district regulations specified in the zoning code, the project review procedures specified in ACC Title 14, the building and construction standards of ACC Title 15, the environmental review procedures and regulations specified in ACC Title 16, and the regulations for the division of land in ACC Title 17.

3. *Additional Use-Related Conditions.* If a number also appears at the intersection of the column and the row, the use is also subject to the additional requirements as listed in the corresponding endnote immediately following the use table in the specified code chapter. All applicable requirements shall govern a use whether specifically identified in the zone chapter or not.

4. Accessory Use Interpretation. The planning director or designee may determine if a use that is not specifically described as accessory is permitted as an accessory to a principal use in a zone. Upon inquiry by an applicant, an administrative interpretation shall be made by the planning director or designee to determine if a proposed use is allowed as an accessory use within the zone utilizing the purpose and intent of the zone, comprehensive plan policy guidance, and the definition of accessory use contained in Chapter 18.04 ACC.

5. *Prohibited Uses.* If an "X" appears in the box at the intersection of the column and the row, the use is prohibited in that zone. Similarly, if a use is listed in one zone use table but not another zone use table, it shall be considered prohibited in the zone use table in which it is not listed. For example, a use listed in the industrial zone use table of Chapter 18.16 ACC, but not listed in the residential zone use table of Chapter 18.07 ACC, shall be considered prohibited in the residential zones listed in Chapter 18.07 ACC even though the land use does not appear with an "X" in the use table.

6. *Unclassified Uses.* Upon inquiry by an applicant, an administrative interpretation shall be made by the planning director or designee to determine if a proposed use not specifically listed in any zone use table is allowed within a specific zone utilizing the criteria in this subsection. Should an interpretation be made that a proposed, unlisted use not be allowed

in a specific zone, the planning director or designee shall indicate which zones, if any, do permit the use.

a. Criteria for Unclassified Uses. In order to make a determination that an unclassified use is permitted, administratively permitted, conditionally permitted, or accessory, the planning director or designee must find that the use is:

i. In keeping with the intent of the zone, and consistent with Auburn comprehensive plan policies; and

ii. Similar in nature to, and no more intense than, specifically listed permitted, conditional or accessory uses; and

iii. Consistent with subsection (C)(4) of this section, if determined to be permissible as an accessory use. (Ord. 6269 § 1, 2009; Ord. 6245 § 2, 2009.)

18.02.130 Neighborhood review meeting.

A. *Purpose.* The purpose of the neighborhood review meeting is for a developer/applicant of a proposed project to hold a meeting with surrounding and adjacent neighboring residents, property owners, homeowners' associations, residents and businesses (hereinafter collectively referred to as "neighbors") prior to submitting an application to the city. The neighbors would have an early opportunity to become familiar with either a residential subdivision, multifamily or mixed development proposal of a certain size and scale early in the development review process and to identify any associated issues. The neighborhood review meeting is intended to assist in producing applications that are responsive to neighborhood concerns, and to reduce the likelihood of delays and appeals. The city expects an applicant to take into consideration the reasonable concerns and recommendations of the neighbors and other interested persons when preparing an application.

B. *Applicability.* A neighborhood review meeting shall be required for the following types of new land use application in any applicable zoning district within the city:

1. A residential subdivision project comprising 40 or more lots or units; or

2. A multifamily residential project comprising 40 or more units; or

3. A mixed-use development project comprising 40 or more units.

C. *Time Frames.*

1. Prior to submittal of an application, an applicant shall provide an opportunity to meet with neighboring residents, property owners, homeowners' associations, residents and businesses (hereinafter collectively referred to as "neighbors") within the city-specified notice radius to review the proposal.

2. The applicant shall not be required to hold more than one neighborhood review meeting.

D. *Procedures.*

1. The applicant shall select the meeting time and place. The starting time selected shall be limited to a weekday evening after 6:00 p.m. or a weekend at any reasonable time and shall not occur on a federally recognized holiday. The meeting shall be held at a location open to the public and in compliance with the Americans with Disabilities Act. The public meeting shall be held within the Auburn city limits, at a location no further than two miles from the project site, unless an alternate meeting location is approved by the planning director. A sign at least 22 inches by 28 inches in size with minimum two-inch lettering shall be placed at the main entrance of the building where the meeting will take place at least one hour prior to the meeting. Such sign will announce the meeting purpose, that the meeting is open to the public and that interested persons are invited to attend. This sign shall be removed upon conclusion of the meeting by the applicant.

2. The applicant shall send by regular mail a written notice announcing the neighborhood review meeting to the director of the city of Auburn planning and development department and property owners within 300 feet of the property(ies) involved in the development review application. The notice shall include the date, time and location of the meeting and briefly discuss the nature and location of the proposal. The notice shall be mailed not less than 20 calendar days prior to the meeting date. The mailing list shall be obtained by the applicant and based on the most recent property tax assessment rolls of the King County department of assessments or the Pierce County assessor-treasurer's office, whichever is applicable.

3. Not less than 20 calendar days prior to the neighborhood review meeting, the applicant shall post a notice on the property which is the subject of the proposed application. The notice shall be posted at the property in a visible and accessible location. The notice shall state that the site may be subject to a proposed development and shall set forth the name of the applicant and a telephone number where the applicant or applicant's contact person can be reached for additional information. The site shall remain posted until the conclusion of the neighborhood review meeting. The city will not be responsible for posting of any signs.

4. The sign at the building entrance under subsection (D)(1) of this section, the notices sent by mail under subsection (D)(2) of this section and the site posting under subsection (D)(3) of this section shall each contain the following statement:

> The intent of this meeting is to facilitate an early informal discussion between the project developer and the neighbors regarding the project. While required by the City of Auburn, this meeting is not conducted by the City of Auburn and is in addition to any future hearings or public comment opportunities available under city development review processes.

5. At the neighborhood review meeting, the applicant shall describe the proposed application to persons in attendance. The attendees may identify any issues that they believe should be addressed in the application and recommend that those issues be submitted for city consideration and analysis.

6. The applicant shall prepare and make available the following materials for review and discussion at the public meeting:

a. Total number of dwelling units/lots expected to be built;

b. Conceptual site plan/plat layout showing buildings, road layout, landscape, parking, topography and open space areas, and adjacent properties; and

c. Aerial photograph showing the subject property and adjacent properties.

7. At the neighborhood review meeting, a sign-in sheet shall be distributed to all meeting attendees that specifies the date, time and location of the neighborhood review meeting

and asks for the name, address, phone number and electronic mail address of each meeting attendee.

8. At the neighborhood review meeting, the applicant shall take notes of the discussion on the proposed application for eventual submittal to the city.

E. *Submittal Requirements.* The applicant shall submit the following information with the submittal of a development application:

1. A copy of the notice provided to surrounding property owners within 300 feet of the proposed development site.

2. A copy of the mailing list used to send out meeting notices.

3. A written statement containing the information posted on the property.

4. An affidavit of mailing and posting notices.

5. A copy of the meeting sign-in sheet.

6. Copies of written materials and eight-and-one-half-inch by 11-inch size plans presented at the neighborhood review meeting.

7. Notes of the meeting including a summary of oral and written comments received.

8. If responses to the meeting notice were not received by the applicant and no one attended the neighborhood review meeting or persons in attendance made no comments, the applicant shall submit evidence as indicated above, with the notes reflecting the absence of comment, attendance, or both.

F. *Notice.*

1. All property owners who receive notice of the neighborhood review meeting shall be eligible to receive a copy of the written city decision for the development proposal.

2. All neighbors receiving notice of or attending the neighborhood review meeting shall be eligible to receive a copy of the written city decision for the development proposal through a request made to the city.

G. *Consideration.* The city shall consider as part of the development review process the concerns and issues raised by the neighbors and applicant at the neighborhood review

meeting, including any agreed-upon solutions or resolutions to outstanding issues or areas of contention. The city, however, shall not be bound in its decision-making by any agreements or understandings made between the neighbors and applicants. Nothing in this section shall be construed to delegate design or project review decision-making authority to the participants in the public meeting.

H. *City Involvement.* The neighborhood review meeting is intended to be a developer-neighborhood interaction. City staff are not required to attend and/or participate in neighborhood review meetings. There will be other official opportunities for residents and neighbors to make comment during the development review process that would follow the neighborhood review meeting. The director of the planning and development department or designee shall be notified a minimum of seven calendar days prior to the scheduled date of the neighborhood review meeting. Any city staff attendance at a neighborhood review meeting is for informational purposes only, does not represent the city's position on the merits of the development proposal and does not constitute an approval or denial of an application, now or submitted in the future. (Ord. 6287 § 2, 2010; Ord. 6245 § 2, 2009.)

The Auburn City Code is current through Ordinance 6940, passed April 15, 2024.

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.

City Website: www.auburnwa.gov

Hosted by Code Publishing Company, A General Code Company.

Chapter 18.04
DEFINITIONS

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18.04.010 General definitions.

Except where specifically defined in this chapter, all words used in this title shall carry their customary meanings. Words used in the present tense include the future, and the plural includes the singular, the word "shall" is always mandatory, the word "may" denotes a use of discretion in making a decision, and the words "used" or "occupied" shall be considered as though followed by the words "or intended, arranged or designed to be used or occupied." (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.018 Accessory dwelling unit.

An "accessory dwelling unit" is a self-contained residential unit that is accessory to a ~~single-family home~~single-unit detached housing or middle housing units located on individually owned lots, where the accessory dwelling unit is located on the same lot. An accessory dwelling unit has its own bathroom, kitchen facilities, living and sleeping areas, though it can share other features with the ~~single-family home~~primary unit including the yard, parking, storage or laundry facilities. The accessory dwelling unit may be attached or detached to the single-unit detached housing or middle housing unit(s). An accessory dwelling unit excludes accessory residential uses as defined in ACC 18.04.023. (Ord. 6245 § 3, 2009; Ord. 5399 § 1, 2000.)

18.04.019 Accessible electric vehicle charging station.

"Accessible electric vehicle charging station" means an electric vehicle charging station where the battery charging station equipment is located within accessible reach of a barrier-free access aisle (minimum 44-inch width) and the electric vehicle. (Ord. 6365 § 1, 2011.)

18.04.020 Accessory use.

"Accessory use" means a use, a building or structure, part of a building or other structure, which is subordinate to and the use of which is incidental to that of the main building, structure or use on the same lot, including a residential garage. If an accessory building is attached to the main building by a common wall or roof, such accessory building shall be considered a part of the main building. Parking areas will not be considered an accessory use under this definition. See related definitions for "Accessory use, manufactured home community" and "Accessory use, residential." (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.021 Accessory use, manufactured home community.

“Manufactured home community accessory use” is a subordinate use which supports the principal manufactured home community use without displacing it. Manufactured home community accessory uses include but are not limited to recreation facilities, clubhouses, park offices, and utility rooms to serve the residents of the park only. (Ord. 6245 § 3, 2009.)

18.04.022 Adult book and video establishment. *Repealed by Ord. 5835.*

18.04.023 Accessory use, residential.

“Residential accessory use” means a subordinate use which supports the principal residential use without displacing it. The accessory residential use is typically located on the same lot occupied by the principal residential use. Residential accessory uses include residential garage, guest cottage, recreation room, tool shed, swimming pool, noncommercial greenhouse, private stable, barn, pen, coop, or similar structure. This use excludes accessory dwelling units, as defined in ACC 18.04.018, and manufactured home community accessory uses. (Ord. 6245 § 3, 2009.)

18.04.024 Adult entertainment establishment. *Repealed by Ord. 5835.*

18.04.025 Administrative use.

“Administrative use” means a use permitted in a zone only after review and approval by the planning director or designee. Administrative uses are those which typically have some potential for impacts to neighboring properties, but which may be permitted within a zone following review by the city to establish conditions mitigating impacts of the use and to assure compatibility with other uses in the zone. (Ord. 6269 § 27, 2009.)

18.04.027 Adult entertainment. *Repealed by Ord. 5835.*

18.04.030 Adult motion picture theater. *Repealed by Ord. 5835.*

18.04.031 Adult family home.

"Adult family home" means a residential home licensed by the state in which a person or persons provide personal care, special care, room, and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services. Adult family homes are not communal residences. (Ord. 6560 § 1, 2015; Ord. 6245 § 3, 2009.)

18.04.032 Adult uses. *Repealed by Ord. 5835.*

18.04.035 Agricultural enterprise.

"Agricultural enterprise" means a business enterprise which is engaged in, or related to, farming or agricultural production and other businesses and services supporting and promoting agriculture practices and the practice of locally and regionally grown foods. The term shall include the following:

A. "Agritourism" means a business enterprise activity that includes operation of a working farm or any agricultural or horticultural operation that, while not an exclusive function, is open to the public on a seasonal basis for enjoyment, recreation, personal entertainment, or education.

B. "Agricultural entertainment" means any event or activity that allows for recreation, entertainment, education and tourism associated with agricultural activities. (Ord. 6363 § 1, 2011.)

18.04.036 Agricultural store.

"Agricultural store" means a retail food establishment, housed in a permanent structure, whose primary economic activity is the sale of local and regional agricultural products directly to consumers. An agricultural store may also include the sale of sundries, prepackaged food, bottled or canned beverages and freshly prepared food and beverages for consumption on site. (Ord. 6363 § 1, 2011.)

18.04.039 Aircraft operations.

“Aircraft operations” means the movement of aircraft operating in the airport traffic pattern or within sight of the airport. A landing or takeoff is one operation. An aircraft that takes off and then lands creates two aircraft operations. (Ord. 6838 § 1 (Exh. A), 2021.)

18.04.040 Airport, heliport or aircraft landing field.

“Airport,” “heliport,” or “aircraft landing field” means any runway, landing area or other facility whether publicly or privately owned or operated, and which is designed, used or intended to be used either by public carriers or by private aircraft for landing and taking off of aircraft. This definition includes all necessary taxiways, aircraft storage and tie-down areas, hangars and other necessary buildings and open spaces. This definition does not include manufacturing, servicing or testing facilities located in the vicinity of any landing area associated with the manufacturing or testing of commercial or military aircraft or activities associated therewith. (Ord. 6838 § 1 (Exh. A), 2021; Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.050 Airport elevation.

“Airport elevation” means the established elevation of the highest point on the usable landing area. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.060 Airport hazard.

“Airport hazard” means any structure, tree or use of land which obstructs the airspace required for, or is otherwise hazardous to, the flight of aircraft in landing or taking off at the airport. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.070 Airport landing area.

“Airport landing area” means the area of the airport used for the landing, taking off or taxiing of aircraft. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.072 Airport manager.

Airport Manager. See definition in Chapter 12.56 ACC. (Ord. 6838 § 1 (Exh. A), 2021.)

18.04.080 Airport reference point.

"Airport reference point" means the point established as the approximate geographic center of the airport landing area and so designated. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.090 Alley.

"Alley" means a public travel way or other public right-of-way under the jurisdiction and control of the city and not designated for general travel and used primarily as a means of access to the rear of residential and/or business establishments. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.100 Amusement device, mechanical.

"Mechanical amusement device" means any machine which, upon the insertion of a coin, slug, token, plate, disk, monetary bill or credit card, may be operated by the public generally for use as a game, entertainment or amusement, whether or not registering a score. It includes such devices as marble machines, pinball machines, skill ball, mechanical grab machines, video games and all games, operations or transactions similar thereto under whatever name they may be indicated to specify. "Mechanical amusement device" does not include pool tables. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.105 Animal shelter, public.

"Animal shelter, public" means a facility that is used to temporarily house or contain stray, homeless, abandoned or unwanted animals. The facility must be owned, operated, or maintained by one or more of the following: an animal care and control agency; humane society, or society for the prevention of cruelty to animals registered under Chapter 16.52 RCW, or another nonprofit organization devoted to the welfare, protection, and humane treatment of animals, when such society or organization is then under contract with an animal care and control agency. An animal shelter, public may provide supporting services, including medical care. (Ord. 6407 § 2, 2012.)

18.04.1100 Apartment Bbuilding.

"Apartment Building" means:

(a) A building containing seven or more attached dwelling units, including a building containing nonresidential units if the building also contains seven or more attached dwelling units, but excluding the following classes of buildings:

(i) Hotels and motels;
(ii) Dormitories;
(iii) Care facilities;
(iv) Floating homes;
(v) Middle Housing
(vi) A building that contains attached dwelling units that are each located on a single platted lot;
(vi) A building in which all of the dwelling units are held under one ownership and is subject to a recorded irrevocable sale prohibition covenant;
(viii) A building with six or fewer units that is no more than three stories; and
(iv) A building with six or fewer units that is no more than three stories so long as one story is utilized for parking, either above or below ground, or retail space.

18.04.115 Apiary.

"Apiary" ("apiaries") means a place where honey bees (Apis mellifera) are kept; a collection of beehives. "Beekeeping" is included under this definition. (Ord. 6600 § 1, 2016.)

18.04.120 Arcade.

"Arcade" means an entertainment venue featuring primarily video games, simulators, and/or other amusement devices where persons under 21 years of age are not restricted. (Ord. 6642 § 14, 2017; Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.125 Assisted living facility.

"Assisted living facility" means a combination of housing, supportive services, personalized assistance, and health care designed to respond to the individual needs of those who need help with activities of daily living. An establishment with a central or private kitchen, dining, recreational, and other facilities, with separate bedrooms or living quarters, where the emphasis of the facility remains residential. An assisted living facility is not a communal residence. (Ord. 6560 § 2, 2015; Ord. 6245 § 3, 2009; Ord. 6140 § 1, 2007.)

18.04.130 Automobile repair.

“Automobile repair” includes fixing, incidental body or fender work, painting, and upholstering, engine tune-up, adjusting lights, installation/repair of electrical or electronic components, brakes, supplying and installing replacement parts to passenger vehicles and trucks. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.140 Automobile service station. *Repealed by Ord. 6433.*

18.04.150 Automobile wrecking.

“Automobile wrecking” means the dismantling or disassembling of used motor vehicles or trailers, the storage, sale or dumping of dismantled, obsolete, or wrecked vehicles or their parts, and the towing of such vehicles or parts in connection with such activity. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.160 Automobile wrecking yard.

“Automobile wrecking yard” means any premises devoted to automobile wrecking. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.170 Automobile, trailer, equipment sales area.

“Automobile, trailer and equipment sales area” means an open area, other than a street or alley, used for the display, sale or rental of new or used automobiles, trucks, trailers or other equipment. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.171 Battery charging station.

“Battery charging station” means an electrical component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles, which meet or exceed any standards, codes, and regulations set forth by Chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540. (Ord. 6365 § 1, 2011.)

18.04.172 Battery electric vehicle (bev).

“Battery electric vehicle (BEV)” means any vehicle that operates exclusively on electrical energy from an off-board source that is stored in the vehicle’s batteries, and produces zero tailpipe emissions or pollution when stationary or operating. (Ord. 6365 § 1, 2011.)

18.04.173 Battery exchange station.

“Battery exchange station” means a fully automated facility that will enable an electric vehicle with a swappable battery to enter a drive lane and exchange the depleted battery with a fully charged battery through a fully automated process, which meets or exceeds any standards, codes, and regulations set forth by Chapter 19.27 RCW and consistent with rules adopted under RCW 19.27.540. (Ord. 6365 § 1, 2011.)

18.04.175 Bed and breakfast.

“Bed and breakfast” means a residential home maintained by an on-premises owner that provides no more than six guest rooms which are used, rented, or hired out to guests to be occupied for sleeping purposes, and which may also offer communal dining services. (Ord. 6245 § 3, 2009.)

18.04.180 Boardinghouse. *Repealed by Ord. 6477.*

18.04.185 Brew pub. *Repealed by Ord. 6368.*

18.04.190 Building.

“Building” means any structure having a roof supported by columns or walls used or intended to be used for the shelter or enclosure of persons, animals or property of any kind. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.192 Building and landscape materials sales.

“Building and landscape material sales” means a retail or wholesale establishment selling hardware, lumber and other large building materials, plant materials, and other landscaping materials. (Ord. 6433 § 3, 2012.)

18.04.194 Building contractor, heavy.

“Building contractor, heavy” means businesses relating to the heavy construction trades including but not limited to: excavation work, highway and street construction; heavy construction, masonry and concrete work and water well drilling. These types of businesses generally have heavy equipment that may be stored outside. (Ord. 6433 § 4, 2012.)

18.04.195 Building contractor, light.

“Building contractor, light” means businesses relating to the building trades including but not limited to: plumbing, heating, air conditioning; painting, paperhanging and decorating; electrical; carpentry and flooring; roofing and sheet metal. These types of businesses generally do not have heavy equipment or building materials stored outside. (Ord. 6433 § 5, 2012.)

18.04.200 Building height.

“Height of building” means the vertical distance measured from the finished grade to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and to the mean height between eaves and ridge for gable, hip and gambrel roofs. If a structure has none of the above features then the height shall be measured from the finished grade to the highest portion of the structure. See Figure 18.04.200. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

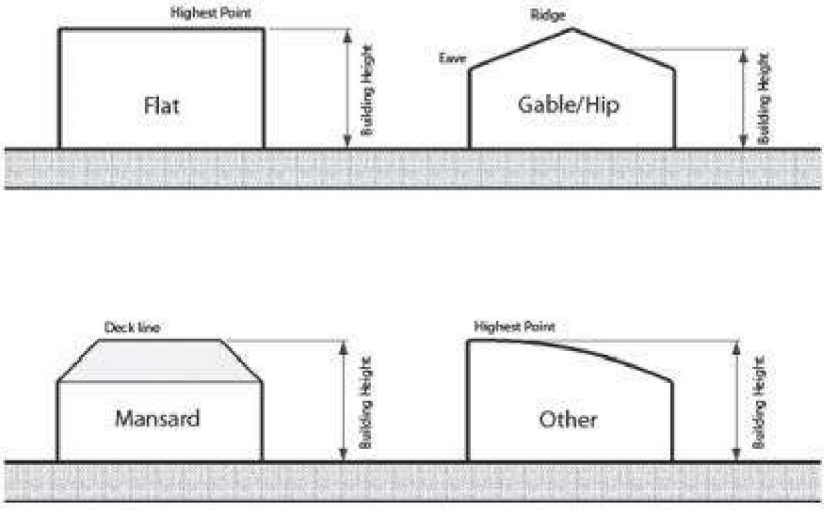


Figure 18.04.200 Building Height

18.04.210 Building, main.

“Main building” means the principal building or buildings on a lot or building site designed or used to accommodate the primary use to which the premises are devoted. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.220 Building official. *Repealed by Ord. 6245.*

18.04.230 Building site.

“Building site” means a parcel of land assigned to a use, to a main building, or to a main building and its accessory buildings, together with all yards and open spaces required by this title. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.235 Built green.

“Built green” means an environmental building program locally administered by the Master Builders Association of King and Snohomish Counties which provides rating systems which quantify environmentally friendly building practices for remodeling and new residential construction. The construction must qualify for a minimum number of points in order to be certified as “built green.” Each building receives a one – to five-star rating based on the builder’s ability to meet the sustainable design standards. (Ord. 6245 § 3, 2009; Ord. 6036 § 5, 2006.)

18.04.235.1 Caretaker apartment.

“Caretaker apartment” means an accessory housing unit that is permitted in association with a commercial or industrial use where no residential dwelling exists, for the express purpose of providing a housing unit for on-site security or operations personnel. (Ord. 6433 § 6, 2012.)

18.04.236 Charging levels.

“Charging levels” means the standardized indicators of electrical force, or voltage, at which an electric vehicle’s battery is recharged. The terms “1,” “2,” and “3” are the most common EV charging levels, and include the following specifications:

A. Level 1 is considered slow charging.

B. Level 2 is considered medium charging.

C. Level 3 is considered fast or rapid charging. (Ord. 6365 § 1, 2011.)

18.04.237 Chicken coop.

"Chicken coop" means a building for housing and weather protection for domestic fowl. The chicken coop is treated as an accessory structure. (Ord. 6600 § 2, 2016.)

18.04.238 Chicken run.

"Chicken run" or "chicken pen" means an area enclosed by fencing or netting which may or may not be connected to a coop within which domestic fowl can move about freely within a limited portion of the property or site. (Ord. 6600 § 3, 2016.)

18.04.240 Commercial use.

"Commercial use" shall mean any activity or use of land which involves the buying, selling, processing or improving of things not produced on the land and having financial gain as the primary aim of the activity or use; whether or not such activity or use be for hire or on account of the buyer, seller, processor, or improver. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.245 Commercial vehicle.

"Commercial vehicle" means semi-truck tractors and/or semi-trailers (over 26,001 pounds gross vehicle weight rating) used in any commercial enterprise. (Ord. 6245 § 3, 2009; Ord. 6019 § 1, 2006.)

18.04.246 Commercial recreation facility, indoor.

"Commercial recreation facility, indoor" means a private for-profit or nonprofit establishment offering recreation or providing entertainment or games of skill to the general public for a fee or charge and wholly enclosed in the building. Typical uses include athletic and health club, pool or billiard hall, indoor swimming pool, bowling alley, skating rink or climbing gyms. (Ord. 6433 § 7, 2012.)

18.04.247 Commercial recreation facility, outdoor.

“Commercial recreation facility, outdoor” means a private for-profit or nonprofit establishment offering recreation or providing entertainment or games of skill to the general public for a fee or charge where any portion of the activity takes place in the open, excluding public parks. Typical uses include: racetracks; miniature golf; skateboard park; swimming and wading, therapeutic facilities; and tennis, handball, basketball courts; batting cages, trampoline facilities. (Ord. 6433 § 8, 2012.)

18.04.248 Community retail establishment.

“Community retail establishment” means stores, shops and businesses either individually or in a shared space setting serving a geographic area of the city that engage in merchandise sales. (Ord. 6433 § 9, 2012.)

18.04.249 Communal residence.

“Communal residence” is a business operated out of a single residential home without an owner occupant residing therein, where the residential home, or portions thereof, is/are rented to more than one individual through separate, unrelated lease or rental agreements. The fact that the individuals rent the residence or a portion thereof through separate, unrelated lease or rental agreements shall be prima facie evidence that the individuals are unrelated and do not meet the definition of “family” per ACC 18.04.360. Adult family homes, foster care homes, group residence facilities, special needs housing, and supportive housing are not communal residences. (Ord. 6560 § 3, 2015; Ord. 6477 § 10, 2013.)

18.04.250 Comprehensive plan.

“Comprehensive plan” means the comprehensive plan for the Auburn planning area, as now constituted, or hereafter amended, or its successor. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.260 Conditional use.

“Conditional use” means a use permitted in a zone only after review and approval by the hearing examiner. Conditional uses are such that they may be compatible only on certain conditions in specific locations in a zone, or if the site is regulated in a certain manner in order to achieve the purposes of this title. (Ord. 6245 § 3, 2009; Ord. 6185 § 1, 2008; Ord. 4229 § 2, 1987.)

18.04.265 Condominium.

“Condominium” means a form of ownership in which individuals purchase and own individual units in a multi-unit complex and jointly own and share financial responsibility for certain common areas. Residential condominiums in ~~Middle Housing and~~ multifamily buildings differ from apartments in that each unit is individually owned, and any land in the project is owned in common by all householders. (Ord. 6245 § 3, 2009.)

18.04.270 Conforming use.

“Conforming use” means an activity the nature and type of which is permitted in the zone in which the property on which it is established is located. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.280 Contract rezone. *Repealed by Ord. 6245.*

18.04.282 Convenience store.

“Convenience store” means a small retail establishment that offers convenience goods for sale, such as prepackaged food items, beverages, tobacco, personal care items, and other household goods and often characterized by 24 hours a day operations. These stores can be part of a fueling station or an independent facility. (Ord. 6433 § 10, 2012.)

18.04.283 Crematorium.

“Crematorium” means a facility for the burning of corpses, human or animal, to ashes either as a principal use or as an accessory use. Crematoriums do not include establishments where incinerators are used to dispose of toxic or hazardous materials, infectious materials or narcotics. (Ord. 6433 § 11, 2012.)

18.04.285 Dangerous waste.

“Dangerous waste” means those solid wastes designated in WAC 173-303-070 through 173-303-103 as dangerous waste. (Ord. 6245 § 3, 2009; Ord. 4294 § 2, 1988.)

18.04.290 Daycare center, nursery school, preschool.

"Daycare center," "nursery school," or "preschool" means any type of group daycare programs, for children or adults, including nursery schools for children under minimum age for education in public schools, parent cooperative nursery schools, playgroups for preschool children, covering afterschool care for school children, and programs which provide organized learning and education experiences, provided such establishments are licensed by the state and conducted in accordance with state requirements. For the purpose of this title the following shall also apply to daycare center, nursery schools or preschools:

A. "Babysitting care" means a dwelling which provides occasional custodial care to children, for periods of less than 24 hours, who do not reside within the residence of the person providing the care. Babysitting care is not necessarily provided in exchange for compensation.

B. "Home based daycare" means a licensed daycare that regularly provides daycare for not more than 12 children or adults in the provider's home in the family living quarters, for periods of less than 24 hours.

C. "Mini daycare center" means a place, other than the home of the provider, which provides regular custodial care for one to 12 children, for periods of less than 24 hours.

D. "Daycare center" means a place, other than the home of the provider, which provides regular custodial care for 12 or more children, for periods of less than 24 hours.

E. "Preschool/nursery school" means a place, other than the home of the provider, which provides regular custodial care and/or organized learning and educational experiences for children. (Ord. 6245 § 3, 2009; Ord. 4705 § 2, 1994; Ord. 4229 § 2, 1987.)

18.04.294 Designated accessible space.

"Designated accessible space" means a required accessible parking space designated for the exclusive use of parking vehicles with a state disabled parking permit, in accordance with WAC 51-50-005, the International Building Code requirements for barrier-free accessibility. (Ord. 6365 § 1, 2011.)

18.04.295 Designated facility zone.

"Designated facility zone" means a zone in which hazardous waste treatment and storage facilities are allowed uses, subject to the state siting criteria designated in Chapter 70.105 RCW. (Ord. 6245 § 3, 2009; Ord. 4294 § 2, 1988.)

18.04.300 Density.

"Density" is a measure of population, housing units, or building area related to land area, and is expressed as a ratio, e.g., units per acre or square feet of lot area per unit ~~one dwelling unit per acre~~. See ACC 18.02.065 for the methodology for calculating density. (Ord. 6661 § 2, 2018; Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

~~18.04.301 Density, base.~~

~~"Base density" refers to the greatest number of dwelling units allowed without application of the bonus density provisions of Chapter 18.25 or 18.49 ACC per land area in a specific zone expressed as a ratio. For example, in a zone with a maximum density of four units per acre, the maximum number of housing units allowed on a one-quarter-acre lot is one unit. (Ord. 6245 § 3, 2009.)~~

18.04.302 Density bonus.

"Density bonus" refers to residential units allowed in excess of the base density of a particular zone. Density bonuses may be granted to residential developers within a certain distance of a high capacity transit stop, inclusion of affordable housing, or in exchange for recognized public benefits pursuant to Chapter 18.02 and Chapter 18.25 ~~or 18.49~~ ACC. (Ord. 6245 § 3, 2009.)

18.04.303 Density, minimum.

"Minimum density" refers to the least number of dwelling units or lots allowed per land area in a specific zone, expressed as a ratio. For example, in a zone with a minimum density of 12 units per acre, development of a two-acre lot would require a minimum of 24 units. (Ord. 6245 § 3, 2009.)

18.04.310 Development standards.

"Development standards" means regulations pertaining to setbacks, landscaping, height, site coverage, signs, building layout, site design and related features of land use. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.318 Dripline.

"Dripline" means an area encircling the base of a tree, the minimum extent of which is delineated by a vertical line extending from the outer limit of a tree's branch tips down to the ground. (Ord. 6387 § 2, 2011.)

18.04.320 District. *Repealed by Ord. 6245.*

18.04.325 Domestic fowl and poultry.

"Domestic fowl and poultry" includes all species of chickens, turkeys, geese, ducks, pigeons or other fowl or poultry of similar size and character. Roosters and peafowl are not included in this definition and are not permitted. (Ord. 6600 § 6, 2016; Ord. 6369 § 5, 2011.)

18.04.330 Dwelling.

"Dwelling" means a building designed exclusively for residential purposes for occupancy by a person, family, or unrelated group with one or more rooms for living and sleeping purposes, containing kitchen facilities and rooms with internal accessibility, including ~~single-family~~single-unit detached housing, middle housing, apartments, ~~two-family, multiple-family dwellings, and townhouse dwelling,~~ and accessory dwelling units,~~s~~ but not including recreational vehicles, or hotels or motel units without kitchens. (Ord. 6565 § 1, 2015; Ord. 6477 § 3, 2013; Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.340 Dwellings, types of.

"Types of dwellings" means:

A. Dwelling, ~~Single-Family~~Single-Unit Detached. "Single-unit detached" dwelling~~family dwelling"~~ means a detached building, not connected to another building, designed exclusively for occupancy by one family or communal residence and containing one dwelling unit that is permanently attached to the ground. A manufactured home may be considered a ~~single-family~~single-unit detached dwelling if sited per ACC 18.31.050. This dwelling-type was previously called "Single Family" and is synonymous with "Single-unit detached housing".

B. Dwelling, ~~Dwelling, Two-Family (Duplex). "Two-family dwelling" or "duplex" means a building designed exclusively for occupancy by two families or communal residence living independently of each other,~~

~~and containing two dwelling units.~~Middle Housing. "Middle Housing" dwellings~~"~~ includes the following housing types:

~~13~~. –"Townhouse" means a detached structure~~buildings~~ that contains three~~wo~~ or more attached ~~single-family~~ dwelling units that extend from foundation to roof and that have a yard or public way on not less than two sides, each with its own front and rear access to the outside.

2. "Duplex" means a detached structure consisting of two individual dwelling units that is in a horizontal or stacked layout, does not have interior openings between dwelling units, and which dwelling units share common walls.

3. "Triplex" means a detached structure consisting of three individual dwelling units that is in a horizontal or stacked layout, does not have interior openings between dwelling units, and which dwelling units share common walls.

4. "Fourplex" means a detached structure consisting of four individual dwelling units that is in a horizontal or stacked layout, does not have interior openings between dwelling units, and which dwelling units share common walls.

5. "Fiveplex" means a detached structure consisting of five individual dwelling units that is in a horizontal or stacked layout, does not have interior openings between dwelling units, and which dwelling units share common walls.

6. "Sixplex" means a detached structure consisting of six individual dwelling units that is in a horizontal or stacked layout, does not have interior openings between dwelling units, and which dwelling units share common walls.

7~~3~~2. "Stacked flat" ~~,~~means dwelling units in a residential building of no more than three stories on a lot in which each floor may be separately rented or owned. Duplexes and triplexes may be arranged as stacked flats.

~~3. "Townhouse" means buildings that contain two or more attached single-family dwelling units that extend from foundation to roof and that have a yard or public way on not less than two sides.~~

8~~4~~4. "Cottage housing"~~,~~ means residential units on a lot with a common open space that either: (a) Is owned in common; or (b) has units owned as condominium units with property owned in common and a minimum of 20 percent of the lot size as open space. Courtyard housing standards in 18.25.050 apply to cottage housing. This definition of cottage housing does not apply to "guest cottages" of ACC 18.04.450.

~~5~~9. "Courtyard apartments"~~.~~ means a residential structure consisting of multiple attached side-by-side and/or stacked dwelling units oriented around a yard or court on two or three sides.

C. Dwelling, ~~Multiple-Family~~Apartment. "~~Multiple-family dwelling~~Apartment" ~~means a building~~ means a building designed for occupancy by ~~three~~ seven or more families or communal residences living independently of ~~each other, and~~each other and containing seven~~three~~ or more dwelling units. Apartment units may be located in a mixed-use development. This dwelling-type was previously called "Multiple-Family" dwellings.

~~D. Dwelling, Townhouse. "Townhouse dwelling" means a building designed exclusively for occupancy by one family or communal residence, occupying space from the ground to the roof and not lying vertically under or over adjacent units, and attached to one or more other dwelling units by common walls.~~ (Ord. 6477 § 4, 2013; Ord. 6245 § 3, 2009; Ord. 6162 § 1, 2008; Ord. 4229 § 2, 1987.)

18.04.350 Dwelling unit.

"Dwelling unit" means one or more rooms designed for or occupied by one family or communal residence for living or sleeping purposes and containing kitchen facilities. All rooms comprising a dwelling unit shall have access through an interior door to other parts of the dwelling unit. An efficiency apartment, also known as a studio apartment, constitutes a dwelling unit within the meaning of this title. (Ord. 6477 § 5, 2013; Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.351 Electric scooters and motorcycles.

"Electric scooters and motorcycles" means any two – or three-wheel vehicle or scooter or motorcycle under state law that operates exclusively on electrical energy from an off-board source that is stored in the vehicle's batteries and produces zero emissions or pollution when stationary or operating. (Ord. 6365 § 1, 2011.)

18.04.352 Electric vehicle.

"Electric vehicle" means any vehicle that operates, either partially or exclusively, on electrical energy from the grid, or an off-board source, that is stored on-board for motive purpose. "Electric vehicle" includes: (1) a battery electric vehicle; (2) a plug-in hybrid electric vehicle; (3) a neighborhood electric vehicle; and (4) a medium-speed electric vehicle. (Ord. 6365 § 1, 2011.)

18.04.353 Electric vehicle charging station.

"Electric vehicle charging station" means a public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle. An electric vehicle charging station

equipped with Level 1 or Level 2 charging equipment is permitted outright as an accessory use to any principal use. (Ord. 6365 § 1, 2011.)

18.04.354 Electric vehicle charging station – Restricted.

"Electric vehicle charging station – restricted" means an electric vehicle charging station that is (1) privately owned and restricted access (e.g., single-family home, executive parking, designated employee parking) or (2) publicly owned and restricted (e.g., fleet parking with no access to the general public). (Ord. 6365 § 1, 2011.)

18.04.355 Extremely hazardous waste.

"Extremely hazardous waste" means those solid wastes designated in WAC 173-303-070 through 173-303-103 as extremely hazardous waste. (Ord. 6245 § 3, 2009; Ord. 4294 § 2, 1988.)

18.04.356 Electric vehicle charging station – Public.

"Electric vehicle charging station – public" means an electric vehicle charging station that is (1) publicly owned and publicly available (e.g., park and ride parking, public library parking lot, on-street parking) or (2) privately owned and publicly available (e.g., shopping center parking, nonreserved parking in multifamily parking lots). (Ord. 6365 § 1, 2011.)

18.04.357 Electric vehicle infrastructure.

"Electric vehicle infrastructure" means structures, machinery, and equipment necessary and integral to support an electric vehicle, including battery charging stations, rapid charging stations, and battery exchange stations. (Ord. 6365 § 1, 2011.)

18.04.358 Electric vehicle parking space.

"Electric vehicle parking space" means any marked parking space that identifies the use to be exclusively for the parking of an electric vehicle. (Ord. 6365 § 1, 2011.)

18.04.359 Emergency Housing

"Emergency housing" means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

18.04.360 Emergency Shelter

"Emergency shelter" means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.

18.04.3615~~9~~ Entertainment, commercial.

"Entertainment, commercial" means spectator entertainment for commercial purposes. This use includes theaters, concert halls, nightclubs, or comedy clubs, but does not include cabarets, licensed under ACC 5.20.130(B), and adult entertainment, licensed under Chapter 5.30 ACC. (Ord. 6433 § 12, 2012.)

18.04.3620~~0~~ Family.

"Family" means a person living alone, two or more persons related by blood or marriage, or any other analogous family union recognized under federal and/or state statute, as distinguished from a group occupying a hotel, club, or communal residence. For the purposes of this definition, minors living with a parent shall not be counted as part of the maximum number of residents. The purpose of defining family is to assist in the regulation of occupancy standards within dwelling units and to define different types of structures; it is not intended to interfere with the civil rights of individuals who establish relationships under the terms of state and federal laws. (Ord. 6477 § 6, 2013; Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.365 FAR Part 77 surfaces.

FAR Part 77 Surfaces. The Federal Aviation Administration's Federal Aviation Regulations (FAR) Part 77 surfaces are the imaginary airspace surfaces established with any relation to each runway of an airport. There are five types of surfaces: (A) primary, (B) approach, (C) transitional, (D) horizontal, and (E) conical. These surfaces are above and around airports and require protection from potential obstructions that might interfere

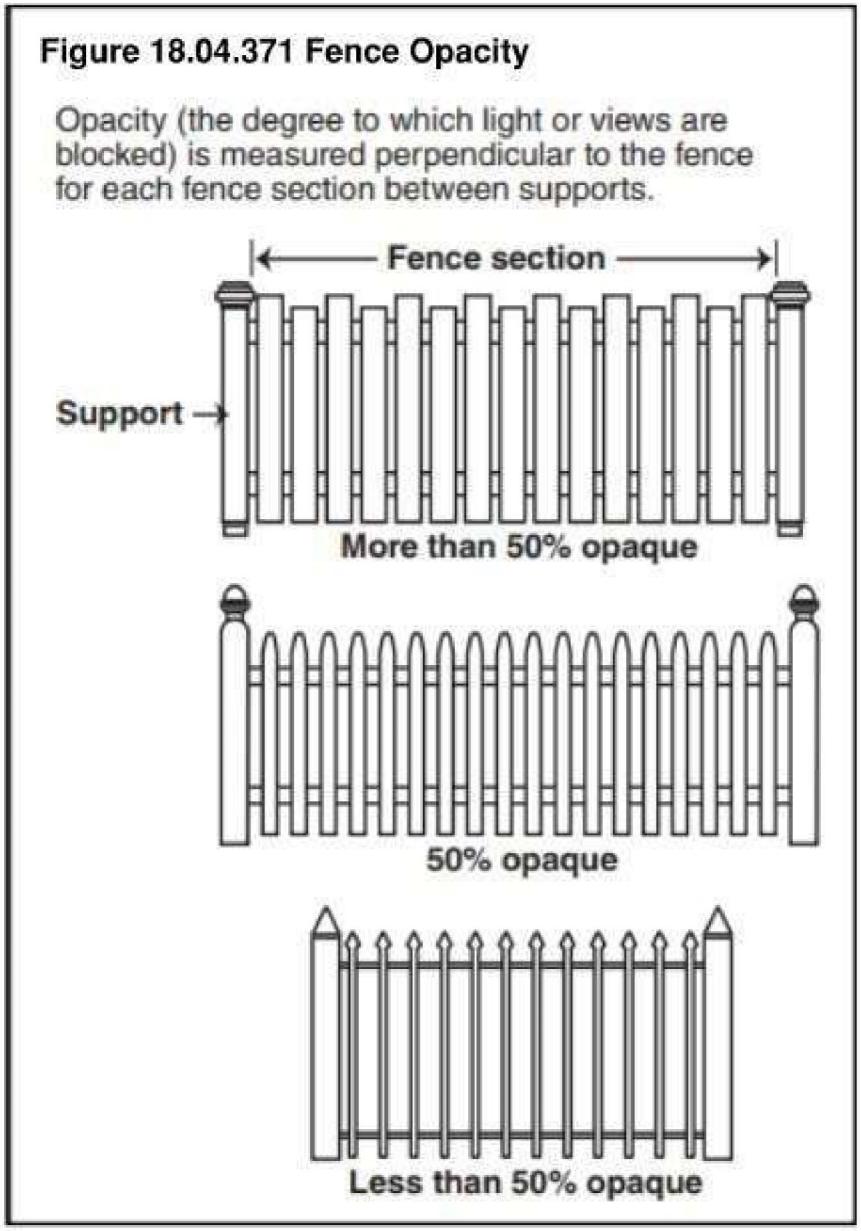
with airport traffic and potentially create a safety risk to aircraft occupants and persons on the ground. An object or structure with an elevation higher than the FAR Part 77 surface elevation is considered to penetrate the FAR Part 77 surfaces and constitutes an obstruction to navigable airspace. “Navigable airspace” is defined by the FAA pursuant to CFR Title 14, Part 77, imaginary surfaces. (Ord. 6838 § 1 (Exh. A), 2021.)

18.04.370 Fence.

“Fence” means a masonry wall or a barrier generally composed of posts connected by boards, rails, panels, or wire for the purpose of enclosing space, functional areas, or separating parcels of land. The term “fence” does not include retaining walls or rockeries when a separate structure. The term also does not include hedges, trees, or other natural growth. (Ord. 6884 § 1 (Exh. 1), 2022; Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.371 Fence, opacity.

“Fence opacity” is the degree to which light or views are blocked. Opacity is measured perpendicular to the fence for each fence section between supports.



(Ord. 6884 § 1 (Exh. 1), 2022.)

18.04.372 Fence, screened.

“Screened fence” means a fence that is between 70 to 100 percent opaque, and provides a high degree of visual buffering between two areas. A screened fence may consist of wood, vinyl, or metal. A chain link fence interwoven with slats in every row or available space is considered a screened fence. (Ord. 6884 § 1 (Exh. 1), 2022; Ord. 6245 § 3, 2009.)

18.04.373 Fence, visibility.

A fence that is 50 percent or less opaque is generally considered to provide visibility. (Ord. 6884 § 1 (Exh. 1), 2022.)

18.04.374 Fence, 100 percent sight-obscuring.

“One hundred percent sight-obscuring fence” means a fence that is 100 percent opaque, completely obstructs view between two areas or completely obstructs view between two adjoining uses. A sight-obscuring fence shall be constructed of solid wood, metal, concrete, or other appropriate material which totally conceals the subject use from adjoining uses. (Ord. 6884 § 1 (Exh. 1), 2022; Ord. 6245 § 3, 2009.)

18.04.376 Retaining wall.

“Retaining wall” means a structure designed and constructed to hold soil, earth, or like material in place, or to resist lateral pressure of materials to create or maintain a change in ground elevation. Such walls can be of various types including gravity, cantilevered, anchored, or piling walls and can be comprised of various materials including concrete, stone, or masonry units. The term “retaining wall” does not include fences. (Ord. 6884 § 1 (Exh. 1), 2022.)

18.04.380 Floor area.

“Floor area” means total floor area within the walls of all buildings on a lot or building site, except for the spaces therein devoted to vents, shafts and light courts and except for the area devoted exclusively to loading and unloading facilities and to parking of motor vehicles. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.390 Foster care home.

“Foster care home” means a home which provides regular care for up to four developmentally disabled adults, or up to four adults who are recipients of state or federal financial assistance services, or up to four foster children under the age of 18, or up to three expectant mothers in a residential structure of the person or persons under whose direct care and supervision the people are placed. A foster care home is not a communal residence. (Ord. 6560 § 4, 2015; Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.395 Fueling station.

“Fueling station” means a retail business selling gasoline or other motor vehicle fuels primarily to passenger vehicles. Includes alternative fuels and recharging facilities which are commercial facilities offering motor vehicle fuels not customarily offered by commercial refueling stations (e.g., liquid propane gas) as well as equipment to recharge electric powered vehicles. This classification includes customary incidental activities when performed in conjunction with the sale of fuel, such as vehicle maintenance and repair, vehicle washing, and electric vehicle battery swap-out, but excludes body and fender work or repair of heavy trucks or vehicles. (Ord. 6433 § 13, 2012.)

18.04.400 Garage or carport, residential.

“Residential garage or carport” means a building or a portion of a building principally used for vehicular equipment such as automobiles, boats, etc., in which only motor vehicles used by the tenants of the building or buildings on the premises are stored or kept. (Ord. 6245 § 3, 2009; Ord. 4304 § 1(1), 1988; Ord. 4229 § 2, 1987.)

18.04.410 Garage, commercial.

“Commercial garage” means any garage not a residential garage, and which is used for storage, repair, rental, servicing or supplying of gasoline or oil to motor vehicles. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.411 Golf course.

See ACC 18.04.746, Private country clubs and golf courses, excluding driving ranges. (Ord. 6245 § 3, 2009.)

18.04.412 Governmental facilities.

“Governmental facilities” means facilities of any unit of city, county, state, federal, or special district government. Types of facilities include community centers, vehicle and driver licensing offices, public works maintenance and operations facilities, courts of law, school support facilities, and other types of city, county, state, school district, special district, or federal facilities. This definition excludes jails, municipal parks, transit facilities, sewage treatment plants, schools, municipally owned airports, libraries, and utility facilities and substations as defined in this chapter. (Ord. 6245 § 3, 2009.)

18.04.420 Grade.

“Grade” means the average of the finished ground level at the center of all exterior walls of a building. In case walls are within five feet of a public sidewalk, alley or other public way, the grade shall be the elevation of the sidewalk, alley or public way. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.425 Green building practices.

“Green building practices” (as defined by the U.S. Green Building Council, Leadership in Energy and Environmental Design [LEED] Program) means practices that conserve resources, use recycled content materials, maximize energy efficiency, and otherwise consider environmental, economic, and social benefits in the design and construction of a building project. See ACC 18.04.525 for more information on LEED. (Ord. 6245 § 3, 2009; Ord. 6036 § 6, 2006.)

18.04.430 Gross floor area.

“Gross floor area” includes all floor area within the exterior walls of the building including area in halls, storage, and partitions, but excluding furnace and similar utility space used solely to maintain the building for occupancy. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.440 Group residence facility.

“Group residence facility” means a facility licensed by the state and operated with full-time supervision for housing resident persons who, by reason of their mental or physical disability, addiction to drugs or alcohol, or family and social adjustment problems, require a transitional nonmedical treatment program for rehabilitation and social readjustment. For the purposes of this title, a nonmedical treatment program consists of counseling, vocational guidance, training, group therapy and other similar rehabilitative services but does not include drug and/or alcohol detoxification. Monitoring the taking of prescription medication shall be permitted. The use of medication by any resident shall be incidental to that person’s residence in the facility and shall not be a criterion for residence in the facility. This definition does not include residential dwellings which meet all other requirements of this title, that provide programs related to this definition or which provide services of a nursing home as defined by ACC 18.04.660. A group residence facility is not a communal residence. (Ord. 6560 § 5, 2015; Ord. 6245 § 3, 2009; Ord. 4590 § 2 (Exh. A), 1992; Ord. 4304 § 1(2), 1988; Ord. 4229 § 2, 1987.)

18.04.445 Growth Center

"Growth Centers" are walkable, pedestrian-oriented, compact, areas of the city and are the basis for achieving neighborhoods where residents can meet more of their everyday needs within an easy walk of their home. They are complete neighborhoods with commercial development (grocery stores, restaurants, markets, shops, etc.), housing options, a variety of employment types, open space and parks, and other public gathering places. They are located adjacent to the public transit network. Growth Centers allow for a mix of commercial and residential uses in vertical or horizontal configurations, with the central core of a Growth Center.

18.04.450 Guest cottage.

"Guest cottage" means an accessory, detached building with bathroom, living and sleeping areas without any kitchen facilities designed for and used to house ~~transient visitors or~~ nonpaying guests of the occupants of the main dwelling. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.452 Hazardous material.

"Hazardous material" means a substance or materials in a quantity or form that may pose an unreasonable risk to health, safety or property when stored, transported or used in commerce. For specific definitions of hazardous materials see Code of Federal Regulations, Title 49, as amended; the International Fire Code, as amended; and the Valley Regional Fire Authority General Hazardous Materials Guidelines, as amended. (Ord. 6245 § 3, 2009; Ord. 4294 § 2, 1988; Ord. 4229 § 2, 1987.)

18.04.453 Hazardous substance.

"Hazardous substance" means any liquid, solid, gas or sludge, including any material, substance, product, commodity or waste, regardless of quantity, that exhibits any of the characteristics or criteria of hazardous waste as defined by Chapter 713-303 WAC. (Ord. 6245 § 3, 2009; Ord. 4294 § 2, 1988.)

18.04.454 Hazardous substance processing or handling.

"Hazardous waste processing or handling" means the use, storage, manufacture, production or other land use activity involving hazardous substances. Hazardous substances processing and handling activities do not include individually packaged household consumer products or quantities of hazardous substances of less than five gallons in volume per container. (Ord. 6245 § 3, 2009; Ord. 4294 § 2, 1988.)

18.04.455 Hazardous waste.

“Hazardous waste” means and includes all dangerous (see ACC 18.04.285) and extremely hazardous waste (see ACC 18.04.355). (Ord. 6245 § 3, 2009; Ord. 4294 § 2, 1988.)

18.04.456 Hazardous waste storage.

“Hazardous waste storage” means the holding of hazardous waste for a temporary period. Accumulation of waste on the site of generation is not storage as long as the storage complies with applicable requirements of Chapter 173-303 WAC. (Ord. 6245 § 3, 2009; Ord. 4294 § 2, 1988.)

18.04.457 Hazardous waste treatment.

“Hazardous waste treatment” means the physical, chemical or biological processing of dangerous waste to make such wastes nondangerous or less dangerous, safer for transport, or amenable for energy or material resource recovery. (Ord. 6245 § 3, 2009; Ord. 4294 § 2, 1988.)

18.04.458 Hazardous waste treatment and storage facility, off-site.

“Off-site hazardous waste treatment and storage facility” means the treatment and storage of hazardous wastes from generators on properties other than that on which the off-site facility is located. (Ord. 6245 § 3, 2009; Ord. 4294 § 2, 1988.)

18.04.459 Hazardous waste treatment and storage facility, on-site.

“On-site hazardous waste treatment and storage facility” means the treatment and storage of hazardous wastes generated on the same site. (Ord. 6245 § 3, 2009; Ord. 4294 § 2, 1988.)

18.04.460 Home occupation.

“Home occupation” means any activity undertaken for gain or profit and carried on in a dwelling, or building accessory to a dwelling. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.465 Homeless encampment.

“Homeless encampment” means an emergency homeless encampment hosted by a church or other organization, which provides temporary housing to homeless persons. (Ord. 6245 § 3, 2009; Ord. 6014 § 2, 2006.)

18.04.466 Horse riding, commercial.

“Commercial horse riding” means a land use established for the purpose of providing equestrian trails or other facilities for riding and keeping horses for a fee. This use includes bridle trails. (Ord. 6245 § 3, 2009.)

18.04.470 Hospital.

“Hospital” means an institution specializing in giving clinical, temporary and emergency services of a medical or surgical nature to human patients and which is licensed by state law to provide facilities including overnight accommodations and services in surgery, obstetrics and general medical practice. This definition does not include small animal hospitals or clinics, or veterinary clinics, as defined in ACC 18.04.480. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.480 Hospital or clinic, small animal.

“Small animal hospital or clinic” means an establishment in which veterinary medical services and/or clipping, bathing and similar services are rendered to dogs, cats and other small animals and domestic pets, not including kennels. This definition does not include hospitals as defined in ACC 18.04.470. (Ord. 6245 § 3, 2009; Ord. 4304 § 1(3), 1988; Ord. 4229 § 2, 1987.)

18.04.485 Host agency.

“Host agency” means the owner of the property, being a religious institution or other organization, that joins a sponsoring agency in an application for a temporary use permit for providing basic services and support to homeless encampment residents, such as hot meals, coordination of other needed donations and services, etc. (Ord. 6245 § 3, 2009; Ord. 6014 § 3, 2006.)

18.04.490 Hotel.

“Hotel” means any building containing six or more guest rooms intended or designed to be used, or which are used, rented, or hired out to be occupied, or which are occupied for sleeping purposes by guests, and includes additional amenities such as banquet halls and meeting facilities. Hotels include but are not limited to motels and extended stay hotel accommodations. Hotels do not include renting of rooms, boardinghouses, or bed and breakfast accommodations. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.495 Household pet.

Recodified to ACC 18.04.823by Ord. 6600. (Ord. 6369 § 1, 2011; Ord. 6245 § 3, 2009; Ord. 5777 § 1, 2003; Ord. 4229 § 2, 1987. Formerly 18.04.720.)

18.04.496 Housing rehabilitation.

“Housing rehabilitation” means the renovation of an existing housing unit for the purpose of preserving existing housing stock, often as a means to provide affordable housing within an established residential neighborhood. See Chapter 18.49 ACC. (Ord. 6245 § 3, 2009.)

18.04.497 Impervious surface.

“Impervious surface” means a hard surface area which either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development. A hard surface which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. (Ord. 6245 § 3, 2009.)

18.04.498 Incidental.

“Incidental” means reasonably related, as determined by the planning director. One use is incidental to another when it is reasonably related to another (i.e., a garage is incidental to the single-family dwelling unit). (Ord. 6245 § 3, 2009.)

18.04.499 Intensity.

“Intensity” refers to the level of development or activity on a site, in terms of both the nature of uses and the concentration of those uses as indicated by residential density (dwelling units per acre) or floor area ratio. For example, a site with a mixed-use complex with a commercial retail component and a high density multifamily residential component would display a higher level of intensity than the same sized property with a low density, single-family residential development. (Ord. 6245 § 3, 2009.)

18.04.500 Junkyard.

“Junkyard” includes automobile wrecking yards and salvage yards or any premises devoted wholly or in part to the storage, buying or selling of, or otherwise handling or dealing in, old rags, sacks, bottles, cans, papers, metal, rubber or other articles commonly known as junk. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.510 Kennel.

“Kennel” means a place where four or more adult dogs or cats or any combination thereof are kept, whether by owners of the dogs or cats or by persons providing facilities and care, whether or not for compensation, but not including a small animal hospital or clinic. An “adult dog or cat” is one of either sex, altered or unaltered, that has reached the age of four months. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.515 Kitchen.

“Kitchen” means any room or portion of a room designed to be used for cooking or the preparation of food, having a kitchen-type sink and provisions available for an installed gas or electric stove or range. (Ord. 6245 § 3, 2009; Ord. 4304 § 1(4), 1988.)

18.04.520 Landscaping.

“Landscaping” means vegetative cover including shrubs, trees, flowers, seeded lawn or sod, ivy and other similar plant material. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.522 Reserved.

Reserved. (Ord. 6245 § 3, 2009; Ord. 5354 § 2, 2000.)

18.04.523 Large domestic animal.

“Large domestic animal” means horses, ponies, donkeys, cows, standard size goats, llamas, oxen, standard size pigs, and other similar sized animals. (Ord. 6600 § 4, 2016.)

18.04.525 Leadership in energy and environmental design (leed).

“Leadership in energy and environmental design (LEED)” means a national standard for developing high-performance, sustainable buildings. (Ord. 6245 § 3, 2009; Ord. 6036 § 7, 2006.)

18.04.527 Live/work unit.

“Live/work unit” means an integrated housing unit and working space, occupied and utilized by a single household in a structure~~, either single dwelling or multi-unit dwelling,~~ that has been designed or structurally modified to accommodate joint residential occupancy and work activity, ~~and which includes:~~and includes a complete dwelling unit and working space reserved for and regularly used by one or more occupants of the dwelling unit. Within a live/work unit the “work” component of a live/work unit is secondary to its residential use. Live/work units are allowed within mixed-use developments.

~~A. A complete dwelling unit; and~~

~~B. Working space reserved for and regularly used by one or more occupants of the dwelling unit.~~

~~The difference between a live/work unit and a work/live unit (defined in ACC 18.04.913) is that the “work” component of a live/work unit is secondary to its residential use, and may include only commercial activities and pursuits that are compatible with the character of a quiet residential environment, while the work component of a work/live unit is the primary use, to which the residential component is secondary. (Ord. 6433 § 14, 2012.)~~

18.04.530 Lot.

“Lot” is defined in ACC 17.04.200. (Ord. 6245 § 3, 2009; Ord. 5170 § 1, 1998; Ord. 4229 § 2, 1987.)

18.04.540 Lot area.

“Lot area” means the total horizontal area within the boundary lines of a lot; however, the area contained in access easements, tracts or panhandles shall not be included in the lot area or any other lot size computation. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.550 Lot coverage.

“Lot coverage” means that percentage of the plot or lot area covered by all buildings including accessory buildings and uses. Coverage is determined by measuring along a horizontal plane from the outermost edge of eaves, cornices, overhangs, or areas covered by a weathertight roof. The first two feet of an eave overhang will, however, not be used in the lot coverage calculation. See Figure 18.04.550.

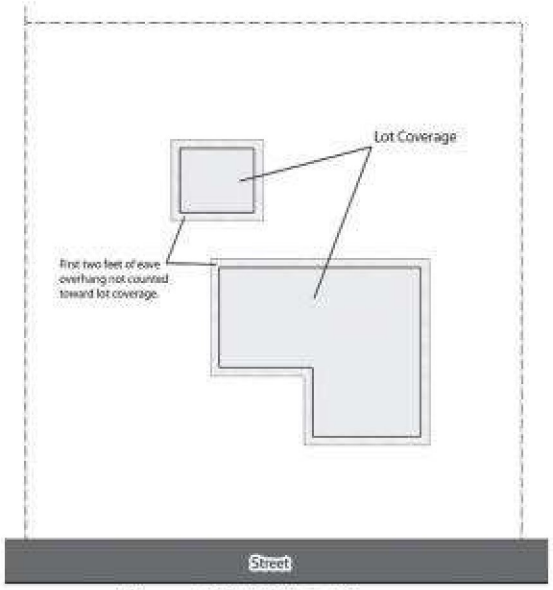


Figure 18.04.550 Lot Coverage

(Ord. 6245 § 3, 2009; Ord. 4705 § 2, 1994; Ord. 4229 § 2, 1987.)

18.04.560 Lot dimensions.

A. “Lot depth” means:

1. If the front and rear lines are parallel, the shortest distance between such lines;

2. If the front and rear lines are not parallel, the distance between the midpoint of the front lot line and the midpoint of the rear lot line. See Figure 18.04.560(A).

B. “Lot width” means the horizontal distance between the lot side lines measured at right angles to the line comprising the depth of the lot at a point midway between the lot front line and the lot rear line. See Figure 18.04.560(B).

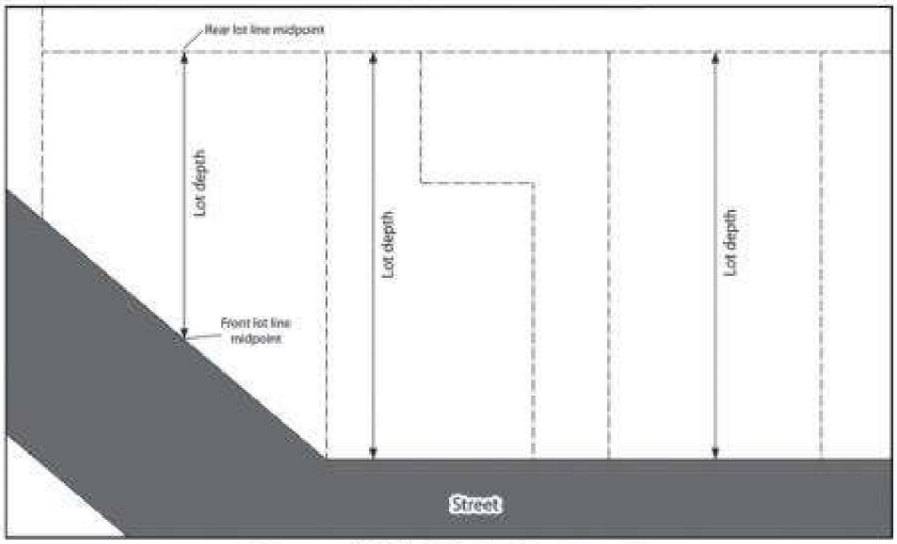


Figure 18.04.560(A) Lot Depth

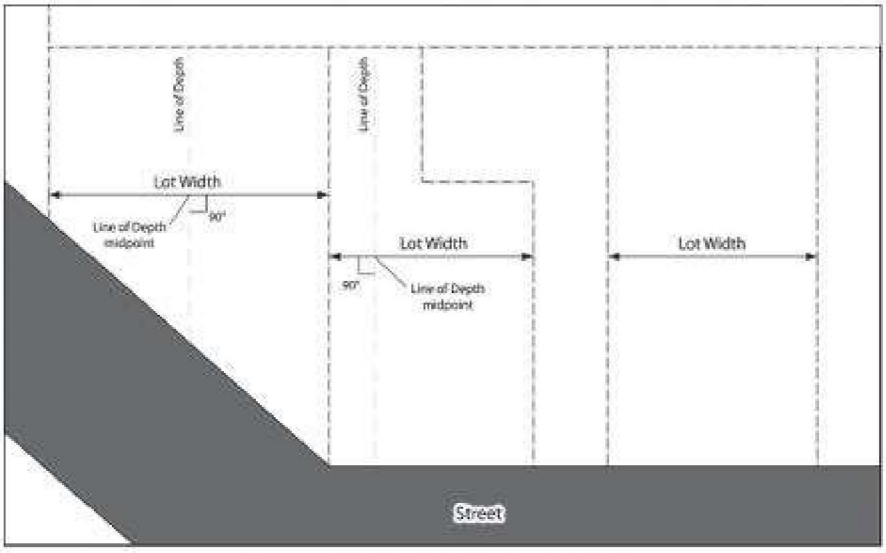


Figure 18.04.560(B) Lot Width

(Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.570 Lot lines.

"Lot lines" means the lines bounding the lot. For purposes of establishing a setback line for a lot, "lot lines" shall also mean the limits of a private street, when such a street is located on the lot. See Figures 18.04.570(A) and (B).

A. *Front Lot Line.*

1. For an interior lot, the front lot line shall be that lot line which abuts the street right-of-way.

2. For a corner lot, the front lot line shall be that lot line which abuts a street right-of-way and bests conforms to the pattern of existing site development and/or the pattern of adjacent development, as determined by the planning director.

3. For a through lot, the front lot line shall be that lot line which abuts a nonarterial street or from which primary access is provided.

B. *Rear Lot Line.* The line opposite, most distant and most parallel with the front lot line. For a biangular or gore-shaped lot, a line 10 feet in length within the lot and farthest removed from the front lot line and at right angles to the line comprising the depth of the lot shall be used as the rear lot line.

C. *Side Lot Line.* All lot lines which do not qualify as a rear or front lot line.

D. *Panhandle Lot Lines.* For a panhandle lot, the lot lines shall be approved by the planning director. The lot lines shall be most consistent with the adjoining lot lines and shall take into consideration any unique physical characteristics of the property.

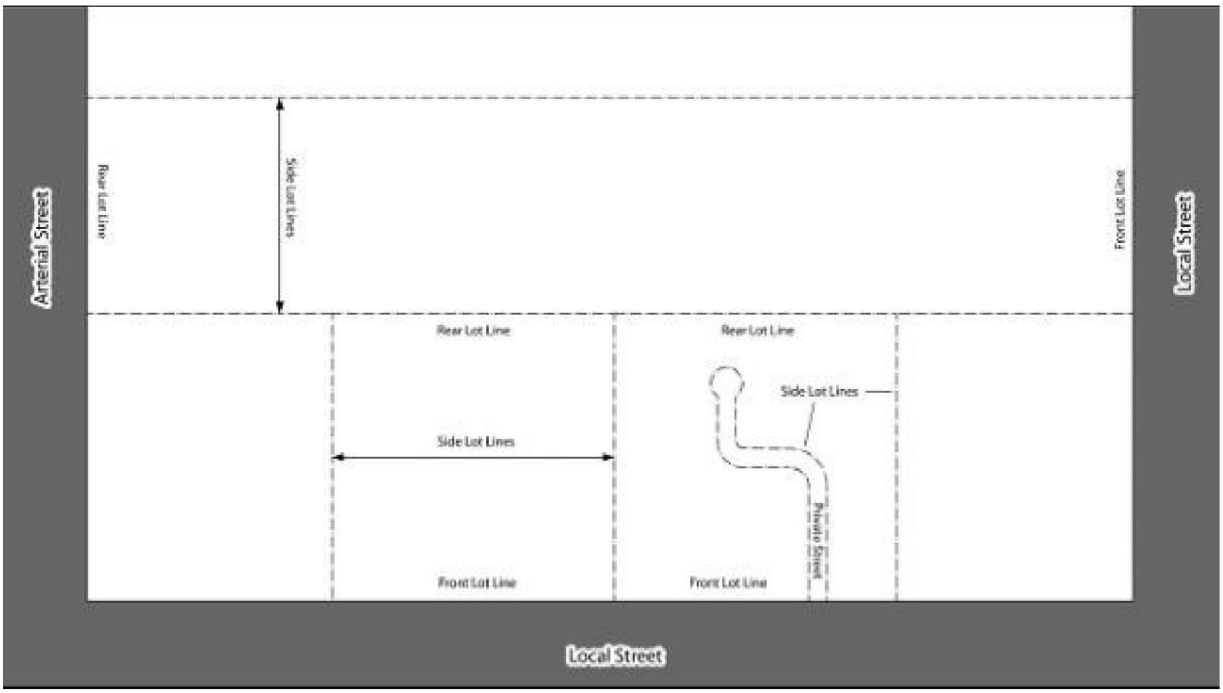


Figure 18.04.570(A). Lot Lines

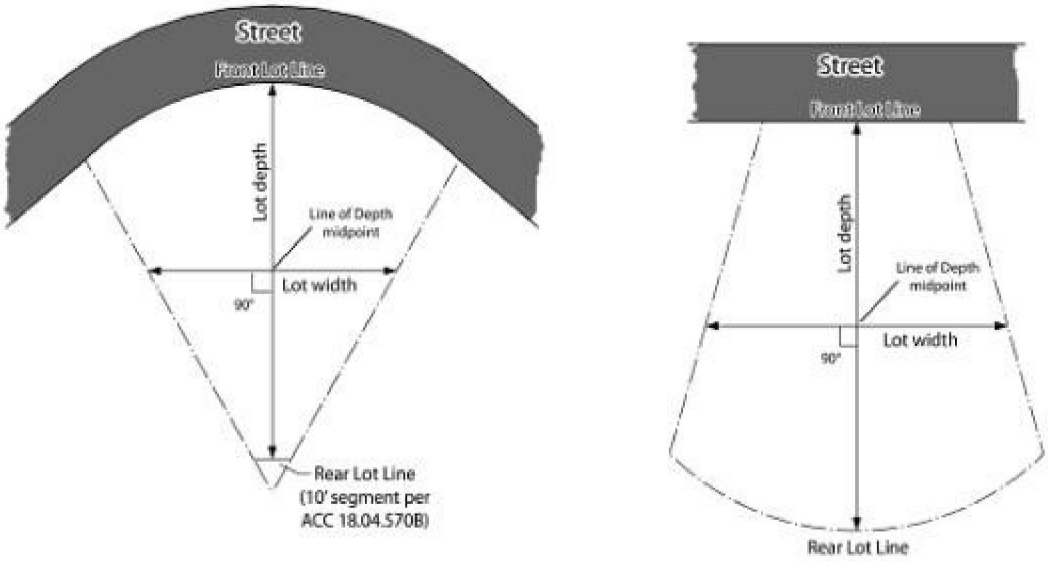


Figure 18.04.570(B). Lot Dimensions and Lot Lines for Gore-Shaped Lots

(Ord. 6245 § 3, 2009; Ord. 6031 § 1, 2006; Ord. 4503 § 1, 1991; Ord. 4229 § 2, 1987.)

18.04.580 Lot of record.

"Lot of record" is defined in ACC 17.04.220. (Ord. 6245 § 3, 2009; Ord. 5170 § 1, 1998; Ord. 4503 § 1, 1991; Ord. 4229 § 2, 1987.)

18.04.590 Lot types.

A. "Corner lot" means a lot situated at the intersection of two or more streets.

B. "Interior lot" means a lot that is neither a corner or through lot.

C. "Through lot" means a lot other than a corner lot which abuts two streets.

D. "Panhandle lot" means a lot accessed from the abutting street by a narrow corridor of land within the same lot.

The area within the panhandle access shall not be included in any lot size calculation including lot area, lot width, lot depth or lot coverage.

No buildings shall be erected within the panhandle access.

See ACC 17.10.120 for development standards for panhandle lots. See Figure 18.04.590.

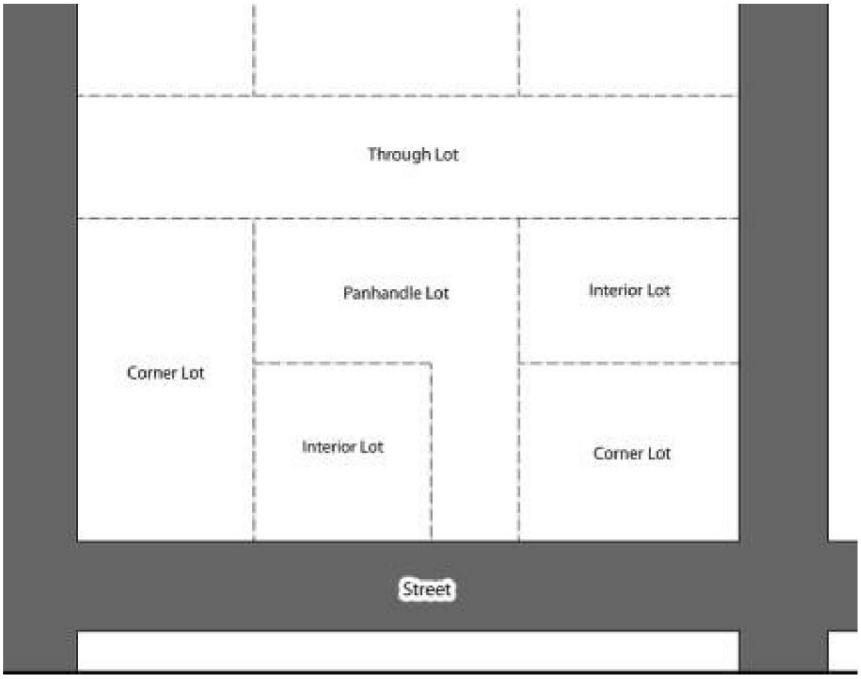


Figure 18.04.590. Lot Types

(Ord. 6245 § 3, 2009; Ord. 5543 § 1, 2001; Ord. 4503 § 1, 1991; Ord. 4229 § 2, 1987.)

18.04.595 Low impact development.

“Low impact development” means a stormwater management and land development strategy that emphasizes conservation and use of on-site natural features integrated with engineered, small-scale hydrologic controls to more closely mimic pre-development hydrology. The goal is to prevent measurable harm to streams, lakes, wetlands, and other natural aquatic systems from commercial, residential or industrial development sites. (Ord. 6245 § 3, 2009; Ord. 6036 § 8, 2006.)

18.04.597 Major transit stop.

A "major transit stop" means:

(a) A stop on a high capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW;

(b) Commuter rail stops;

(c) Stops on rail or fixed guideway systems; or

(d) Stops on bus rapid transit routes.

18.04.600 Manufactured home.

"Manufactured home" means a single-family dwelling which:

A. Is comprised of at least two fully enclosed parallel sections each of not less than 12 feet wide by 36 feet long;

B. Was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of nominal 3:12 pitch; and

C. Has exterior siding similar in appearance to siding materials commonly used on site-built single-family homes built in accordance with the International Building Code (IBC).

This definition does not include a mobile home as defined by ACC 18.04.630 or a recreational vehicle as defined by ACC 18.04.780. A manufactured home may be considered a single-family dwelling if sited per ACC 18.31.050. (Ord. 6245 § 3, 2009; Ord. 6162 § 2, 2008; Ord. 4350 § 2, 1989; Ord. 4229 § 2, 1987.)

18.04.610 Manufactured home community.

"Manufactured home community" means an area of not less than five acres designed to accommodate individual manufactured homes within the approved community boundaries. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.612 Manufacturing, assembling and packaging – Heavy intensity.

"Manufacturing, assembling and packaging – heavy intensity" means a facility accommodating manufacturing processes that involve and/or produce basic metals, building materials, chemicals, fabricated metals, paper products, machinery, textiles, and/or transportation equipment, where the intensity, scale, and/or characteristics of operation and materials used have the potential to result in externalities or effects on surrounding land uses or the community. Examples of heavy intensity manufacturing uses include, but are not limited to, chemical

products manufacturing, paving and roofing materials manufacturing and glass products manufacturing. (Ord. 6433 § 15, 2012.)

18.04.614 Manufacturing, assembling and packaging – Light intensity.

“Manufacturing, assembling and packaging – light intensity” means a facility accommodating manufacturing processes involving and/or producing: apparel; food and beverage products; electronic, optical, and instrumentation products; ice; jewelry; and musical instruments. Light manufacturing also includes other establishments engaged in the assembly, fabrication, and conversion of already processed raw materials into products, where the intensity, scale, and/or characteristics of operation and materials used are unlikely to result in externalities or effects on surrounding land uses or the community because they can be controlled within the building. Examples of light intensity manufacturing uses include, but are not limited to, clothing and fabric product manufacturing and food and beverage products. (Ord. 6433 § 16, 2012.)

18.04.616 Manufacturing, assembling and packaging – Medium intensity.

“Manufacturing, assembling and packaging – medium intensity” means a facility accommodating manufacturing processes that involve and/or produce building materials, fabricated metal products, machinery, and/or transportation equipment, where the intensity, scale, and/or characteristics of operation and materials used are greater than those classified under “Manufacturing, assembling and packaging – light intensity,” but where externalities or effects on surrounding land uses or the community can typically be reduced or avoided when appropriately located and developed. Examples of medium intensity manufacturing uses include lumber and wood product manufacturing and stone and cut stone product manufacturing. (Ord. 6433 § 17, 2012.)

18.04.617 Medium domestic animal.

“Medium domestic animal” means potbelly pigs, miniature goats, miniature horses, and other similar sized animals that are larger than a small domestic animal and smaller than a large domestic animal. (Ord. 6600 § 5, 2016.)

18.04.619 Medium-speed electric vehicle.

“Medium-speed electric vehicle” means a self-propelled, electrically powered four-wheeled motor vehicle, equipped with a roll cage or crush-proof body design, whose speed attainable in one mile is more than 25 miles

per hour but not more than 35 miles per hour and otherwise meets or exceeds the federal regulations set forth in 49 CFR 571.500. (Ord. 6365 § 1, 2011.)

18.04.620 Medical-dental clinic.

“Medical-dental clinic” means an establishment for treatment of outpatients, and providing no overnight care for patients. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.621 Middle Housing.

"Middle housing" means buildings that are compatible in scale, form, and character with single-unit detached dwellings and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, cottage housing, and accessory dwelling units.

18.04.622 Miniature goat.

“Miniature goats” include species of goats commonly known as pygmy (Capra hircus hircus pygmy) or Nigerian dwarf (Capra hircus hircus nigerian dwarf). (Ord. 6600 § 7, 2016; Ord. 6369 § 6, 2011.)

18.04.623 Microbrewery or a small craft brewery.

“Microbrewery or a small craft brewery” means a production facility that manufactures beer. A microbrewery may sell beer of its own production at retail for on – and off-premises consumption, and may act as a distributor for beer of its own production. (Ord. 6368 § 2, 2011.)

18.04.625 Mixed-use development.

“Mixed-use development” means a single unified development that incorporates the planned integration of two or more different land uses consisting of some combination of office, light industrial, hotel, retail, entertainment, public uses, along with residential uses. Mixed-use development may be vertically oriented in one or more buildings, or horizontally distributed on a development site. When horizontally distributed, the

different uses may be constructed concurrently and in separate phases, and should incorporate common and/or complementary features and/or elements such as pedestrian walkways, access driveways, parking areas, architectural themes, or other techniques that provide integration between uses on the site. (Ord. 6644 § 1, 2017; Ord. 6253 § 2, 2009.)

18.04.630 Mobile home.

“Mobile home” means a factory-constructed residential unit with its own independent sanitary facilities, that is intended for year-round occupancy, and is composed of one or more major components which are mobile in that they can be supported by wheels attached to their own integral frame or structure and towed by an attachment to that frame or structure over the public highway under license or by special permit. This definition does not include a manufactured home as defined by ACC 18.04.600 or a recreational vehicle as defined by ACC 18.04.780. (Ord. 6245 § 3, 2009; Ord. 6162 § 3, 2008; Ord. 4350 § 2, 1989; Ord. 4229 § 2, 1987.)

18.04.635 Motor freight terminal.

“Motor freight terminal” means a facility with more than one dock per 5,000 square feet of warehouse, storage, or related use and used for either (A) the loading, unloading, dispensing, receiving, interchanging, gathering, or otherwise physically handling freight for shipment or (B) any other location at which freight is exchanged by motor carriers between vehicles. This includes but is not limited to cross-dock operations and does not include a package delivery service. Excludes buildings with six or fewer loading docks. (Ord. 6433 § 18, 2012.)

18.04.640 Motel.

“Motel” or “motor hotel” means a group of buildings containing individual sleeping or living units, designed for use by automobile tourists or transients, with garage attached or parking space conveniently located to each unit. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.641 Multimodal transportation corridor.

“Multimodal transportation corridor” refers to a transportation route that accommodates and contains facilities for more than a single form or mode of transportation. Multimodal corridors provide opportunities for travel by automobile, transit, and nonmotorized transportation and include relevant infrastructure improvements, such as dedicated bicycle lanes, sidewalks, and transit stations and shelters. (Ord. 6245 § 3, 2009.)

18.04.642 Municipal park.

“Municipal park” means a parcel or tract of land provided by a unit of government to meet the active and/or passive recreational needs of people. This definition includes associated playgrounds and active recreation areas. (Ord. 6245 § 3, 2009.)

18.04.643 Museum.

“Museum” is a cultural facility established and used for the education and enjoyment of the public through exhibits and displays of historical, cultural, or other related subjects. (Ord. 6245 § 3, 2009.)

18.04.643.1 Neighborhood electric vehicle.

“Neighborhood electric vehicle” means a self-propelled, electrically powered four-wheeled motor vehicle whose speed attainable in one mile is more than 20 miles per hour and not more than 25 miles per hour and conforms to federal regulations under 49 CFR 571.500. (Ord. 6433 § 1, 2012; Ord. 6365 § 1, 2011. Formerly 18.04.643A.)

Code reviser’s note: Ordinance 6365 adds these provisions as Section 18.04.643. The section has been renumbered to avoid duplication of numbering.

18.04.644 Neighborhood recreation buildings.

“Neighborhood recreation buildings” means facilities owned and managed by a neighborhood homeowners’ association for recreational and community gatherings. (Ord. 6245 § 3, 2009.)

18.04.644.1 Neighborhood retail establishment.

“Neighborhood retail establishment” means stores and shops serving the immediate surrounding neighborhood in which they are located, including but not limited to a beauty shop, laundry and dry cleaning, sales of retail goods and such others of a similar nature. (Ord. 6433 § 19, 2012.)

18.04.645 Neighborhood services.

“Neighborhood services” as listed herein are intended to include commercial establishments that provide goods and services that are considered to be basic to the needs of a local neighborhood, and the provision of which would typically be primarily within the local market area. For the purposes of Chapter 18.49 ACC, neighborhood services establishments include: bakery and pastry shops (products made must be sold at retail on the premises); produce markets; retail grocery stores; delicatessens, restaurants or sandwich shops, limited to a seating area of 25 seats; hardware stores; retail banks or bank branches; pharmacies; daycare facilities; or other services subject to the approval of the planning director. See Chapter 18.49 ACC. (Ord. 6245 § 3, 2009.)

18.04.648 Net density.

“Net density” is a measure of the net site area as defined in ACC 18.02.065. (Ord. 6245 § 3, 2009.)

18.04.649 Nonelectric vehicle.

“Nonelectric vehicle” means any motor vehicle that does not meet the definition of “electric vehicle.” (Ord. 6365 § 1, 2011.)

18.04.650 Nonconforming use.

“Nonconforming use” means a use which when commenced, complied with use regulations applicable at the time when such use was commenced, and which does not conform to the existing use regulations of the zone where the use is now being conducted or carried on. The term “nonconforming use” shall be applicable to uses of buildings, structures, and land. This definition does not include those uses existing in the zone, prior to the adoption of this title, which would now require an administrative or conditional use permit to operate in the zone. Any expansion of the space, volume or area of the use would then require an administrative or conditional use permit as this title may require. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.660 Nursing home.

“Nursing home,” “rest home,” “convalescent home,” “guest home” and “home for the aged” mean a home operated similarly to a boardinghouse but not restricted to any number of guests or guest rooms, the operator of which is licensed by the state or county to give special care and cure to their charges, and in which nursing, dietary and other personal services are furnished to convalescents, invalids and aged persons, and in which homes are performed no surgery, maternity or any other primary treatments such as customarily provided in

hospitals, and in which no persons are kept or served who normally would be admitted to a mental hospital or to a group residence facility. This definition does not include group residence facilities as defined in this title. A nursing home is not a communal residence. (Ord. 6560 § 6, 2015; Ord. 6245 § 3, 2009; Ord. 4304 § 1(5), 1988; Ord. 4229 § 2, 1987.)

18.04.670 Occupancy.

"Occupancy" means the purpose for which a building is used or intended to be used. The term shall also include the building or room housing such use. Change of occupancy is not intended to include change of tenants or proprietors. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.672 Outdoor sales.

"Outdoor sales" means an open area used for the display, sale, or rental of goods and/or materials that are actively marketed and readily available for general public consumption. This does not include storage areas of materials that are sold elsewhere on the premises or junkyards as defined by ACC 18.04.500. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.676 Outdoor storage.

"Outdoor storage" means the keeping of materials, supplies, equipment, machinery and vehicles which are not currently licensed or capable to operate on public streets or highways, in an open, uncovered yard or nonwalled buildings. This definition includes junkyards as defined by ACC 18.04.500, but excludes outdoor sales as defined by ACC 18.04.672. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.676.1 Overlay zone.

"Overlay zone" is supplemental to the underlying zoning district and may establish additional or stricter standards and criteria for properties in addition to those of the underlying zoning district. (Ord. 6838 § 1 (Exh. A), 2021.)

18.04.677 Owner occupied unit.

“Owner occupied unit” means a dwelling unit in which the owner resides on a regular, permanent basis. (Ord. 6477 § 11, 2013.)

18.04.678 Panoram or peepshow. *Repealed by Ord. 5835.*

18.04.680 Parking area.

“Parking area” includes an off-street parking area together with driveways and the access to a public street. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.690 Parking space or stall.

A. parking space” is any off-street space intended for the use of vehicular parking with ingress or egress to the space which is easily identifiable. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.692 Parking structure.

“Parking structure” means a single or multi-level structure intended for the use of vehicular parking, as opposed to an uncovered surface parking lot. This definition includes both stand-alone parking garages and structured parking as incorporated into a building, the primary purpose of which is not parking (i.e., rooftop or basement parking areas). (Ord. 6245 § 3, 2009.)

18.04.694 Permanent Supportive Housing.

“Permanent Supportive Housing” is subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with

community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW.

18.04.696 Permitted use.

“Permitted use” means a land use that is allowed outright within a zone. (Ord. 6245 § 3, 2009.)

18.04.700 Person.

“Person” means natural person, joint venture, joint stock company, partnership, association, club, company, corporation, business, trust, organization, or the manager, lessee, agent, servant, officer or employee of any of them. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.710 Personal service shop.

“Personal service shop” means premises devoted to hair styling, cutting or permanents, manicurists, custom tailoring, and similar related uses. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.730 Planning commission.

“Planning commission” means that body created by Chapter 2.45 ACC. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.740 Planning director.

“Planning director” means the director of the Auburn department of planning and development, or its successor, unless otherwise specified. (Ord. 6287 § 2, 2010; Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.741 Plug-in hybrid electric vehicle (PHEV).

“Plug-in hybrid electric vehicle (PHEV)” means an electric vehicle that (1) contains an internal combustion engine and also allows power to be delivered to drive wheels by an electric motor; (2) charges its battery primarily by connecting to the grid or other off-board electrical source; (3) may additionally be able to sustain

battery charge using an on-board internal-combustion-driven generator; and (4) has the ability to travel powered by electricity. (Ord. 6365 § 1, 2011.)

18.04.742 Potbelly pig.

Miniature “potbelly pigs” are that type of swine commonly known as Vietnamese, Chinese, or Asian potbelly pig (Sus scrofa bittatus). (Ord. 6369 § 7, 2011.)

18.04.744 Prerelease facility.

“Prerelease facility” has the same meaning as “work release facility” for the purposes of this title. See ACC 18.04.914. (Ord. 6245 § 3, 2009; Ord. 4590 § 3 (Exh. B), 1992.)

18.04.745 Print and copy shop.

“Print and copy shop” means a facility for the custom reproduction of written or graphic materials on a custom order basis for individuals or businesses. Typical processes include, but are not limited to, photocopying, blueprint, facsimile sending and receiving, and including offset printing. (Ord. 6433 § 20, 2012.)

18.04.746 Private country clubs and golf courses, excluding driving ranges.

“Private country club and golf course, excluding driving range” means an area designed and used for playing golf, including all accessory uses incidental to the operation of the facility. This definition may include private country clubs or golf courses open to the general public. This definition excludes other outdoor recreational facilities such as driving ranges, municipal parks, or commercial horse riding and bridle trails. (Ord. 6245 § 3, 2009.)

18.04.748 Privately owned and operated parks and playgrounds.

“Privately owned and operated park and playground” means a parcel or tract of land provided by a private entity to meet the active and/or passive recreational needs of people. This definition includes associated playgrounds and active recreation areas. This use excludes municipal parks. (Ord. 6245 § 3, 2009.)

18.04.750 Professional offices.

"Professional offices" means offices maintained and used as places of business conducted by ~~persons engaged~~professionals including ~~in health services for human beings, such as doctors and dentists, and by~~ engineers, attorneys, realtors, architects, accountants, clerical, and other recognized general office ~~and medical~~ occupations. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.752 Prohibited use.

"Prohibited use" means any use which is not specifically enumerated or interpreted by the city as allowable in that zone. Any use not specifically listed as a permitted, administrative, conditional, or accessory use is prohibited, except those determined to be unclassified and permitted by the planning director pursuant to ACC 18.02.120(C)(6). Any prohibited use is illegal. (Ord. 6269 § 2, 2009; Ord. 6245 § 3, 2009.)

18.04.754 Public art.

"Public art" refers to works of art, regardless of medium, that are primarily designed for, and presented in, the public domain, including work displayed in common areas of publicly accessible buildings. (Ord. 6245 § 3, 2009.)

18.04.756 Public recreational amenity.

"Public recreational amenity" is any recreational facility that is incorporated into a development for public use including but not limited to children's playgrounds, tennis, basketball, or other sport courts or fields. (Ord. 6245 § 3, 2009.)

18.04.760 Public use.

"Public use" means a use operated exclusively by a public body, such use having the purpose of serving the public health, safety, or general welfare, and including uses such as public schools, parks, playgrounds, and administrative and service facilities. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.770 Quasi-public use.

“Quasi-public use” means a use operated by a private nonprofit educational, religious, recreational, charitable, or medical institution having the purpose primarily of serving the general public, and including uses such as churches, private schools and universities, community, youth and senior citizen recreational facilities, private hospitals, and the like. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.779 Rapid charging station.

“Rapid charging station” means an industrial grade electrical outlet that allows for faster recharging of electric vehicle batteries through higher power levels and that meets or exceeds any standards, codes, and regulations set forth by Chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540. (Ord. 6365 § 1, 2011.)

18.04.780 Recreational vehicle, camping trailer, travel trailer, motor home and truck camper.

“Recreational vehicle,” “camping trailer,” “travel trailer,” “motor home” and “truck camper” mean vehicular-type units primarily designed as temporary living quarters for recreational, camping or travel use, with or without motive power, being of such size or weight as not to require a special highway movement permit and licensed by the state as a recreational vehicle. (Ord. 6245 § 3, 2009; Ord. 4350 § 2, 1989; Ord. 4229 § 2, 1987.)

18.04.790 Recreational vehicle park.

“Recreational vehicle park” means a parcel of land designed and improved to accommodate two or more recreational vehicles on a temporary basis. Spaces are typically rented for overnight use, not to exceed 120 days. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.791 Regional retail establishment.

“Regional retail establishment” means a large-scale retail establishment intended to serve customers within and outside the city. A regional retailer may accommodate a wide range of retail commodities (e.g., apparel and accessories, consumer electronics, hardware, building materials, sporting goods and automotive supplies). (Ord. 6433 § 21, 2012.)

18.04.792 Religious institution.

“Religious institution” means an establishment that provides religious worship, religious services or religious ceremonies as its principal use with the sanctuary or principal place of worship contained within a principal building. Incidental and accessory uses that include chapels or subordinate places of worship, school rooms, daycares, classrooms, kitchens, library rooms or reading rooms, recreation halls or offices are permitted in the principal building or in separate buildings. Caretaker’s quarters or living quarters for employees are also permissible as an accessory use. The following incidental and accessory uses to a religious institution are not permitted unless allowed under a valid temporary use permit issued pursuant to ACC 18.46A.070: (A) facilities for training of religious orders; (B) nonemployee rooms for rent, boarding rooms or similar facilities; or (C) public showers or other public health services. (Ord. 6245 § 3, 2009; Ord. 6014 § 1, 2006; Ord. 5550 § 1, 2001.)

18.04.794 Renting of rooms.

“Renting of rooms” means the provision of rooms for lodging purposes to not more than two persons in addition to the owner occupied unit, and/or family who lives in the residence. (Ord. 6477 § 7, 2013; Ord. 6245 § 3, 2009.)

18.04.796 Repair services – Equipment, appliances.

“Repair services – equipment, appliances” means repair of products, not to include vehicles or heavy equipment. These uses include consumer repair services for individuals and households for items such as household appliances, musical instruments, cameras, household electronic equipment, and similar uses. (Ord. 6433 § 22, 2012.)

18.04.800 Residence.

“Residence” means a building or structure, or portion thereof, which is designed for and used to provide a place of abode for human beings, but not including hotels or motel units having no kitchens. The term “residence” includes the term “residential” as referring to the type of, or intended use of a building or a structure. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.804 Restaurant, full-service.

“Full-service restaurant” means a public eating place that is used, maintained, advertised and held out to the public as a place that has a full dinner and/or lunch menu serving full course meals, daily prepared in its own kitchen, that are typically served at a table or counter. Food prepared to go or for take-out is allowed as an accessory use as long as the same menu and kitchen are used as for the full-service restaurant. This definition excludes fast food, drive-in types of restaurants, which have characteristics including but not limited to a drive-through window, counter-only service and no waiters or waitresses.

A. full-service restaurant may serve alcoholic beverages that are incidental and complementary to the serving of food. A full-service restaurant may contain a lounge where the primary function is the sale, serving and consumption of alcoholic beverages, but the size of this lounge may not exceed 30 percent of the total gross floor area of the establishment. Any eating place that serves alcoholic beverages and does not meet the requirements of this definition will be considered a tavern as defined by ACC 18.04.895. (Ord. 6245 § 3, 2009; Ord. 5382 § 1, 2000. Formerly 18.04.805.)

18.04.805 Right-of-way.

“Right-of-way” is property in which the city has any form of ownership or title and which is held for public purposes as provided for under ACC Title 12 and the city design and construction standards. (Ord. 6245 § 3, 2009.)

18.04.806 Schools, elementary and middle/junior high.

“Schools, elementary and middle/junior high” are institutions of learning offering instruction in the several branches of learning and study required by the education code of the state of Washington in grades kindergarten through nine, including associated meeting rooms, auditoriums and athletic facilities. (Ord. 6245 § 3, 2009.)

18.04.807 Schools, secondary or high school.

“Schools, secondary or high school” are institutions of learning offering instruction in the several branches of learning and study required by the education code of the state of Washington in grades nine through 12, including associated meeting rooms, auditoriums and athletic facilities. (Ord. 6245 § 3, 2009.)

18.04.808 Secure community transition facility.

“Secure community transition facility” means a residential facility for persons civilly committed under Chapter 71.09 RCW, Sexually Violent Predators, who are conditionally released under said chapter to a less restrictive alternative (to total confinement or imprisonment). A secure community transition facility has supervision and security, and either provides or ensures the provision of sex offender treatment services. Secure community transition facilities include but are not limited to the facilities established pursuant to RCW 71.09.250 and any community-based facilities established under this chapter and operated by or under contract with the Washington State Department of Social and Health Services. (Ord. 6245 § 3, 2009; Ord. 5690 § 3, 2002.)

18.04.809 Senior housing.

“Senior housing” refers to housing stock, whether rental or occupant-owned, that specifically caters to residents aged 55 years and older, either through age requirements or through the provision of specialized care, such as nursing or dietary and personal care. This definition shall include, at a minimum, all facilities that qualify as housing for older persons under the Fair Housing Act. (Ord. 6245 § 3, 2009.)

18.04.810 Setback.

“Setback” means the distance between a lot line and the corresponding parallel setback line. (Ord. 6245 § 3, 2009.)

18.04.811 Setback area.

“Setback area” means that area of a lot bounded on opposite sides by a lot line and the corresponding setback line that is unoccupied and unobstructed from the ground upward unless specifically permitted in this title. See Figure 18.04.811.

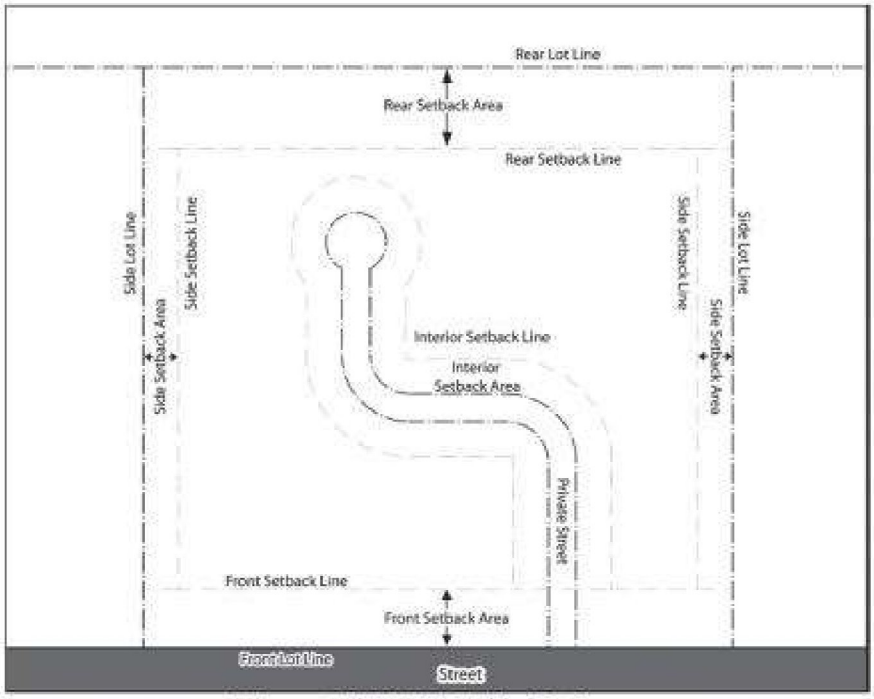


Figure 18.04.811 Setback Areas

(Ord. 6245 § 3, 2009.)

18.04.812 Setback, front.

“Front setback” means the distance between a front lot line and the corresponding parallel setback line. (Ord. 6245 § 3, 2009.)

18.04.813 Setback, rear.

“Rear setback” means the distance between a rear lot line and the corresponding parallel setback line. (Ord. 6245 § 3, 2009.)

18.04.814 Setback, side.

“Side setback” means the distance between a side lot line and the corresponding parallel setback line. (Ord. 6245 § 3, 2009.)

18.04.815 Setback line.

“Setback line” means a line which defines a setback as required by this title, which is parallel to but other than a lot line, between which no building, structure, or portion thereof shall be permitted, erected, constructed, or placed unless specifically permitted by this title. (Ord. 6245 § 3, 2009.)

18.04.816 Shop.

“Shop” means a small retail establishment or a department in a large one offering a specified line of goods or services. (Ord. 6433 § 23, 2012.)

18.04.818 Shopping center.

“Shopping center” means a series of unified commercial establishments which provide retail, business, entertainment or professional services, share the same parking facilities and contain in excess of 100,000 square feet of gross floor area. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987. Formerly 18.04.810.)

18.04.820 Sign.

“Sign” means any visual communication device, structure, or fixture which is visible from any right-of-way intended to aid the business establishment in question in promoting the sale of a product, goods or service using graphics, symbols or written copy. It shall be restricted solely to graphics, symbols or written copy that is meant to be used in the aforementioned way. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.821 Site.

“Site” is an area comprised of one or more legally created lots or parcels used for a development proposal in order to calculate compliance with the standards and regulations of this title. (Ord. 6245 § 3, 2009.)

18.04.822 Site area.

“Site area” is the total horizontal area of a project site. (Ord. 6245 § 3, 2009.)

18.04.823 Small domestic animal.

“Small domestic animal” means a domesticated animal of ordinary species that lives, or is commonly known to be capable of living, within the confines of a residence such as dogs, cats, common rabbits, ferrets, or other similar sized animals. Other indoor animals weighing less than 10 pounds, such as, but not limited to, caged birds, small rodents, fish, and nonvenomous reptiles or amphibians, and not kept for commercial purposes, are not regulated under this title. Any endangered or exotic species are prohibited. (Ord. 6600 § 8, 2016; Ord. 6369 § 1, 2011; Ord. 6245 § 3, 2009; Ord. 5777 § 1, 2003; Ord. 4229 § 2, 1987. Formerly 18.04.495.)

18.04.824 Social and service organizations.

“Social and service organizations” refers to incorporated or unincorporated nongovernmental or private associations of persons organized for social, education, literary or charitable purposes. This definition also includes community meeting halls, philanthropic institutions, private clubs, fraternal or nonprofit organizations, and social service organizations. This definition excludes religious institutions and government facilities. (Ord. 6245 § 3, 2009.)

18.04.825 Solid waste.

“Solid waste” means all putrescible and nonputrescible solid and semisolid wastes including, but not limited to, garbage, rubbish, ashes, industrial wastes, swill, demolition and construction wastes, abandoned vehicles or parts thereof, and discarded commodities. (Ord. 6245 § 3, 2009; Ord. 4262 § 1, 1988. Formerly 18.04.023.)

18.04.826 Solid waste processing facility.

“Solid waste processing facility” means the management, collection, transportation, temporary storage, treatment, utilization, and processing of solid wastes by means of pyrolysis, refuse-derived fuel, or mass incineration within an enclosed structure. These processes may include source separation and recovery of recyclable materials from solid wastes, the recovery of energy resources from such wastes or the conversion of the energy in such wastes to more useful forms or combinations thereof. This definition refers to citywide or regional scale operations and does not include solid waste handling which is accessory to an individual principal use. (Ord. 6245 § 3, 2009; Ord. 4262 § 1, 1988. Formerly 18.04.025.)

18.04.827 Special events.

“Special events” means incidental use of a facility, which use is otherwise allowed or permitted in the zoning district, as a venue for hire for social gatherings. Special events do not include marketing or promotional events that are part of the normal operation of an agricultural enterprise or winery and directly related to products sourced from that operation. (Ord. 6363 § 1, 2011.)

18.04.828 Sponsoring agency.

“Sponsoring agency” means an organization that joins in an application with a host agency for a temporary use permit and assumes responsibility for providing basic services and support to homeless encampment residents, such as hot meals, coordination of other needed donations and services, etc. (Ord. 6245 § 3, 2009; Ord. 6014 § 4, 2006.)

18.04.829 Store.

“Store” means a business establishment where usually diversified goods are kept for retail sale. (Ord. 6433 § 24, 2012.)

18.04.830 Specified anatomical areas. *Repealed by Ord. 5835.*

18.04.835 Special needs housing.

“Special needs housing” is housing that meets the definition of nursing home, group home, or other housing that meets the needs of special populations that need assistance or special accommodation in housing. See Chapter 18.49 ACC. Special needs housing is not a communal residence. (Ord. 6560 § 7, 2015; Ord. 6245 § 3, 2009.)

18.04.840 Specified sexual activities. *Repealed by Ord. 5835.*

18.04.850 Reserved.

Reserved. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.855 Small craft distillery.

“Small craft distillery” means a production facility that manufactures distilled spirits that can contract distilled spirits for, and sell distilled spirits to, holders of distillery licenses, manufacturer’s licenses and grower’s licenses. (Ord. 6368 § 3, 2011.)

18.04.860 Story.

“Story” means that portion of a building, included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling next above it. If the finished floor level directly above a usable or unused under-floor space is more than six feet above grade as defined in this chapter for more than 50 percent of the total perimeter or is more than 12 feet above grade as defined in this chapter at any point, such usable or unused underfloor space shall be considered as a story. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.870 Street, private.

“Private street” means any street which is not a public street. For the purposes of this title a private street will be considered as being a public street for determining setback provisions only. Driveways which are not part of an easement, tract, alley or street shall not be considered a street. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.880 Street, public.

“Public street” is defined in ACC 17.04.370. (Ord. 6245 § 3, 2009; Ord. 4304 § 1(6), 1988; Ord. 4229 § 2, 1987.)

18.04.890 Structure.

“Structure” is that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner, except benches, statuary, planter boxes less than 42 inches in height, and fences 72 inches or under in height, or paved areas. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.891 Supportive housing.

“Supportive housing” means a multiple-family dwelling owned or sponsored by a nonprofit corporation or government entity, designed for occupancy by individual adults that are either (A) homeless or at risk of homelessness; (B) are experiencing a disability that presents barriers to employment and housing stability; or (C) generally require structured supportive services to be successful living in the community; is permitted at a greater unit density than otherwise allowed within a particular zone; and is intended to provide long-term, rather than transitional, housing. Long-term housing is approximately longer than two years, whereas transitional housing is no more than two years. Supportive housing is not a communal residence. (Ord. 6560 § 8, 2015; Ord. 6245 § 3, 2009; Ord. 6167 § 1, 2008.)

18.04.892 Sustainable design.

“Sustainable design” means design in which the impact of a building on the environment will be minimal over the lifetime of that building. Structures should incorporate the principles of energy and resource efficiency, practical applications of waste reduction and pollution prevention, good indoor air quality and natural light to promote occupant health and productivity, and transportation efficiency in design and construction, during use and reuse. (Ord. 6245 § 3, 2009; Ord. 6036 § 9, 2006.)

18.04.894 Tasting room.

“Tasting room” means a location separate from, or on the same site as, the production/manufacturing site, that allows customers to taste samples of wine, beer, or other alcoholic beverage and has a state of Washington issued liquor license to operate a tasting room. In addition to sampling of alcoholic beverages, a tasting room may include retail sales for off-premises consumption. (Ord. 6368 § 4, 2011; Ord. 6363 § 1, 2011.)

18.04.895 Tavern.

“Tavern” means an establishment operated primarily for the sale of wine, beer or other alcoholic beverages that may or may not include the service of food as an accessory use. (Ord. 6245 § 3, 2009; Ord. 5382 § 1, 2000.)

18.04.896 Transmitting tower.

“Transmitting tower” means any freestanding structure whose primary purpose is the transmission and/or reception of radio signals for personal or hobby purposes. (Ord. 6245 § 3, 2009.)

18.04.897 Unclassified use.

“Unclassified use” means a land use which does not appear in a list of permitted, conditionally permitted, or accessory uses, but which is interpreted by the planning director as similar to a listed permitted, conditionally permitted or accessory use, and not otherwise prohibited, pursuant to ACC 18.02.120. (Ord. 6245 § 3, 2009.)

18.04.900 Use.

“Use” means an activity or purpose for which land or premises or a building thereon is designed, arranged, intended, or for which it is occupied or maintained, let or leased. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.901 Utility facilities and substations.

“Utility facility and substation” is any utility facility or substation that is not included in ACC 18.02.040(E). (Ord. 6245 § 3, 2009.)

18.04.910 Variance.

“Variance” means an adjustment in the application of the specific regulations of this title to a particular piece of property. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.911 Walking distance.

“Walking distance” means an area without physical space impediments for a walkable pathway without ADA obstruction..

18.04.912.1 Wine production facility.

“Wine production facility” means a production facility that manufactures wine. A wine production facility may sell wine of its own production at retail for on – and off-premises consumption, and may act as a distributor for wine of its own production. (Ord. 6368 § 5, 2011.)

18.04.91~~1~~2.1 Winery.

“Winery” means a facility licensed as a domestic winery under RCW 66.04.010 where fruit or other ingredients are processed (i.e., crushed, fermented, blended, aged, and/or stored, bottled) and may include as incidental and/or accessory to the principal use a tasting room, food and beverage service, places of public/private assembly and/or retail sales area. (Ord. 6433 § 2, 2012; Ord. 6363 § 1, 2011. Formerly 18.04.911A.)

Code reviser’s note: Ordinance 6363 adds these provisions as Section 18.04.911. The section has been renumbered to avoid duplication of numbering.

18.04.912 Wireless communications.

A. “Alternative tower structure” means manmade trees, clock towers, bell steeples, light poles, buildings, and similar alternative design mounting structures that are compatible with the natural setting and surrounding structures, and camouflage or conceal the presence of antennas or towers so as to make them architecturally compatible with the surrounding area pursuant to this title. This term also includes any antenna or antenna array attached to an alternative tower structure. A stand-alone pole that that accommodates small wireless facilities is considered an alternative tower structure to the extent it meets the concealment standards of this code.

B. “Antenna” means any device 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 nondirectional 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.

C. “Attached wireless communications facility” means a wireless communications facility that is affixed to an existing structure other than a tower. Examples of attached wireless communications facilities include antennas affixed to or erected upon existing buildings, water tanks, or other existing structures or replacement structures (such as in the case of a replacement stadium/ballfield light pole or a parking lot light standard).

D. “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 becomes a base station once wireless facilities are permitted and attached. The term does not encompass a wireless communications tower as defined in this title or any equipment associated with a wireless communications tower.

E. “Concealment” or “concealment design techniques” means that a wireless communications facility is concealed or utilizes concealment when any measures are used in the design and siting of wireless communications facilities intended to make the facility look like something other than a wireless tower or base

station. For example, a wireless communications facility site utilizes concealment 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 communications facility is not readily apparent. The terms do not include fencing and landscape screening that is used to enhance visual compatibility at ground level.

F. "Carrier" means a company providing wireless communications services, also referred to as a wireless service provider.

G. "Co-location" means: (1) mounting or installing a WCF on a preexisting 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.

H. "Eligible facilities request (EFR)" means any request for modification of an existing wireless communications 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 communications 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.

I. "Eligible support structure means an existing wireless communications tower or base station as defined in this title and that has proposed alterations that meet the standards of an eligible facilities request.

J. "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.

K. "Emergency wireless communications 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 communications 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.

L. "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.

M. “Microcells” are small wireless facilities consisting of an antenna that is either: (1) no more than four feet in height and with an area of not more than 580 square inches; or (2) if a tubular antenna, no more than four inches in diameter and no more than six feet in height.

N. “Monopole” means a single, freestanding pole-type structure supporting one or more antennas.

O. “Separation” means minimum distance required by city regulation between the base of towers.

P. “Site” for purposes of this chapter means, for wireless communications towers other than wireless communications towers in the public way, the current boundaries of the leased or owned property surrounding the wireless communications tower and any access or utility easements currently related to the site, and, for other eligible support structures, further restricted to that area in proximity to the structure and to other transmission equipment already deployed on the ground. The current boundaries of a site are the boundaries that existed as of the date that the original support structure or a modification to that structure was last reviewed and approved by a state or local government, if the approval of the modification occurred prior to February 22, 2012, or otherwise outside of the Spectrum Act’s Section 6409(a) process.

Q. “Small wireless facilities” shall mean the definition contained in Chapter 20.14 ACC, including microcells, and may be permitted either within or outside of the public way, in accordance with applicable law.

R. “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 10 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 20 feet, whichever is greater; for other eligible support structures, it increases the height of the structure by more than 10 percent or more than 10 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 20 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; 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 10 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 except that, for towers other than towers in the public way, it entails any excavation or deployment of transmission equipment outside of the current site by more than 30 feet in any direction. The site

boundary from which the 30 feet is measured excludes any access or utility easements currently related to the site;

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 (R)(1) through (4) of this section.

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 communications tower or base station, inclusive of originally approved appurtenances and any modifications that were approved prior to February 22, 2012.

S. "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.

T. "Toll" and "tolling" mean to delay, suspend or hold off on the imposition of a deadline, statute of limitations or time limit.

U. "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.

V. "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.

W. "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, directional, omni-directional and parabolic antennas, support equipment, alternative tower structures, and wireless communications 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. (Ord. 6799 § 4 (Exh. D), 2020; Ord. 6716 § 1 (Exh. A), 2019; Ord. 6245 § 3, 2009; Ord. 5777 § 1, 2003; Ord. 5645 § 1, 2002; Ord. 5020 § 1, 1997.)

18.04.913 Work/live unit.

"Work/live unit" means an integrated housing unit and working space, occupied and utilized by a single household in a structure ~~, either single dwelling or multi-unit dwelling,~~ that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and ~~which includes:~~includes a complete dwelling unit and working space reserved for and regularly used by one or more occupants of the dwelling unit. Within a work/live unit the "work" component is the primary use, to which the residential use is secondary. While the work component of a live/work unit is secondary to its residential use. Work/live units are allowed within mixed-use developments.

~~A. A complete dwelling unit; and~~

~~B. Working space reserved for and regularly used by one or more occupants of the dwelling unit.~~

~~The difference between a work/live unit and a live/work unit (defined in ACC 18.04.527) is that the "work" component of a work/live unit is primary use, to which the residential use is secondary, while the work component of a live/work unit is secondary to its residential use, and may include only commercial activities and pursuits that are compatible with the character of a quiet residential environment. (Ord. 6433 § 25, 2012.)~~

18.04.914 Work release facility.

"Work release facility" means a residential alternative to imprisonment, including work/training release and prerelease programs which are under the supervision of a court, federal, state or local agency. This definition excludes at-home electronic surveillance. (Ord. 6245 § 3, 2009; Ord. 4590 § 4 (Exh. C), 1992.)

18.04.920 Yard.

See ACC 18.04.811, Setback area. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.930 Yard, front.

See ACC 18.04.812, Setback, front. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.940 Yard, rear.

See ACC 18.04.813, Setback, rear. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.950 Yard, side.

See ACC 18.04.814, Setback, side. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.954 Youth community support facility.

"Youth community support facility" means a building, or a group of buildings within a campus setting, owned and operated by a nonprofit corporation or government entity that provides supportive services to children and young adults (under the age of 26) and families (with a child or young adult under the age of 26), who are homeless, at risk of homelessness, at risk of exploitation, experiencing a disability that presents barriers to employment and housing stability; or generally require structured supportive services to be successful living in the community; by providing counseling and case management, transitional housing (housing for no more than two years), temporary housing (i.e., limited to overnight stay), and daytime drop-in services (e.g., meals, showers, counseling, etc.). This definition does not include facilities providing housing for criminal justice, parole, or probation programs. Youth community support facilities are not stand-alone "supportive housing" or "communal residences." (Ord. 6688 § 1 (Exh. 1), 2018.)

18.04.960 Zone.

"Zone" means an area accurately defined as to boundaries and location on an official map to which a uniform set of regulations applies controlling the types and intensities of land uses, as set forth in this title. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.1001 Child care center.

"Child care center" means an entity that regularly provides child day care and early learning services for a group of children for periods of less than 24 hours licensed by the Washington State Department of Early Learning under Chapter 170-295 WAC. (Ord. 6642 § 15, 2017.)

18.04.1005 Marijuana or marihuana.

“Marijuana” or “marihuana” means all parts of the plant Cannabis, whether growing or not, with a THC concentration greater than 0.3 percent on a dry weight basis; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds or resin. The term does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination. (Ord. 6642 § 16, 2017.)

18.04.1007 Marijuana cooperative.

“Marijuana cooperative” means up to four qualifying patients, as defined by RCW 69.51A.010(19), who share responsibility for acquiring and supplying the resources needed to produce and process marijuana, including tetrahydrocannabinols or cannabimimetic agents, only for the medical use of members of the cooperative and not for profit. (Ord. 6642 § 17, 2017.)

18.04.1009 Marijuana-infused products.

“Marijuana-infused products” means products that contain marijuana or marijuana extracts and are intended for human use. The term “marijuana-infused products” does not include usable marijuana. (Ord. 6642 § 18, 2017.)

18.04.1011 Marijuana processor.

“Marijuana processor” means any person or entity licensed by the Washington State Liquor and Cannabis Board to process, package, and label marijuana concentrates, including tetrahydrocannabinols or cannabimimetic agents, in accordance with the provisions of Chapters 65.50 and 69.51A RCW and Chapter 314-55 WAC. (Ord. 6642 § 19, 2017.)

18.04.1013 Marijuana producer.

“Marijuana producer” means any person or entity licensed by the Washington State Liquor and Cannabis Board to produce marijuana, including tetrahydrocannabinols or cannabimimetic agents, for wholesale to marijuana processors and other marijuana producers pursuant to RCW 69.50.325. (Ord. 6642 § 20, 2017.)

18.04.1015 Marijuana related business.

“Marijuana related business” means a person or entity engaged in for-profit activity that includes the possession, cultivation, production, processing, distribution, dispensation, or sale of tetrahydrocannabinols or cannabimimetic agents, as defined by the Controlled Substances Act, codified at 21 USC Section 812, including marijuana retailers, marijuana processors, and marijuana producers, as defined herein. (Ord. 6642 § 21, 2017.)

18.04.1017 Marijuana retailer.

“Marijuana retailer” means any person or entity established for the purpose of making marijuana concentrates, usable marijuana and marijuana-infused products, including tetrahydrocannabinols or cannabimimetic agents, available for sale to adults aged 21 and over. (Ord. 6642 § 22, 2017.)

18.04.1019 Marijuana researcher.

“Marijuana researcher” is a position licensed by the Washington State Liquor and Cannabis Board that permits a licensee to produce, process, and possess marijuana for the limited research purposes set forth in RCW 69.50.372. (Ord. 6642 § 23, 2017.)

18.04.1021 Marijuana transporter.

“Marijuana transporter” is a position licensed by the Washington State Liquor and Cannabis Board pursuant to WAC 314-55-310 that allows a licensee to physically transport or deliver marijuana, marijuana concentrates, and marijuana-infused products between licensed marijuana businesses within Washington State. (Ord. 6642 § 24, 2017.)

18.04.1023 Public or private park.

“Public or private park” means an area of land for the enjoyment of the public or private parties, having facilities for rest and/or recreation, such as a baseball diamond or basketball court, owned and/or managed by a private for-profit entity, a nonprofit entity, a homeowners’ association, city, county, state, federal government, sovereign nation or metropolitan park district. Public park does not include trails. (Ord. 6642 § 25, 2017.)

18.04.1025 Public or private playground.

“Public or private playground” means a public or private outdoor recreation area for children, usually equipped with swings, slides, and other playground equipment, owned and/or managed by a private business, a nonprofit entity, city, county, state, or federal government or sovereign nation. (Ord. 6642 § 26, 2017.)

18.04.1027 Public or private recreational center.

“Public or private recreation center or facility” means a supervised center that provides a broad range of activities and events intended primarily for use by persons under 21 years of age, owned and/or managed by a private business, charitable nonprofit organization, sovereign nation, city, county, state, or federal government. (Ord. 6642 § 27, 2017.)

18.04.1029 Public transit center.

“Public transit center” means a facility located outside of the public right-of-way that is owned and managed by a transit agency or city, county, state, or federal government for the express purpose of staging people and vehicles where several bus or other transit routes converge. They serve as efficient hubs to allow bus riders from various locations to assemble at a central point to take advantage of express trips or other route to route transfers. (Ord. 6642 § 28, 2017.)

The Auburn City Code is current through Ordinance 6904, passed February 21, 2023.

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.

City Website: www.auburnwa.gov
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Chapter 18.07
RESIDENTIAL ZONES

Sections:

18.07.010 Intent.
18.07.020 Uses.
18.07.030 Development standards.

18.07.010 Intent.

A. *General.* This section describes the intent for each of the city's residential zones. These intent statements may be used to guide the interpretation of the regulations associated with each zone.

B. RC Residential Conservancy Zone. ~~– One Dwelling Unit per Four Acres.~~

~~The~~ 1. RC residential conservancy zone is intended primarily to provide for low-intensity single-family residential uses with characteristics of an agricultural environment; provided, that the agricultural uses are secondary to the single-family uses. These areas allow for a lifestyle similar to that of rural areas that includes allowance of farm animals and streets without sidewalks. This zone is intended to protect areas with significant environmental constraints or values from impacts typically associated with urban levels of development while allowing low-intensity development designed to minimize impacts on the natural environmental features designated for conservation.

2. Public improvements required within the RC zone will be less than is normally required for the higher intensity residential zones within the city and are not subject to the city's complete streets policies.

3. This zone shall only be applied in areas designated as residential conservancy on the comprehensive plan. ~~This zone shall allow one dwelling unit per four acres minimum lot area.~~

C. R-1 Residential Zone. ~~– One Dwelling Unit per Acre.~~

1. The intent of the R-1 residential zone is to provide areas for estate-type residential development on large lots in areas that are intended to create an open space separation between existing urban areas that are unique from each other and where limited public utilities and transportation infrastructure are present. ~~. This zone would normally be located in the areas particularly suited for such development.~~

Appropriate development standards required of other urban areas shall be required to serve this zone.

2. R-1 implements the Neighborhood Residential One comprehensive plan land use designation.

D. R-2 Residential Low Zone.

1. The R-2 Residential Low zone is intended lower intensity residential development consisting of single-unit detached houses, townhouse, duplex, triplex, fourplex, two-story stacked flats, courtyard apartments, cottage housing on lot sizes typical of suburban and urban development. This residential zone allows flexibility in the types and densities of housing permitted while at the same time maintaining a desirable family living environment by establishing minimum usable open spaces, maximum impervious coverage, and maximum units per lot area with the character and scale of traditional single-unit detached neighborhoods.

2. A related consideration of this zone is to provide a transition between low-intensity residential development areas and higher- and lower-intensity designations. Small-scale, community-based commercial development that provides services to the local neighborhood will be considered through the administrative use permit process.

3. R-2 implements the Neighborhood Residential Two comprehensive plan land use designation.

E. R-3 Residential Moderate Zone.

1. The intent of the R-3 Residential Moderate zone is to allow all residential and commercial types and uses provided in the R-2 Residential zone, while allowing additional intensity through allowing stacked flats up to three stories, fiveplexes, and sixplexes. Single-unit detached houses are not permitted in the R-3 zone. Apartment buildings and Mixed-Use development consisting of no more than 20 units and 3-stories

per lot is permitted. Supportive Housing and residential care developments are permitted in this zone to provide additional needed housing options but must still adhere to the residential density and unit limitations established within this category. Small-scale commercial development providing services to the area is encouraged in this zone and implemented through the administrative use permit process.

2. R-3 implements the Neighborhood Residential Two comprehensive plan land use designation.

F. R-4 Residential High Zone.

1. The R-4 Residential High zone is intended to maximize residential density opportunities and is further intended as a residential zone primarily of Middle Housing and multiple-story apartment and mixed-use development. This zone is characterized by a more active living environment near transit, urban services and commercial uses. The R-4 Residential zone allows for all uses allowed in the R-3 zone, plus apartment and mixed-use development of more than 20 units and 3-stories per lot is permitted. Small-scale commercial development providing services to the area is encouraged in this zone and implemented through the administrative use permit process.

2. R-4 implements the Neighborhood Residential Three comprehensive plan land use designation.

G. R-NM Residential Neighborhood Mixed-Use Zone.

1. The intent of the R-NM Residential Mixed-Use zone is to provide a flexible approach that achieves a mix of dense residential development and light commercial uses in either a vertical or horizontal configuration. Within this zone there will be a mix of retail, office, middle housing, and multi-story residential uses, with attractive design and accessible spaces for people to live, work, and visit. This zoning designation is served primarily by a combination of transit, pedestrian, and/or bicycle facilities allowing people to access amenities without needing a personal vehicle. Uses and densities allowed within this zone will be consistent with the uses permitted in the C-1 Light Commercial and the densities of the R4 - Residential High zone. New development and redevelopment will incorporate a mix of residential and commercial uses. In addition, parks and open spaces are encouraged and may be permitted through the administrative use permit process.

2. Street-level development is encouraged to be retail or higher traffic local businesses or offices, and residential is encouraged on the upper levels of buildings. This zoning district should walkable and bikeable to neighborhood commercial services and transit facilities and have a high level of street activation and amenities.

H. R-F – Residential Flex Zone.

1. The R-F Residential-Flex zone is intended primarily to accommodate small-scale business and professional offices, medical and dental clinics, salons and other personal services, eating and drinking establishments, and banks and similar financial institutions at locations where they are compatible with residential uses. Accessory retail may be permitted if supplemental to the other uses allowed in the zone. This zone is intended for those areas that are in transition from residential to commercial uses along corridors serving lower density residential land uses. Conversion of residential uses to commercial uses is geared towards encouraging adaptive reuse of existing single-unit structures that continue to appear in accord with the single-unit residential character. New development in the RF – Residential-Flex zone should not exceed two-stories or footprint that is designed to maintain a character and a scale smaller than the R-NM Residential Mixed-use Residential zone.

~~D. R-5 Residential Zone – Five Dwelling Units per Acre. The R-5 single-family residential zones are intended to create a living environment of optimum standards for single-family dwellings. It is further intended to achieve development densities of four to five dwelling units per net acre. This zone will provide for the development of single-family detached dwellings and for such accessory uses as are related, incidental and not detrimental to the single-family residential environment.~~

~~E. R-7 Residential Zone – Seven Dwelling Units per Acre. The R-7 single-family residential zones are intended to create a living environment of optimum standards for single-family dwellings. It is further intended to achieve development densities of five to seven dwelling units per net acre. This zone will provide for the development of single-family detached dwellings and for such accessory uses as are related, incidental and not detrimental to the residential environment.~~

~~F. R-10 Residential Zone – 10 Dwelling Units per Acre. The R-10 residential zones are intended to permit some increase in population density in those areas to which this classification applies by permitting single-family dwellings and duplexes on a minimum size lot while at the same time, by means of the standards and requirements set forth in this chapter, maintaining a desirable family living environment by establishing minimum lot areas, yards and open spaces. A related consideration is to provide a transition between single-family areas and other intensive designations or activities which reduce the suitability for single-family uses.~~

~~G. R-16 Residential Zone – 16 Dwelling Units per Acre. The R-16 zone 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.~~

~~H. R-20 Residential Zone – 20 Dwelling Units per Acre. The R-20 zone is intended to provide for multiple-family residential development and is further intended as a residential zone primarily of multiple-family residences, except as specifically provided elsewhere in this chapter. A related consideration is to make it possible to more efficiently and economically design and install all physical public service facilities in terms of size and capacity to adequately and permanently meet needs resulting from a defined intensity of land use.~~

~~I. Except as specifically provided in the city code, no business or commercial use shall be allowed in a residential district of the city that does not have a city of Auburn business license. (Ord. 6525 § 6, 2014; Ord. 6245 § 5, 2009.)~~

18.07.020 Uses.

Table 18.07.020. Permitted Use Table – Residential Zones

P = Permitted A = Administrative C = Conditional Use X = Not Permitted							
Land Uses	**Zoning Designations**						
	RC	**R-1**	**R-25**	**R-37**	**R-410**	**R-NM16**	**R-F20**
A. Residential Uses.							
Accessory dwelling units subject to the provisions contains in Chapter 18.32	P[1]	P[1]	P[1]	P[1]	PX[1]	PX[1]	XP[1]
Accessory use, residential	P	P	P	P	P	P	P
Adult family home	P	P	P	P	P	P[1]	P
Apartments (7 units or more)	X	X	X	P[11]	P	P	X
Bed and breakfast or short-term rentals	P	P	P	P	P	XP	P

Caretaker apartment	X	X	X	X	X	P	X
Communal residence four or less individuals	P	P	P	P	P	XP	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	XP	P
Group residence facilities (7 or more residents)	X	X	X	PX	PC	PC	PC
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~~Middle housing subject to the provisions in Chapter 18.25 (2 to 6 units)	PX	XP	XP	XP	AP	PP	PP
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~~P	~~X~~P	~~A~~P	P	P
Single-unit~~family~~ detached dwellings, new	P	P	P	~~P~~X	~~P~~X	~~P~~X	P
Supportive housing, subject to the provisions of ACC 18.31.160	X	X	X	~~P~~X	~~X~~P	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 recreation facility, indoor	X	X	X	X	P	P	X
Commercial retail establishment~~, included as part of mixed-use development and not a home occupation in compliance with Chapter 18.60 ACC~~	~~X~~X	~~X~~X	~~A~~X	~~A~~X	~~P~~A	~~P~~A	~~A~~A
Convenience store	X	X	X	X	P	P	X
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	~~P~~A	~~A~~P	~~A~~P	~~A~~P	~~A~~P	~~A~~P
Grocery or specialty food store	X	X	X	A	P	P	A
Home-based daycare as regulated by RCW 35.63.185 and through receipt of	P	P	P	P	P	P	P

approved city business license							
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, 10]	X	X	X	P~~X~~	P	P	P
Personal service shop	X	X	A	P	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	A~~X~~	~~X~~A	~~A~~P[9]	~~A~~P	~~A~~P
Restaurant, café, or coffee shop	X	X	A	A	P	P	A
Neighborhood retail establishment	X	X	A	A	P	P	P

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
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 communications facility (see ACC 18.04.912(W) and ACC 18.31.100)	P	P	P	P	P	P	P
Eligible facilities request (EFR) (wireless communications facility – See ACC 18.04.912(H))	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]
Small wireless facilities (ACC 18.04.912(Q))	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.

9 As component of Mixed-use developments and/or office ground floor uses permitted up to 5,000 square feet.

10 Commercial uses permitted outright, or allowed administratively or conditionally in this table may be allowed as part of mixed-use development.

11 Apartment buildings and Mixed-use development consisting of no more than 20 units and 3-stories per lot is permitted.

(Ord. 6799 § 5 (Exh. E), 2020; 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.)

18.07.030 Development standards.

Table 18.07.030. Residential Development Standards

	Standard	RC	R-1	R-25	R-37	R-410	R-NM16	R-F20
A	Base density (units per net acre)	0.25	1	5	7	10	16	20
A B	Minimum density, units or lots per acre (lot area per unitunits per net acre)[1, 5, 6]	0.25 (174,000 sf of lot area per unit)	1 (43,500 sf of lot area per unit)	47 (6,222 sf lot area per unit)	512 (3,630 sf lot area per unit)	8 16 (2,723 sf lot area per unit)	1230 (1,452 sf lot area per unit)	157 (6,222 sf lot area per unit)
B C	Minimum lot area per dwelling unit size (square feet)[8]	174,240 174,000	35,00043,500	4,5004,400	4,3002,700	2,0002,200	2,0002,200	2,0004,400
C D	Minimum lot width (feet)[2, 5, 8]	125	125	5040	20 for interior lots; 35 for exterior lots40	20 for interior lots; 35 for exterior lots	20 for interior lots; 35 for exterior lots	20 for interior lots; 35 for exterior lots40
D	Units allowed							
1	Base units allowed	4	4	4	4	4	4	4

	per lot[7]							
2	Base units per lot allowed with transit or affordability bonus[7]	6	6	6	6	6	6	6
3	Lot area per unit above base (B1 or B2 as applicable) allowance (square feet)[7]	X	X	1,250	750	N/A	N/A	1,250
4	Maximum units per lot[7]	6	6	6	20	N/A	N/A	6
E	Minimum setbacks (feet)[2,3]							
1	Residence front setback[3]	35	35	10	10	10	10	10
2	Garage (minimum front setback required	20	20	20	20	20	20	20 unless alley-loaded then 15 provided

	from street access)[3]							there are 20 feet from any garage
3	Setback to any property line for barns, stables, or similar structures for enclosure of large domestic animals For other animals, see the supplemental development standards for animals in ACC 18.31.220	75	X	X	X	X	X	X
4	Setback to any property line for any	35	X	X	X	X	X	X

	corral, exercise yard, or arena for large domestic animals For other animals, see the supplemental development standards for animals in ACC 18.31.220							
5	Interior side setback	20	10	5	5	5	5	5
6	Street side setback[3] In all zones, 20 feet minimum street side setback required from street	35	20	10	10	10	10	10

	access.							
7	Rear setback[3]	35	2035	1520	1520	1020	1020	1520
8	Rear setback, detached structure[3, 9] In all zones, 20 feet minimum street side setback required from street access.In all zones, 20 feet for structure with vehicular entrance oriented toward street or public alley[3]	15	15	10	5	5	5	105
F	Maximum lot coverage (%)	25	35	40	50	60	70	70

F G	Maximum impervious area (%)	25	50	6575	7580	N/A90	N/A90	N/A75
G H	Maximum building height (feet)	35	35	35	4535	4575	4575	5045
HI	Maximum height of accessory buildings and structures	35[4]	35	2416	2416	2416	24N/A	24N/A
IJ	Minimum front setback area landscape strip (feet)	N/A	N/A	N/A5	5	10	10	10N/A
JK	Minimum side setback area landscape strip (feet)	N/A	N/A	5N/A	5	10	10	10N/A
KL	Minimum landscaped open space (%)	N/A	N/A	N/A See Chapter 18.50 ACC	See Chapter 18.50 ACCN/A	See Chapter 18.50 ACC20	See Chapter 18.50 ACC20	20N/A

1 See ACC 18.02.065 for calculating density.

2 All minimum lot widths, setbacks, and landscaping strips are subject to demonstration to the satisfaction of the city engineer that all required utility infrastructure, access requirements, and street elements can be accommodated in accordance with the design and construction standards.

3 In addition to meeting setback requirements, all structures must meet sight distance requirements in accordance with city design and construction standards.

4 Barns and other specialized structures used for agricultural purposes may exceed the height limits.

5 Provision applicable to residential subdivision.

6 Does not apply to lots under 15,000 square feet.

7 See ACC 18.02.067 for calculating units allowed per lot.

8 Applies to new parent lots within a unit lot subdivision.

9 When abutting an alley, detached accessory dwelling units are allowed within the rear setback.

(Ord. 6661 § 3, 2018; Ord. 6600 § 10, 2016; Ord. 6245 § 5, 2009.)

The Auburn City Code is current through Ordinance 6944, passed July 15, 2024.

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.

City Website: www.auburnwa.gov

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Chapter 18.09
R-MHC MANUFACTURED/MOBILE HOME COMMUNITY ZONE

Sections:

18.09.010 Intent.
18.09.020 Uses.
18.09.030 Development standards.

18.09.010 Intent.

The intent of the R-MHC manufactured/mobile home community zone is to provide a residential zone of single-~~family~~ unit manufactured homes exclusively within a planned community. It is further intended that the R-MHC zone shall only be prescribed in those areas that are bordered on, contain physical features, or shall be planned and designed as part of a larger development incorporating other housing types in a manner which limits further expansion into adjacent areas. (Ord. 6245 § 6, 2009.)

18.09.020 Uses.

Permitted Use Table – Residential Zoning Designations

	Land Use	R-MHC Zone
A	Manufactured/mobile home community	P
B	Residential accessory use	P
C	Manufactured/mobile home	P

	Land Use	R-MHC Zone
	community accessory use	
D	Keeping of not more than six household pets. This limit shall not apply to birds, fish, or suckling young of pets.	P
E	Home-based daycare	P
F	Daycare limited to a mini daycare center, daycare center, or preschool/nursery school	A
G	Marijuana cooperative	X
H	Marijuana processor	X
I	Marijuana producer	X
J	Marijuana related business	X
K	Marijuana researcher	X
L	Marijuana retailer	X
M	Marijuana transport business	X

P = Permitted Use

A = Use may be permitted in district when an administrative use permit has been issued pursuant to the provisions of Chapter 18.64 ACC.

C = Use may be permitted in district when a conditional use permit has been issued pursuant to the provisions of Chapter 18.64 ACC.

X = Prohibited

Also see ACC 18.02.120 for further rules on interpretation.

(Ord. 6642 § 5, 2017; Ord. 6269 § 4, 2009; Ord. 6245 § 6, 2009.)

18.09.030 Development standards.

Table 18.09.030. Development Standards

	Development Standard[1]	R-MHC Zone
A	Base density (units per net acre)	10
B	Minimum density (units per net acre)	8
C	Minimum lot area (square feet)	217,800[2]
D	Minimum lot area per dwelling unit (square feet)	2,500
E	Minimum average lot area per dwelling unit (square feet)	4,300
F	Minimum front setback (feet)	Manufactured home community street: 8 Public or other private street: 20
G	Minimum interior side setback (feet)	Minimum distance between any manufactured home and/or accessory building and the manufactured home and/or accessory building on the adjoining space: 10
H	Minimum street side setback (feet)	Manufactured home community street: 5 Public or other private street: 10

	Development Standard[1]	R-MHC Zone
I	Minimum rear setback (feet)	Minimum distance between any manufactured home and/or accessory building and the manufactured home and/or accessory building on the adjoining space: 10 Manufactured home community street: 8 Public or other private street: 20
J	Accessory structure setbacks	There shall be a minimum of 10 feet between any two manufactured homes, between any manufactured home and accessory building on adjoining spaces, and between any other accessory buildings on adjoining spaces
K	Special setbacks for manufactured homes structures that abut another zoning district	Setbacks shall be the same as provided for in the adjoining zone. However, in no case shall the setbacks be less than as prescribed in this subsection.
L	Maximum building height (feet)	Main building: 30 feet Accessory building: 16 feet
M	Fences and hedges	A six-foot high screened fence shall be constructed around the perimeter of the community. For those community boundaries that abut a public street the fence shall set back 20 feet and the 20-foot setback area landscaped with Type III landscaping (see ACC 18.50 for landscaping type).
N	Supplemental R-MHC development standards	See ACC 18.31.190

	Development Standard[1]	R-MHC Zone
O	Landscaping	See Chapter 18.50 ACC
P	Parking	See Chapter 18.52 ACC
Q	Signs	See Chapter 18.56 ACC

1 All minimum lot widths, setbacks, and landscaping strips are subject to demonstration that all required utility infrastructure, access requirements, and street elements are provided for in accordance with city design and construction standards.

2 Minimum site area for development of the manufactured home park or community.

(Ord. 6245 § 6, 2009.)

The Auburn City Code is current through Ordinance 6940, passed April 15, 2024.

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Chapter 18.21
OVERLAYS

Sections:

18.21.010 Lea Hill overlay.
18.21.020 West Hill overlay.
18.21.030 Urban separator overlay.

18.21.010 Lea Hill overlay.

A. *Purpose.* The purpose of this section is to provide for additional development standards to address the area commonly referred to as the Lea Hill annexation area, as annexed under city of Auburn Ordinance Nos. 5346 and 6121, and identified on the city of Auburn comprehensive zoning map. While the intent is that the development standards for zones in the Lea Hill annexation area will be similar to (if not the same as) corresponding zones in other areas of the city, some variations are needed to recognize previous development allowed by King County zoning. Unless otherwise provided for in this section, all other provisions and requirements of this title shall apply to properties within the Lea Hill overlay.

B. Development Standards – Lots Previously Approved.

1. For any residential lot that had received final plat approval, final short plat approval, or preliminary plat approval or that King County had received and determined the application complete for a preliminary plat or short plat, prior to the effective date of annexation into the city of Auburn, the development standards in the following table shall apply. The property owner/applicant shall be responsible to provide to the city evidence of these previous approvals.

2. Any further subdivision of any lot and its subsequent use must conform to the permitted uses and standards referenced in the applicable zoning chapters of this title, except as modified by this section. For farm animals, subsection E of this section or ACC 18.31.220 shall apply.

Zone	Min Lot Area (Sq. Ft.)	Min Lot Area (Sq. Ft. per Unit)	Min Lot Width (Ft.)	Max Lot Coverage (%)	Setbacks[1*]				Building Height	
					Front (Ft.)	Rear (Ft.)	Side, Interior (Ft.)	Side, Street (Ft.)	Main (Ft.)	Accessory (Ft.)
R-1	8,000	N/A	35	35	20	5	5	10	35	35
R-2~~5~~[2]	2,500	N/A	30	35	10	5	5	10	35	16
R-2~~7~~[3]	2,500	6,000	30	35	10	5	5	10	35	16
R-3~~10~~[4]	2,500	4,300	30	40	10	5	5	10	35	35
R-3~~16~~[5]	2,500	2,700	30	55	10	5	5	10	35	35
R-4~~20~~[6]	2,500	2,175	30	55	10	5	5	10	35	35

1* Garages and other similar structures with a vehicular access require a 20-foot setback from any street.

2 Annexed as R-5 zone under city of Auburn Ordinance Nos. 5346 and 6121.

3 Annexed as R-7 zone under city of Auburn Ordinance Nos. 5346 and 6121.

4 Annexed as R-10 zone under city of Auburn Ordinance Nos. 5346 and 6121.

5 Annexed as R-16 zone under city of Auburn Ordinance Nos. 5346 and 6121.

6 Annexed as R-20 zone under city of Auburn Ordinance Nos. 5346 and 6121.

C. *Prior King County Approvals.* The city of Auburn will recognize the terms of any King County-approved plat, PUD, conditional use permit, contract rezone or similar contractual obligations that may have been approved prior to the effective date of the annexation of the subject property. The conditions of any project that was approved by King County shall be required to be fulfilled in the city of Auburn.

D. *Planning Director Authorization.* The planning director shall be authorized to interpret the language of any King County permit, plat or condition thereof and effectuate the implementation of same to the fullest extent possible. If there is a conflict between a previous

King County approval and the Auburn regulation then the most restrictive provision shall apply as determined by the planning director.

E. *Farm Animals.*

1. For properties greater than an acre in the R-1, R-5 and R-7 zones, it is permissible to keep farm animals (excluding goats and swine in the R-5 and R-7 zones); provided, there shall not be more than one horse, cow, donkey or other similar large animal, or four small animals such as sheep, or 12 poultry, rabbits, or similar size animals per each acre of enclosed usable pasture or roaming area. This acreage requirement is in addition to the minimum lot size requirements of the zone. Property owners of more than an acre in the Lea Hill overlay may choose to apply these standards or the standards in ACC 18.31.220.

2. Shelters provided for farm animals shall be constructed no closer than 50 feet from any adjoining lot and shall be 100 feet from any public street or alley. Any corral, exercise yard, or arena shall maintain a distance of 35 feet from any property line. This excludes pasture area.

3. For those properties that do not meet the requirements of subsection (E)(1) of this section, and farm animals were present prior to annexation, the farm animals may remain as legal nonconforming uses. In such case the number of farm animals allowed may be the same as what the county zoning provisions had allowed prior to the effective date of the annexation of the subject property.

F. Lot Averaging – R-1 Zone. It may be possible to subdivide land in the R-1 zone into lots smaller than 35,000 square feet if the property has a significant amount of nonbuildable land due to steep slopes, wetlands or similar features that would be in the public's best interest to maintain. The following regulations shall apply in situations where lot averaging is permitted or required:

1. At least 50 percent of the subdivision must be set aside as open space. Critical areas (i.e., steep slopes, wetlands) can count towards the 50 percent requirement. Maintenance of the open space tract or easement shall be the responsibility of the property owner and/or a homeowners' association.

2. The number of allowable lots in a subdivision shall be determined by multiplying the total number of acres in the subdivision by one. Any fraction shall be rounded to the nearest whole number with one-half being rounded up.

3. The minimum size of any lot shall be 8,000 square feet. For lots less than 35,000 square feet, the minimum lot width shall be consistent with the requirements of the R-5 zone (Chapter 18.07 ACC). All other applicable development standards related to the R-1 zone will continue to apply.

4. Lots within the subdivision shall be clustered so as to provide for continuity of open space within the subdivision and, where possible, with adjoining parcels.

5. Each lot within a subdivision shall illustrate a building area within which the house, accessory structures, and parking areas shall be constructed. The building area shall be exclusive of setbacks, nonbuildable areas or any required buffers from the nonbuildable areas. Any preliminary plat, final plat or short plat shall illustrate the building area for each lot. Any future construction will be limited to the identified building area.

6. A native growth protection easement or similar device, which may include provisions for the limited removal of vegetation and passive use of the easement, that perpetually protects the nonbuildable areas must be recorded with the final plat or short plat.

G. All marijuana related businesses and marijuana cooperatives are prohibited land uses within the Lea Hill overlay. (Ord. 6642 § 6, 2017; Ord. 6369 § 3, 2011; Ord. 6245 § 13, 2009.)

18.21.020 West Hill overlay.

A. *Purpose.* The purpose of this section is to provide for additional development standards to address the area commonly referred to as the West Hill annexation area, as annexed under city of Auburn Ordinance No. 6122 and identified on the city of Auburn comprehensive zoning map. While the intent is that the development standards for zones in the West Hill annexation area will be similar to (if not the same as) corresponding zones in other areas of the city, some variations are needed to recognize previous development allowed by King County zoning. Unless otherwise provided for in this section, all other provisions and requirements of this title shall apply to properties within the West Hill overlay.

B. Development Standards – Lots Previously Approved.

1. For any residential lot that had received final plat approval, final short plat approval, preliminary plat approval or that King County had received and determined the application complete for a preliminary plat or short plat, prior to the effective date of annexation, the development standards in the following table shall apply. The property owner/applicant shall be responsible to provide evidence of these previous approvals/decisions.

2. Any further subdivision of any lot and its subsequent use must conform to the permitted uses and standards referenced in the applicable zoning chapters of this title, except as modified by this section. For farm animals, subsection E of this section or ACC 18.31.220 shall apply.

Zone	Min Lot Area (Sq. Ft.)	Min Lot Area (Sq. Ft. per Unit)	Min Lot Width (Ft.)	Max Lot Coverage (%)	Setbacks[1]*				Building Height	
					Front (Ft.)	Rear (Ft.)	Side, Interior (Ft.)	Side, Street (Ft.)	Main (Ft.)	Accessory (Ft.)
R-1	8,000	N/A	35	35	20	5	5	10	35	35
R-25[2]	2,500	N/A	30	35	10	5	5	10	35	16
R-7[3]	2,500	6,000	30	35	10	5	5	10	35	16

* 1 Garages and other similar structures with a vehicular access require a 20-foot setback from any street.

2 Annexed as R-5 zone under city of Auburn Ordinance No. 6122.

3 Annexed as R-7 zone under city of Auburn Ordinance No. 6122.

C. *Prior King County Approvals.* The city of Auburn will recognize the terms of any King County-approved plat, PUD, conditional use permit, contract rezone or similar contractual obligations that may have been approved prior to the effective date of the annexation of the subject property. The conditions of any project that was approved by King County shall be required to be fulfilled in the city of Auburn.

D. *Planning Director Authorization.* The planning director shall be authorized to interpret the language of any King County permit, plat or condition thereof and effectuate the implementation of same to the fullest extent possible. If there is a conflict between a previous King County approval and the Auburn regulation, then the most restrictive provision shall apply as determined by the planning director.

E. *Farm Animals.*

1. For properties greater than an acre in the R-1, R-5 and R-7 zones within the West Hill overlay, it is permissible to keep farm animals (excluding goats and swine in the R-5 and R-7 zones); provided, there shall not be more than one horse, cow, donkey or other similar large animal, or four small animals such as sheep, or 12 poultry, rabbits, or similar size animals per each acre of enclosed usable pasture or roaming area. This acreage requirement is in addition to the minimum lot size requirements of the applicable zone. Property owners of more than an acre in the West Hill overlay district may choose to apply these standards, or the standards in ACC 18.31.220.

2. Shelters provided for farm animals shall be constructed no closer than 50 feet from any adjoining lot and no closer than 100 feet from any public street or alley. Any corral, exercise yard, or arena shall maintain a distance of 35 feet from any property line. This excludes pasture areas.

3. For those properties that do not meet the requirements of subsection (E)(1) of this section, and farm animals were present prior to annexation, the farm animals may remain as legal nonconforming uses. In such case, the number of farm animals allowed may be the same as what the county zoning provisions had allowed prior to the effective date of the annexation of the subject property.

F. All marijuana related businesses and marijuana cooperatives are prohibited land uses within the West Hill overlay. (Ord. 6642 § 7, 2017; Ord. 6369 § 4, 2011; Ord. 6245 § 13, 2009.)

18.21.030 Urban separator overlay.

A. *Purpose.* The purpose of this section is to provide for additional development standards to address the area designated as urban separator in the city's comprehensive plan, as prescribed in the interlocal agreement between the city and King County approved under city of Auburn

Resolution No. 4113 and identified on the city of Auburn comprehensive land use map. Unless otherwise provided for in this section, all other provisions and requirements of this title shall apply to properties within the urban separator overlay.

B. *Development Standards.* For property located within a designated urban separator, lot averaging shall be required. The regulations of ACC 18.21.010(F) shall apply in situations where lot averaging is used.

C. All marijuana related businesses and marijuana cooperatives are prohibited land uses within the urban separator overlay. (Ord. 6642 § 8, 2017; Ord. 6245 § 13, 2009.)

The Auburn City Code is current through Ordinance 6928, passed December 4, 2023.

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.

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Chapter 18.23
COMMERCIAL AND INDUSTRIAL ZONES

Sections:

18.23.010 Purpose.
18.23.020 Intent of commercial and industrial zones.
18.23.030 Uses.
18.23.040 Development standards.
~~**18.23.050 Additional development standards for C-2, central business zone.**~~
18.23.060 Additional development standards for the ~~C-N,~~ C-1, C-2, ~~C-3, C-~~ C-AG~~4~~, and M-1 zones.

18.23.010 Purpose.

This chapter lists the land uses that may be allowed within the commercial and industrial zones established by ACC 18.02.070 (Establishment of zones), determines the type of land use approval required for each use, and provides basic and additional development standards for sites, buildings, and associated improvements. (Ord. 6728 § 3 (Exh. C), 2019; Ord. 6433 § 26, 2012.)

18.23.020 Intent of commercial and industrial zones.

A. *General.* This section describes the intent for each of the city's commercial and industrial zones. These intent statements are to be used to guide the interpretation of the regulations associated with each zone. The planning director is authorized to make interpretations of these regulations based on their analysis of them together with clear and objective reasons for such interpretation.

~~B. *C-N, Neighborhood Shopping Center Zone.* The C-N zone is intended to provide areas appropriate for neighborhood shopping establishments which provide limited retail business, service and office facilities for the convenience of residents of the neighborhood. A neighborhood shopping center is designed and located so as to minimize traffic congestion on public highways and streets in its vicinity and to best fit the general land use pattern of the area~~

~~to be served by the center. The protective standards contained in this chapter are intended to minimize any adverse effect of the neighborhood shopping center on nearby property values and to provide for safe and efficient use of the neighborhood shopping center itself.~~

C. *C-1, Light Commercial Zone.* The C-1 Light Commercial zone is intended for lower intensity commercial adjacent to residential neighborhoods. This zone generally serves as a transition zone between higher and lower intensity land uses, providing retail and professional services. This zone represents the primary commercial designation for small- to moderate-scale commercial activities compatible by having similar performance standards and should be developed in a manner which is consistent with and attracts pedestrian-oriented activities. This zone encourages a broad mix of small scale uses such as leisure shopping, office, eating and drinking establishments, entertainment and assembly uses and provides amenities conducive to attracting shoppers and pedestrians. Building height, size, and orientation are the primary standards that will be used to maintain the smaller more pedestrian scale uses within this zone.

~~The C-1 zone is intended for lower intensity commercial adjacent to residential neighborhoods. This zone generally serves as a transition zone between higher and lower intensity land uses, providing retail and professional services. This zone represents the primary commercial designation for small- to moderate-scale commercial activities compatible by having similar performance standards and should be developed in a manner which is consistent with and attracts pedestrian-oriented activities. This zone encourages leisure shopping and provides amenities conducive to attracting shoppers and pedestrians.~~

~~D. *C-2 Central Business District Zone.* The intent of the C-2 zone is to set apart the portion of the city proximate to the center for financial, commercial, governmental, professional, and cultural activities. Uses in the C-2 zone have common or similar performance standards in that they represent types of enterprises involving the rendering of services, both professional or to the person, or on-premises retail activities. This zone encourages and provides amenities conducive to attracting pedestrians.~~

E. *C-~~2~~3, Heavy Commercial Zone.* The intent of the C-2 Heavy Commercial zone is to allow for medium to high intensity uses consisting of a wide range of retail, commercial, entertainment, office, services, and professional uses. This zone is intended to accommodate uses which are oriented to automobiles either as a mode or target of the commercial service while fostering a pedestrian orientation. The uses allowed can include outside activities, display, fabrication or service features when not the predominant portion of the use. The uses enumerated in this

classification may be larger in scale and building size and have more potential for impacts to surrounding properties and street systems than those uses permitted in the more restrictive commercial classifications.

~~The intent of the C-3 zone is to allow for medium to high intensity uses consisting of a wide range of retail, commercial, entertainment, office, services, and professional uses. This zone is intended to accommodate uses which are oriented to automobiles either as a mode or target of the commercial service while fostering a pedestrian orientation. The uses allowed can include outside activities, display, fabrication or service features when not the predominant portion of the use. The uses enumerated in this classification have more potential for impacts to surrounding properties and street systems than those uses permitted in the more restrictive commercial classifications.~~

~~F. *C-4, Mixed-Use Commercial Zone.* The intent of the C-4 zone is to provide for a pedestrian-oriented mix of retail, office, and limited multifamily residential uses. This classification is also intended to allow flexibility in design and the combination of uses that is responsive to market demands. The uses enumerated in this classification anticipate a mix of multifamily residential, retail, and office uses that are coordinated through a site-specific planning process. The multiple-family residential must be located in a multi-story building. Certain heavy commercial uses permitted in other commercial classifications are not permitted in this zone because of the potential for conflicts with multifamily residential uses, in order to achieve a quality of environment that is conducive to this mix of uses.~~

C-AG, Auburn Gateway Zone. The intent of the C-AG - Auburn Gateway Zone is to provide for a pedestrian-oriented mix of retail, office, middle housing, and multifamily residential uses in the Northeast Auburn Special Area Plan and Auburn Gateway Planned Action area, as described in Chapter 18.08 ACC. This classification is also intended to allow flexibility in design and the combination of uses that is responsive to market demands. The uses enumerated in this classification anticipate a mix of multifamily residential, middle housing, retail, and office uses that are coordinated through a site-specific planning process. The multiple-family residential must be located in a multi-story building. Certain heavy commercial uses permitted in other commercial classifications are not permitted in this zone because of the potential for conflicts with multifamily residential uses, in order to achieve a quality of environment that is conducive to this mix of uses.

G. *M-1, Light Industrial Zone.* The intent of the M-1 Light Industrial zone is to accommodate a variety of industrial, manufacturing, commercial, and limited residential uses in an industrial environment, and to preserve land primarily for industrial and commercial uses, and to implement the economic goals of the comprehensive plan, and to provide a greater flexibility within the zoning regulations for those uses which are non-nuisance in terms of air and water pollution, noise, vibration, glare or odor. The industrial/commercial character of this zone is intended to address the way in which industrial and commercial uses are carried out rather than the actual types of products made. An essential aspect of this zone is the need to maintain a quality of development that attracts rather than discourages further investment in industrial and commercial development. While allowed, outdoor storage will be regulated in a manner that mitigates visual impacts ~~in a manner that takes~~taking surrounding uses and vehicular corridors into consideration.

~~The intent of the M-1 zone is to accommodate a variety of industrial, commercial, and limited residential uses in an industrial park environment, to preserve land primarily for light industrial and commercial uses, to implement the economic goals of the comprehensive plan and to provide a greater flexibility within the zoning regulations for those uses which are nonnuisance in terms of air and water pollution, noise, vibration, glare or odor. The light industrial/commercial character of this zone is intended to address the way in which industrial and commercial uses are carried out rather than the actual types of products made.~~

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

H. *M-2, Heavy Industrial Zone.* The M-2 Heavy Industrial is intended to accommodate a broad range of manufacturing and industrial uses. Permitted activity may vary from medium to higher intensity uses that involve the manufacture, fabrication, assembly, or processing of raw and/or finished materials. Heavy industrial uses should not be located near residential development.

While other uses may be sited within this zone, permits for such uses should not be issued if such uses will discourage use of adjacent sites for heavy industry, interrupt the continuity of industrial sites, or produce traffic in conflict with the industrial uses. (Ord. 6885 § 1 (Exh. A), 2022; Ord. 6728 § 3 (Exh. C), 2019; Ord. 6433 § 26, 2012.)

~~The M-2 zone is intended to accommodate a broad range of manufacturing and industrial uses. Permitted activity may vary from medium to higher intensity uses that involve the manufacture, fabrication, assembly, or processing of raw and/or finished materials. Heavy industrial uses should not be located near residential development.~~

~~While other uses may be sited within this zone, permits for such uses should not be issued if such uses will discourage use of adjacent sites for heavy industry, interrupt the continuity of industrial sites, or produce traffic in conflict with the industrial uses. (Ord. 6885 § 1 (Exh. A), 2022; Ord. 6728 § 3 (Exh. C), 2019; Ord. 6433 § 26, 2012.)~~

18.23.030 Uses.

A. *General Permit Requirements.* Table 18.23.030 identifies the uses of land allowed in each commercial and industrial zone and the land use approval process required to establish each use.

B. *Requirements for Certain Specific Land Uses.* Where the last column in Table 18.23.030 ("Standards for Specific Land Uses") includes a reference to a code section number, the referenced section determines other requirements and standards applicable to the use regardless of whether it is permitted outright or requires an administrative or conditional use permit.

C. *Uses Affected by the Airport Overlay.* Refer to Chapter 18.38 ACC to determine whether uses are separately prohibited by that chapter or will be required to comply with additional regulations that are associated with the airport overlay.

Table 18.23.030. Permitted, Administrative, Conditional and Prohibited Uses by Zone, Commercial and Industrial Zones

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE								P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	**Zoning Designation**							**Standards for Specific Land Uses**
	~~C-N~~	**C-1**	**~~C-2~~**	**C-~~23~~**	**C-AG~~4~~**	**M-1**	**M-2**	
INDUSTRIAL, MANUFACTURING AND PROCESSING, WHOLESALING								
Building contractor, light	~~X~~	X	~~X~~	P	X	P	P	
Building contractor, heavy	~~X~~	X	~~X~~	X	X	A	P	
Manufacturing, assembling and packaging – Light intensity	~~X~~	X	~~X~~	P	X	P	P	ACC 18.31.180
Manufacturing, assembling and packaging – Medium intensity	~~X~~	X	~~X~~	A	X	P	P	ACC 18.31.180
Manufacturing, assembling and packaging – Heavy intensity	~~X~~	X	~~X~~	X	X	X	A	ACC 18.31.180
Marijuana processor	~~X~~	X	~~X~~	X	X	C	C	Chapter 18.59 ACC
Marijuana producer	~~X~~	X	~~X~~	X	X	C	C	Chapter 18.59 ACC
Marijuana researcher	~~X~~	X	~~X~~	X	X	C	C	Chapter 18.59 ACC
Marijuana retailer	~~X~~	X	~~X~~	C	X	C	C	Chapter 18.59 ACC

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-~~23~~**	**C-AG~~4~~**	**M-1**	**M-2**	
Marijuana transporter business	~~X~~	X	~~X~~	X	X	C	C	Chapter 18.59 ACC
Outdoor storage, incidental to principal permitted use on property	~~X~~	X	~~X~~	P	X	P	P	ACC 18.57.020(A)
Storage – Personal household storage facility (mini-storage)	~~X~~	P	~~X~~	P	X	P	P	ACC 18.57.020(B)
Warehousing and distribution	~~X~~	X	~~X~~	X	X	P	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	
Wholesaling with on-site retail as an incidental use (e.g., coffee, bakery)	~~X~~	X	~~X~~	P	X	P	P	
RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES								
Commercial recreation	~~X~~	P	~~P~~	P	P	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-~~2~~3	C-AG~~4~~	M-1	M-2	
facility, indoor								
Commercial recreation facility, outdoor	~~X~~	X	~~X~~	A	A	P	A	ACC 18.57.025(A)
Conference/convention facility	~~X~~	X	~~A~~	A	X	A	X	
Library, museum	~~X~~	A	~~A~~	A	X	A	X	
Meeting facility, public or private	~~A~~	P	~~P~~	P	X	A	A	
Movie theater, except drive-in	~~X~~	P	~~P~~	P	P	X	X	
Private school – Specialized education/training (for profit)	~~A~~	A	~~P~~	P	P	P	P	
Religious institutions, lot size less than one acre	~~A~~	P	~~P~~	P	A	A	A	
Religious institutions, lot size more than one acre	~~C~~	P	~~P~~	P	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-~~2~~3	C-AG~~4~~	M-1	M-2	
Sexually oriented businesses	~~X~~	X	~~X~~	P	X	P	P	Chapter 18.74 ACC
Sports and entertainment assembly facility	~~X~~	X	~~A~~	A	X	A	A	
Studio – Art, dance, martial arts, music, etc.	~~P~~	P	~~P~~	P	P	P	A	
RESIDENTIAL								
Apartment units, as part of a mixed-use development[2]	X	X	X	P	P	P	X	ACC 18.57.030
Apartments, stand-alone	X	X	X	X	X	X	X	
Caretaker apartment	~~X~~	P	~~P~~	P	X	P	P	
Live/work unit, as part of a mixed-use development[2]	~~X~~	X	~~P~~	P	P	P	X	
Live/work unit, stand-alone[3]	X	X	X	X	X	X	X	
Work/live unit, as part of a mixed-use development[2]	~~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-~~23~~**	**C-AG~~4~~**	**M-1**	**M-2**	
Work/live unit, stand-alone[3]	X	X	X	X	X	X	X	
Marijuana cooperative	~~X~~	X	~~X~~	X	X	X	X	
~~Multiple-family dwellings as part of a mixed-use development[2]~~	~~X~~	~~X~~	~~P~~	~~P~~	~~P~~	~~P~~	~~X~~	~~ACC 18.57.030~~
~~Multiple-family dwellings, stand-alone~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	
Nursing home, assisted living facility	X	P	P	P	C	X	X	
Senior housing[2]	X	X	A	A	X	X	X	
RETAIL								
Building and landscape materials sales	X	X	X	P	X	P	P	ACC 18.57.035(A)
Construction and heavy equipment sales and rental	X	X	X	X	X	A	P	
Convenience store	A	A	P	P	X	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-~~23~~	C-AG~~4~~	M-1	M-2	
Drive-through espresso stands	A	A	A	P	A	P	A	
Drive-through facility, including banks and restaurants	A	A	A	P	P	P	P	ACC 18.52.040
Entertainment, commercial	X	A	P	P	X	A	A	
Groceries, specialty food stores	P	P	P	P	P	P	X	
Nursery	X	X	X	P	A	P	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	ACC 18.57.035(D)
Restaurant, cafe, coffee shop	P	P	P	P	P	P	P	
Retail								
Community retail establishment	A	P	P	P	P	P	P	

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-~~23~~**	**C-AG~~4~~**	**M-1**	**M-2**	
Neighborhood retail establishment	P	P	P	P	P	P	P	
Regional retail establishment	X	X	X	P	P	P	A	
Tasting room	P	P	P	P	P	P	P	
Tavern	P	P	X	P	P	P	A	
Wine production facility, small craft distillery, small craft brewery	A	P	P	P	P	P	P	
SERVICES								
Animal daycare (excluding kennels and animal boarding)	A	A	A	P	A	P	P	ACC 18.57.040(A)
Animal sales and services (excluding kennels and veterinary clinics)	P	P	P	P	P	P	P	ACC 18.57.040(B)
Banking and related financial institutions, excluding drive-through	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-~~23~~**	**C-AG~~4~~**	**M-1**	**M-2**	
facilities								
Catering service	P	P	P	P	A	P	P	
Daycare, including mini daycare, daycare center, preschools or nursery schools	A	P	P	P	P	P	X	
Dry cleaning and laundry service (personal)	P	P	P	P	P	P	P	
Equipment rental and leasing	X	X	X	P	X	P	P	
Kennel, animal boarding	X	X	X	A	X	A	A	ACC 18.57.040(C)
Government facilities; this excludes offices and related uses that are permitted outright	A	A	A	A	A	A	A	
Hospital	X	P	P	P	X	P	P	
Lodging – Hotel or motel	X	P	P	P	P	A	A	

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-~~2~~3	C-AG~~4~~	M-1	M-2	
Medical – Dental clinic	P	P	P	P	P	P	X	
Mortuary, funeral home, crematorium	A	P	X	P	X	P	X	
Personal service shops	P	P	P	P	P	P	X	
Pharmacies	P	P	P	P	P	X	X	
Print and copy shop	P	P	P	P	P	P	X	
Printing and publishing (of books, newspaper and other printed matter)	X	A	P	P	P	P	P	
Professional offices	P	P	P	P	P	P	P	
Repair service – Equipment, appliances	X	A	P	P	P	P	P	ACC 18.57.040(D)
Veterinary clinic, animal hospital	A	P	P	P	P	P	X	
Youth community support facility	X	P	X	X	X	X	X	ACC 18.57.040(E)

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-~~23~~**	**C-AG~~4~~**	**M-1**	**M-2**	
TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE								
Ambulance, taxi, and specialized transportation facility	X	X	X	A	X	P	P	
Broadcasting studio	X	P	X	P	X	P	P	
Heliport	X	X	X	C	X	C	C	
Motor freight terminal[1]	X	X	X	X	X	X	X	See Footnote No. 1
Parking facility, public or commercial, surface	X	P	P	P	P	P	X	
Parking facility, public or commercial, structured	X	P	P	P	P	P	X	
Towing storage yard	X	X	X	X	X	A	P	ACC 18.57.045(A)
Utility transmission or distribution line or substation	A	A	A	A	A	A	A	
Wireless communications facility (WCF) (See ACC	*	*	*	*	*	*	*	*See ACC 18.31.100 for use regulations and zoning

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-~~2~~3**	**C-AG~~4~~**	**M-1**	**M-2**	
18.04.912(W))								development standards.
Eligible facilities request (EFR) (wireless communications facility) (See ACC 18.04.912(H))	P	P	P	P	P	P	P	
Small wireless facilities (ACC 18.04.912(Q))	P	P	P	P	P	P	P	
VEHICLE SALES AND SERVICES								
Automobile washes (automatic, full or self-service)	X	A	X	P	P	P	P	ACC 18.57.050(A)
Auto parts sales with installation services	X	A	A	P	P	P	P	
Auto/vehicle sales and rental	X	A	X	P	X	P	P	ACC 18.57.050(B)
Fueling station	X	A	A	P	P	P	P	ACC 18.57.050(C)
Mobile home, boat, or RV sales	X	X	X	P	X	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-~~2~~3**	**C-AG~~4~~**	**M-1**	**M-2**	
Vehicle services – Repair/body work	X	X	A	P	X	P	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. or Monday – Saturday: 7:00 a.m. to 10:00 p.m.	A	A	A	A	A	A	A	
Other uses may be permitted by the planning director or designee if the use is determined to be consistent with the intent of the zone and is of the same general character of the uses permitted. See ACC 18.02.120(C)(6), Unclassified Uses.	P	P	P	P	P	P	P	

1 Any motor freight terminal, as defined by ACC 18.04.635, in existence as of the effective date of the ordinance codified in this section, is an outright permitted use in the M-1 and M-2 zones. Any maintenance,

alterations and additions to an existing motor freight terminal which are consistent with ACC 18.23.040, Development standards, are allowed.

2 Any mixed-use development or senior housing project vested prior to Resolution No. 5187 (December 7, 2015) is an outright permitted use in the C-1 zone. Subsequently, if a nonresidential use within a vested mixed-use development changes, then the nonresidential use shall maintain a minimum of 10 percent of the cumulative building ground floor square footage consisting of the uses permitted outright, administratively, or conditionally, listed under "Recreation, Education, and Public Assembly," "Retail," or "Services" of the C-1 zone.

3 Any stand-alone live/work units or stand-alone work/live units vested prior to the effective date of the ordinance codified in this chapter are outright permitted uses.

(Ord. 6885 § 1 (Exh. A), 2022; Ord. 6838 § 1 (Exh. A), 2021; Ord. 6799 § 6 (Exh. F), 2020; Ord. 6728 § 3 (Exh. C), 2019; Ord. 6688 § 1 (Exh. 1), 2018; Ord. 6644 § 2, 2017; Ord. 6642 § 9, 2017; Ord. 6508 § 1, 2014; Ord. 6433 § 26, 2012.)

18.23.040 Development standards.

A. 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 requirements in Tables 18.23.040A (~~C-N,~~ C-1, ~~C-2,~~ C-23, and C-AG4 Zone Development Standards) and 18.23.040B (M-1 and M-2 Zone Development Standards) and in compliance with the provisions of this title, and then only after securing all permits and approvals required hereby. These standards may be modified through either an administrative variance or variance, subject to the procedures of Chapter 18.70 ACC.

Table 18.23.040A. ~~C-N,~~ C-1, C-2, ~~C-3,~~ and C-AG4 Zone Development Standards

Development Standard	Requirement by Zone				
	~~C-N~~ ~~Neighborhood Shopping Center~~	C-1 Light Commercial	~~C-2~~ ~~Central Business~~	C-23 Heavy Commercial	C- C-AG 4 Mixed-Use Commercial
Minimum lot area	~~2 acres~~	None	~~None~~	None	None[1]

Development Standard	Requirement by Zone				
	~~C-N~~ ~~Neighborhood Shopping Center~~	C-1 Light Commercial	~~C-2~~ ~~Central Business~~	C-~~2~~3 Heavy Commercial	C-~~ C-AG 4~~ Mixed-Use Commercial
Minimum lot width, depth	~~None~~	None	~~None~~	None	None
Maximum lot coverage	~~55 percent~~	None	~~None~~	None	None
Minimum setbacks	*Minimum setbacks required for structures. See also ACC 18.31.070 for specific exceptions to these setback standards.*				
Front	~~50 ft~~	20 ft	~~None~~	20 ft	20 ft
Side – Interior	~~None~~[2]	None[2]	~~None~~	None[2]	None[2]
Side – Street	~~50 ft~~	15 ft	~~None~~	15 ft	15 ft
Rear	~~None~~[2]	None[2]	~~None~~	None[2]	None[2]
Height limit	Maximum *allowable height of structures. See also ACC 18.31.030 (Height limitations – Exceptions) for specific height limit exceptions.*				
Maximum height	~~30 ft~~	45 ft[3]	~~ACC 18.23.050~~	75 ft	75 ft
Additional development standards	~~None~~	None	~~ACC 18.23.050~~	None	None
Fences and hedges	See Chapter 18.31 ACC				
Landscaping	See Chapter 18.50 ACC				
Parking	See Chapter 18.52 ACC				

Development Standard	Requirement by Zone				
	~~C-N~~ ~~Neighborhood Shopping Center~~	C-1 Light Commercial	~~C-2~~ ~~Central Business~~	C-~~2~~3 Heavy Commercial	C- ~~C-~~AG ~~4~~ Mixed-Use Commercial
Signs	See Chapter 18.56 ACC				
Lighting	See Chapter 18.55 ACC				
Nonconforming structures, land and uses	See Chapter 18.54 ACC				

Notes:

1 Residential uses: no minimum lot size; provided, that residential density does not exceed 20 units per gross acre (this includes privately owned open space tracts but excludes dedicated public roads).

2 A 25-foot setback is required when adjacent to a residential zone.

3 Buildings within the Auburn north business area, as established by Resolution No. 2283, may exceed 45 feet if one additional foot of setback is provided from each property line (or required minimum setback) for each foot the building exceeds 45 feet in height.

Table 18.23.040B. M-1 and M-2 Zone Development Standards

Development Standard	Requirement by Zone	
	M-1 Light Industrial	M-2 Heavy Industrial
Minimum lot area	None	None
Minimum lot width, depth	None	None

Development Standard	Requirement by Zone	
	M-1 **Light Industrial**	**M-2** **Heavy Industrial**
Maximum lot coverage	None	None
Minimum setbacks	*Minimum setbacks required for structures. See also ACC 18.31.070 for specific exceptions to these standards.*	
Front	20 ft	30 ft
Side – Interior	None[1]	None[1]
Side – Corner	20 ft	30 ft
Rear	None[1]	None[1]
Height limit	*Maximum allowable height of structures. See also ACC 18.31.030 (Height limitations – Exceptions) for specific height limit exceptions*	
Maximum height	45 ft[2]	45 ft[2]
Additional development standards	None	None
Fences and hedges	See Chapter 18.31 ACC	
Landscaping	See Chapter 18.50 ACC	
Parking	See Chapter 18.52 ACC	
Signs	See Chapter 18.56 ACC	

Development Standard	Requirement by Zone	
	M-1 Light Industrial	M-2 Heavy Industrial
Lighting	See Chapter 18.55 ACC	
Nonconforming structures, land and uses	See Chapter 18.54 ACC	

Notes:

1 A 25-foot setback is required when adjacent to a residential zone.

2 Buildings may exceed 45 feet if one foot of setback is provided from each property line (or required minimum setback) for each foot the building exceeds 45 feet.

(Ord. 6885 § 1 (Exh. A), 2022; Ord. 6728 § 3 (Exh. C), 2019; Ord. 6433 § 26, 2012.)

~~18.23.050 Additional development standards for C-2, central business zone.~~

~~A. *Maximum Building Height.*~~

~~1. The maximum height of that portion of a building that abuts a street(s) shall be no higher than the right-of-way width of the abutting street(s). Building height may increase; provided, that the building is stepped back one foot (from the abutting street right(s)-of-way) for each foot of increased building height.~~

~~2. If the building abuts more than one street and the abutting streets have different right-of-way widths, then the height of the building allowed at any street frontage shall be the average of the abutting street right-of-way widths.~~

~~3. The following rooftop features may extend up to 15 feet above the maximum height limit: stair towers, elevator penthouses, and screened mechanical equipment.~~

B. Minimum setbacks: none required, see subsection D of this section for specific building orientation requirements.

C. Fences shall be decorative and relate architecturally to the associated building. Acceptable materials are brick, wood, stone, metal, or textured concrete. Typical galvanized wire mesh (chain link), barbed wire or razor wire are not permitted. For further information see Chapter 18.31 ACC.

The provisions of this section shall not apply to temporary fences required during construction projects permitted by the city.

D. *Building Orientation Requirements.* The following requirements apply to the construction of all new buildings or structures:

1. Existing buildings or structures, including facades, that do not have setbacks or otherwise cannot comply are exempt from these requirements regardless of the amount of improvements made to the building, structure or facade as long as any alteration does not make the existing facade more nonconforming.

2. Existing buildings, structures, or facades that are set back and within 20 feet of a street shall comply to the fullest extent possible as determined by the planning director, with the following requirements when any cumulative structural improvements are made that exceed 50 percent of the assessed value of the existing building, structure, or facade.

3. Any addition to an existing building, regardless of value, that will be within 20 feet of a street shall also comply to the fullest extent possible, as determined by the planning director, with the following requirements:

a. For each lineal foot of frontage a building has on a street, there shall be provided an area(s) for pedestrian amenities at the rate of one square foot of ground area for each lineal foot of building frontage. Pedestrian amenities shall consist of such features as landscaping, benches, entryways with accents such as brick pavers, artwork, or a combination of these or similar features. The pedestrian amenities shall be located on the property between the street right-of-way and the building. The planning director shall approve the amount and type of the pedestrian amenities.

b. For buildings that have a street frontage that exceeds 50 feet, then at least 25 percent of the building's frontage shall be immediately adjacent to the street right-of-way.

c. For buildings that have a street frontage that is less than 25 feet, then no pedestrian amenities will be required and the building may be located at the property line. There shall, however, be provided a landing in front of each door that opens to a street that is large enough such that no part of any door will encroach into the street right-of-way when the door is being opened or closed.

d. For buildings that provide additional setbacks, except as restricted by subsection (D)(3)(b) of this section, the area between the street right-of-way and the building shall only contain pedestrian amenities.

e. If a building has more than two street frontages, then at least two of the frontages shall comply with subsections (D)(3)(b) and (g) of this section and contain pedestrian amenities between the building and the street right-of-way. Any remaining frontages shall either have pedestrian amenities, windows, murals, flat surfaced artwork or other similar architectural features that would avoid large blank walls.

f. For new buildings that will infill between two other existing buildings, the new building shall be set back no further than either of the adjacent buildings unless additional setback is required to comply with subsection (D)(3)(a) of this section. The proposed setback shall be reviewed by the planning director to ensure the setback will maintain building continuity along the street.

g. Buildings shall have windows that encompass at least 60 percent of the first floor facade and at least 40 percent of the facade of each additional floor. At least 50 percent of the area of the first floor windows of nonresidential buildings shall provide visibility to the inside of the building. This subsection shall only apply to the facades of new buildings with street frontage and shall not lessen the requirements of the Uniform Building or Fire Codes.

h. The building's principal pedestrian entrance shall be oriented to the street. If the building is at a corner, either street or alley, then the principal pedestrian entrance shall be at the corner unless a better architectural design is attained at another location and approved by the planning director.

i. Buildings that are at the intersection of either two streets or a street and an alley shall provide for a sight distance triangular setback as required by Chapter 18.31 ACC. These triangular areas may contain pedestrian amenities that satisfy the requirements of subsection (D)(3)(a) of this section.

j. A site plan shall be prepared by the proponent which addresses compliance with the requirements as outlined in subsections (D)(3)(a) through (i) of this section. The site plan shall be approved by the planning director prior to the submittal of any building permit.

k. For the sole purposes of this subsection D the term "street" shall include the right-of-way of private and public streets. The term shall also include pedestrian walkways, encumbered by an easement or similar means, that are used by the general public to travel from one property to another.

E. Mechanical equipment on rooftops shall be sited and designed to minimize noise and effectively screen the equipment from view from adjacent properties and rights-of-way. The following methods, or a combination thereof, may be used:

1. Set back from the roof edge to obscure visibility from below;

2. Integration into the building architecture, using building walls, roof wells or roof parapets to conceal the equipment;

3. Equipment enclosure or sight-obscuring fencing or landscaping;

4. Overhead trellis or roof to obscure visibility from above.

Materials used to screen mechanical equipment shall be the same as or compatible with the design of the principal structure.

F. Stair towers and elevator penthouses shall be designed to be architecturally integrated into the principal structure. This may include using the same building materials, repeating common building forms, colors or elements, or incorporating the roof and wall of the stair tower or elevator penthouse into the upper wall of the structure. (Ord. 6433 § 26, 2012.)

18.23.060 Additional development standards for the ~~C-N~~, C-1, C-2, ~~C-3, C-4~~C-AG, and M-1 zones.

A. Loading and unloading docks shall not be visible from the street.

B. Mechanical equipment on rooftops shall be sited and designed to minimize noise and effectively screen the equipment from view from adjacent properties and rights-of-way. The following methods, or a combination thereof, may be used:

1. Set back from the roof edge to obscure visibility from below;

2. Integration into the building architecture, using building walls, roof wells or roof parapets to conceal the equipment;

3. Equipment enclosure or sight-obscuring fencing or landscaping;

4. Overhead trellis or roof to obscure visibility from above.

Materials used to screen mechanical equipment shall be the same as or compatible with the design of the principal structure. (Ord. 6885 § 1 (Exh. A), 2022; Ord. 6433 § 26, 2012.)

The Auburn City Code is current through Ordinance 6912, passed July 17, 2023.

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.

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Chapter 18.25

~~INFILL RESIDENTIAL~~MIDDLE HOUSING DEVELOPMENT STANDARDS

Sections:

18.25.010 Purpose and intent.

18.25.020 Applicability.

18.25.030 Procedures.

18.25.040 Middle housing types.~~Infill residential standards.~~

18.25.050 Calculating parking requirements.

18.25.060 Accessory Dwelling Units.

18.25.070 Middle housing design standards.

18.25.080 Usable open space.

18.25.090 Courtyard housing standards.

18.25.0100 Lot splitting.

18.25.010 Purpose and intent.

The purpose of this chapter is to encourage the development of underutilized parcels in zones which, through Auburn comprehensive plan goals and policies, have been identified as areas where ~~infill residential development~~middle housing should be encouraged. Middle h~~H~~ousing shall be compatible in scale, form, and character with ~~single-family~~single-unit detached houses that are allowed within the underlying zoning designation. This chapter identifies the standards for middle housing development. ~~conditions under which infill development is supported and relaxes certain development requirements in those instances in an effort to promote the construction of infill development in appropriate areas of the city.~~ (Ord. 6245 § 14, 2009.)

18.25.020 Applicability.

A. *Eligibility Criteria.* This chapter may be applied to development or redevelopment that meets ~~all of~~ the following criteria:

1. The lot is within one of the following zones: RC, R-1, R-2, R-3, R-4, R-NM ~~R-5, R-7, R-10, R-16, or R-20.~~

B. *Exceptions.* This chapter may be applied to development or redevelopment, except for the following below:

1. Middle Housing is not permitted within Urban Separators.

2. Middle Housing is not permitted in the R-HMC zone.

3. Middle Housing is not permitted on lots smaller than one thousand (1,000) square feet.

4. Middle Housing allowances shall not be used to justify alteration of a regulated critical area per Chapter 16.10 ACC.

~~2. Adjacent properties abutting at least 50 percent of the nonstreet perimeter of the subject property (i.e., side and/or rear lot lines) are developed with single-family dwellings or higher intensity uses.~~

~~3. For lots located in the R-5 or R-7 zones, the development or redevelopment creates a maximum of one new lot or dwelling unit.~~

~~4. For properties located in the R-10, R-16, or R-20 zones, the lot or parcel size shall be one acre or less. (Ord. 6245 § 14, 2009.)~~

18.25.030 Procedures.

Development proposals desiring to utilize the middle housing ~~infill~~ standards of this chapter shall be subject to one or more of the permit types found in ACC Title 14 and shall be processed in a manner consistent with the underlying land use application pursuant to ACC Title 14. (Ord. 6245 § 14, 2009.)

18.25.040 ~~Infill residential standards.~~Middle housing types.

A. For the purposes of this chapter middle housing refers to all housing consisting of between two and six units per lot, defined in ACC 18.04.340(B).

18.25.050 ~~Calculating parking~~Parking Requirements.

A. Within one-half mile walking distance of a Major Transit Stop no on-site parking is required.

B. On lots that that are more than one-half mile walking distance of a Major Transit Stop, (1) one on-site parking space shall be required for each dwelling unit.

C. On-site parking spaces shall include garage and/or driveway parking spaces.

D. When calculating parking relative to the above referenced lot sizes, the calculation shall occur prior to zero lot line land divisions.

18.25.060 Accessory Dwelling Units.

A. An ADU is listed as a type of Middle Housing; each ADU that is proposed will be considered a dwelling unit when calculating the number of units allowed on a lot or as part of a development proposal.

B. ADUs must be an accessory to a principal middle housing unit.

C. ADUs cannot be used to supplement the number of dwelling units allowed under this section.

D. ADUs are subject to the standards contained in Chapter 18.32 ACC.

18.25.070 Middle housing design standards.

A. Applicability.

1. Standards in this section apply to all development between two and six units per lot.

2. For the purposes of this section, a “street” refers to any public or private street.

3. These design standards do not apply to the conversion of a structure to a middle housing type with up to four attached units, if the floor area of the structure does not increase more than 50 percent

B. Purpose. The purpose of these standards is to:

1. Promote compatibility of middle housing with other residential uses, including single-unit detached dwellings.

2. De-emphasize garages and driveways as major visual elements along the street.

3. Provide clear and accessible pedestrian routes between buildings and streets.

4. Implement the definitions of cottage housing and courtyard apartments provided by state law.

C. Pedestrian access. A private, paved pedestrian connection that is a minimum of three feet wide required between each middle housing building and the public sidewalk (or the public street if there is no sidewalk). Driveways may be used to meet this requirement.

D. Vehicle access, carports, garages, and driveways.

1. Garages, driveways, and off-street parking areas shall not be located between a building and a street, except when either of the following conditions are met:

a. The combined width of all garages, driveways, and off-street parking areas does not exceed a total of 60 percent of the length of the street frontage property line. This standard applies to buildings and not individual units; or

b. The garage, driveway, or off-street parking area is separated from the street property line by a dwelling; or

c. The garage, driveway, or off-street parking is located more than 100 feet from a street.

E. Landscaping. See ACC Table 18.50.040(A) “Minimum Landscape Requirements by Zoning District” for landscaping requirements.

F. Entries. Each building shall incorporate a primary building entry or one or more private unit entries, such as a covered porch or recessed entry. Each entry shall feature minimum weather protection of three feet by three feet.

G. Windows and doors. A minimum of 15 percent of the area of the street-facing façade elevation shall include windows or doors. Facades separated from the street by a dwelling or located more than 100 feet from a street are exempt from this standard.

H. Unit articulation

1. Applicability.

a. Each attached unit featuring a separate ground level entrance in a multi-unit building facing the street shall include at least one of the articulation options listed in subsection (I)(2) below.

b. Facades separated from the street by a dwelling or located more than 100 feet from a street are exempt from this standard.

2. Articulation options:

Option 1. Roofline change or a roof dormer with a minimum of four feet in width.

Option 2. A balcony a minimum of two feet in depth and four feet in width and accessible from an interior room.

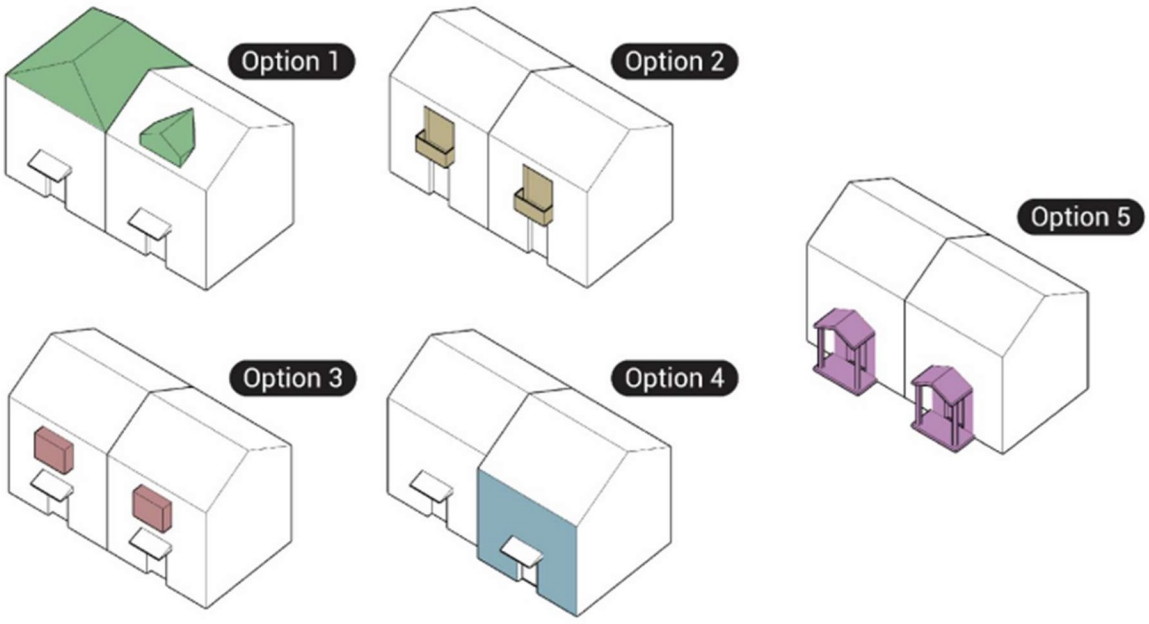
Option 3. A bay window that extends from the façade a minimum of two feet.

Option 4. An offset of the façade of a minimum of two feet in depth from the neighboring unit.

Option 5. A roofed porch at least 50 square feet in size.

Option 6. Change in wall color.

Figure 18.25.050(I)



I. Middle Housing Design Review Submittal Requirements. In addition to any other documentation required for submittal of a complete application for building permit or discretionary land use approvals/permits, the following items shall be required for review of building design:

1. Elevation drawings prepared by an architect licensed in the state of Washington of all proposed construction including dimensional drawings at one-eighth inch equals one foot or comparable scale showing the type of exterior materials, color, exterior finishes (including for accessory structures, where applicable), articulation, fenestration details, and the location, elevations, type, style and model of any exterior lighting fixtures (where applicable).

2. As applicable, a to-scale landscape plan consistent with Chapter 18.50 ACC.

18.25.080 Courtyard housing standards.

A. Applicability. Standards in this section apply to courtyard housing, which includes cottage housing (detached units) and courtyard apartments (attached units).

B. Open space. Open space shall be provided equal to a minimum 20 percent of the lot size. This may include common open space, private open space, setbacks, critical areas, and other open space.

C. Common open space.

1. At least one outdoor common open space is required.

2. Common open space shall be provided equal to a minimum of 300 square feet per unit. Each common open space shall have a minimum dimension of 15 feet on any side.

3. Orientation. Common open space shall be bordered by dwellings on at least two sides. At least half of all units in the development shall abut a common open space and have the primary entrance facing the common open space.

4. Parking areas and vehicular areas shall not qualify as common open space.

5. Critical areas and their buffers, including steep slopes, shall not quality as common open space.

D. Community building.

1. A courtyard housing development shall contain no more than one community building.

2. A community building shall have no more than 2,400 square feet of net floor area, excluding attached garages.

3. A community building shall have no minimum off-street parking requirement.

18.25.090 Usable open space.

A. All middle housing development must include usable open space.

B. Usable open space must occupy at least 10% of the lot with a minimum dimension of at least 10 feet. Usable open space may be a single large space or several separate spaces. Unenclosed porches, patios, and entries may count towards usable open space if contiguous with a space that meets the standards of this section. Areas of usable open space with no unenclosed porches, patios, and entries or other similar features may overlap with the required landscaped areas within Table 18.50.040(A).

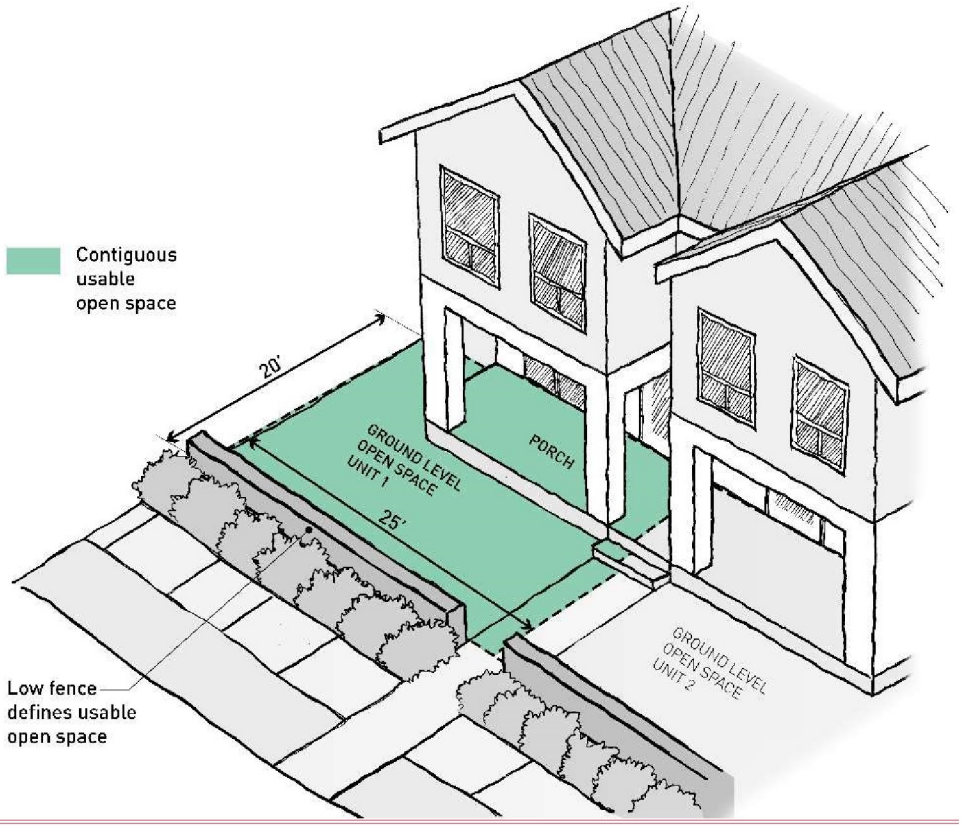
C. Driveways and parking areas may not count towards usable open space.

D. Where usable open space is located within the front setback, the open space must be defined with a fence, hedge, or wall, at least 24 inches tall.

E. LID stormwater BMPs, like rain gardens, may be integrated in up to 25 percent of the minimum required usable open space area.

F. Additions must not create or increase any nonconformity with this standard.

Figure 18.25.060 Usable Open Space



18.25.100 Lot splitting.

Lot splitting as defined in ACC 17.04.221 is permitted as a means of creating separate ownership of each housing unit. See zero lot line subdivision standards contained in Chapter 17.29 ACC.

Chapter 18.29
DUC DOWNTOWN URBAN CENTER DISTRICT

Sections:

18.29.010 Intent.
18.29.020 Scope.
18.29.030 Process.
18.29.040 Definitions.
18.29.050 Use limitations.
18.29.053 Uses/activities requiring an administrative use permit.
18.29.055 ~~Uses/activities requiring a conditional use permit.~~Deviation from development standards
18.29.057 Implementing districts.
18.29.060 Development standards.
18.29.070 Design standards.

18.29.010 Intent.

The downtown urban center zone is intended to create a distinct and strong identity for downtown Auburn by establishing land use and design standards for review of development proposals within the core area of the city of Auburn's designated urban center, in order to implement the city of Auburn downtown plan and the goals, policies and objectives of the Auburn comprehensive plan. This zone is intended to produce a concentration and mixture of commercial, office, medical, retail, residential and civic uses within the downtown area; to encourage private and public investment, attract shoppers and visitors, and appeal to existing and new residents; to provide a development pattern that supports pedestrian movement, bicycles and use of public transit; and to provide opportunities to increase the city's tax base, thereby helping to fund public improvements and public services. (Ord. 6071 § 6 (Exh. A), 2007.)

18.29.020 Scope.

A. The downtown urban center zone may be applied to any property designated as "Downtown" on the Auburn comprehensive plan map.

B. Site plan and building design review and approval shall be required for all public and private development activities requiring permits within the downtown urban center zone unless exempted under subsection C of this section. The planning and development director is given the authority to require building design and site plans consistent with the design standards contained or referenced herein and to require revisions as necessary in order to ensure development is consistent with the purpose of this chapter.

C. The following activities, as determined by the director, shall be exempt from the provisions of this chapter if the property has frontage on a pedestrian street as defined in the downtown urban center design standards:

1. Interior alterations that do not alter the exterior appearance of a structure or modify an existing site condition;

2. Normal or routine building and site maintenance/repair that is exempt from permit requirements; and

3. Any remodeling or expansion of existing single-~~family~~ unit detached residences with no change in use or addition of dwelling units involved.

D. The following activities, as determined by the director, shall be exempt from the provisions of this chapter if the property does not have frontage on a pedestrian street as defined in the downtown urban center design standards:

1. Interior alterations that do not alter the exterior appearance of a structure or modify an existing site condition;

2. Site and exterior alterations that do not exceed 10 percent of the assessed valuation of the property (building or land) per the most recent county records;

3. Building additions that are less than 10 percent of the existing floor area of the existing building(s). Any cumulative floor area increase (from the adoption date of the ordinance codified in this chapter) that totals more than 10 percent shall not be exempt; unless the

director determines compliance with these standards would be unfeasible and/or unreasonable;

4. Normal or routine building and site maintenance/repair that is exempt from permit requirements;

5. Any remodeling or expansion of existing single-family residences with no change in use or addition of dwelling units involved. (Ord. 6287 § 2, 2010; Ord. 6230 § 1, 2009; Ord. 6071 § 6 (Exh. A), 2007.)

18.29.030 Process.

A. Compliance with all development and design standards contained or referenced herein shall occur in conjunction with any required permit process. The director shall provide appropriate forms that shall accompany a permit application. The director may approve, approve with conditions, or deny a building or site development permit application to ensure compliance with these standards. Any decision regarding a permit application shall be set forth in writing and contain findings of fact and conclusions that support the decision made.

B. The decision of the director shall be final unless the applicant or any affected party appeals the decision to the hearing examiner. All appeals shall be in accordance with ACC 18.70.050(B) through (E). (Ord. 6071 § 6 (Exh. A), 2007.)

18.29.040 Definitions.

These words shall have the following meanings for the purposes of this chapter:

A. “Canopy” means a cover over a sidewalk providing protection from the rain, which is constructed of durable, permanent materials.

B. “Director” means the director of the Auburn department of planning and development.

C. “Green roof” means a roof designed with principles of environmental sustainability, involving the use of vegetation and storm water collection and cleaning. It may or may not be accessible.

D. "Health club" means a use that offers exercise and recreational activities for tenants and/or the general public, either with or without a fee.

E. "Parking, below grade" means any portion of a structure containing parking that is located below the average finished grade around a building.

F. "Parking, structured" means parking contained within an enclosed building, designed to appear like it is part of the larger building complex, or a freestanding structure devoted exclusively to above-grade parking.

G. "Performing space" means any interior or exterior area designated for live performing and entertainment.

H. "Public art" means any form of painting, mural, mosaic, sculpture, or other work of art, so long as it can be appraised as a work of art and its value as such documented, displayed on the exterior of a building, at or near the pedestrian entrance, or on a public plaza, and visible to users of the public right-of-way at all times.

I. "Public meeting room" means a space that can be used by the general public and having a capacity of at least 50 people. It may operate under a reservation or nominal fee system and must be easily accessible from a lobby or plaza.

J. "Public plaza" means an open space that is visible and accessible to the public at all times, predominantly open to the sky, and for use principally by people, as opposed to merely a setting for the building.

K. "Street level retail" means uses providing goods and services, including food and drink, adjacent to, visible from, and directly accessible from the public sidewalk.

L. "Water feature" means a fountain, cascade, stream, fall, pond of water, or combination thereof, that serves as a focal point, located outside of a building, publicly visible and accessible, and active during daylight hours. (Ord. 6287 § 2, 2010; Ord. 6071 § 6 (Exh. A), 2007.)

18.29.050 Use limitations.

Hereafter, all buildings, structures or properties may be used for any use, unless specifically prohibited herein. Ground floor retail, restaurants and/or office use is required for all building

frontages facing Main Street. All uses shall be subject to review and approval by the director. The following uses are prohibited:

A. Sexually oriented businesses as defined in Chapter 18.74 ACC.

~~B. Taverns.~~

BC. All industrial uses as defined in the North American Industrial Classification System (20221997 Edition), categories 48 – 49 (transportation), 31 – 33 (manufacturing) and 42 (wholesale trade).

CD. Outdoor storage of materials and equipment (except during active construction projects).

DE. New automobile maintenance and repair businesses.

EF. Work release facilities; secure community transition facilities.

FG. Wrecking yards.

GH. Solid waste transfer stations.

HI. Car washes.

IJ. New gasoline stations.

JK. Street-level ministorage.

KL. Outdoor sales of vehicles, boats or equipment.

LM. Drive-in/drive-through facilities with direct vehicular driveway access onto Main Street.

MN. All marijuana related businesses and marijuana cooperatives.

NO. New single-unit detached dwellings; except for DUC Neighborhood Residential District.

OOP. Other uses may be prohibited by the director if the use is determined to be inconsistent with the intent of this zone or is of the same general character of the other prohibited uses listed in this section. (Ord. 6642 § 10, 2017; Ord. 6071 § 6 (Exh. A), 2007.)

18.29.053 Uses/activities requiring an administrative use permit.

The following uses/activities may be permitted when an administrative use permit has been issued pursuant to the provisions of Chapter 18.64 ACC:

A. Expansions of existing automobile maintenance and repair businesses;

B. Expansions of existing gasoline stations;

C. Animal daycare businesses that feature outdoor exercise areas and/or kennels;

D. Wine production facility; small craft distillery; small craft brewery; and a tasting room is an outright allowed use in the DUC zone. (Ord. 6368 § 8, 2011; Ord. 6269 § 32, 2009.)

18.29.055 Deviation from development standards. ~~Uses/activities requiring a conditional use permit.~~

~~The following uses/activities may be permitted when a conditional use permit has been issued pursuant to the provisions of Chapter 18.64 ACC:~~

A. Any development project that seeks to deviate from any development standard listed in ACC 18.29.060 must be granted a variance pursuant to the provisions of Chapter 18.70 ACC. ~~.~~ (Ord. 6269 § 12, 2009; Ord. 6071 § 6 (Exh. A), 2007.)

18.29.057 Implementing districts.~~Zones~~

Downtown Urban Center zone is intended to create a distinct and strong identity for downtown Auburn by establishing land use and design standards for review of development proposals within the core area of the city of Auburn's designated urban center.~~, in order to implement the city of Auburn Downtown Plan and the goals, policies and objectives of the Auburn Comprehensive Plan.~~ This zone is intended to produce a concentration and mixture of commercial, office, medical, retail, entertainment, residential and civic uses within the downtown area; to encourage private and public investment, attract shoppers and visitors, and appeal to existing and new residents; to provide a development pattern that supports pedestrian movement, bicycles and use of public transit; and to provide opportunities to

increase the city's tax base, thereby helping to fund public improvements and public services. In order to implement the city of Auburn Downtown Plan and the goals, policies and objectives of the Auburn Comprehensive Plan, the zone is divided into the following districts:

A. DUC Downtown Core -125 District~~Zone~~. DUC-125 is implemented only in the Downtown Urban Center and is subject to uses and development standards of this chapter and the Downtown Urban Design Guidelines. ~~DUC-specific development regulations, guidelines, and design requirements as found in Appendix A - Downtown Urban Design Guidelines, this Comprehensive Plan, and Auburn City Code.~~ Development in the DUC Downtown Core – 125 district~~zone~~ shall not exceed 125 feet in vertical height and is subject to other applicable height restrictions found in Chapter 18.38 ACC.

B. DUC Downtown Core -75 District~~Zone~~. The DUC Downtown Core – 75 zone is consistent with ~~the intents and~~ requirements described in the DUC Downtown Core – 125' except a maximum 75 vertical foot height limit shall apply.

C. DUC Downtown Core - 55 District~~Zone~~. The DUC Downtown Core – 55 zone is consistent with ~~the intents and~~ requirements described in the DUC Downtown Core – 125' except a maximum 55 vertical foot height limit shall apply.

D. DUC Neighborhood Residential. ~~R-16 Plus~~R-2 uses per ACC Table 18.07.020 allowed, subject to the development standards of this chapter and the Downtown Urban Design Guidelines. ~~and DUC design guidelines~~

E. DUC Health and Wellness District. This district ~~e RO-H designation~~ is to be used exclusively for the hospital area, located in the vicinity of 2nd Street NE and Auburn Avenue, and is intended to be used for medical and related uses and those uses compatible with the medical community. Residential may be included as part of vertical mixed-use development with medical being the primary development use. This district is subject to the uses and development standards of this chapter and the Downtown Urban Design Guidelines.

F. DUC M-1 Light Industrial District. M-1 zone uses allowed per ACC Table 18.23.030, subject to the development standards of this chapter and the Downtown Urban Design Guidelines. ~~Consistent with M-1 standards but design guidelines apply~~

G. DUC Flex-Residential District. This zone is intended to promote craft industrial/commercial uses that are compatible with residential area (i.e., workshop, brewery, etc.). R-F zone uses allowed per ACC Table 18.07.020, subject to the development standards of this chapter and the Downtown Urban Design Guidelines. ~~Promotes craft industrial/commercial uses that are compatible with residential area (i.e., workshop, brewery, etc.)~~

18.29.060 Development standards.

A. Minimum lot area: none.

B. Minimum lot width: none.

C. Minimum lot depth: none.

D. *Floor Area Ratio.* Floor area ratio is the cumulative amount of floor area within a building as a multiple of the lot area.

Floor Area Ratio (FAR)[1]

Basic Allowable "As of Right"		Maximum Allowable with Bonuses		
Nonresidential[2]	Residential[2]	Nonresidential	Residential[3]	Combined[4]
3.0	2.0	4.0	3.5	5.0

1 Floor area is measured to the inside face of exterior walls. The following shall be excluded from floor area calculation:

a All space below finished grade.

b Space dedicated to structured parking.

c Space used for any bonus feature listed in subsection E of this section.

2 Minimum required FAR is 0.75; basic allowable FAR is 1.0.

3 Hotels, nursing homes, assisted living centers, etc. shall be considered residential for the purpose of calculating FAR.

4 Allowable FAR for nonresidential and residential uses may be added together within a project, for a combined total.

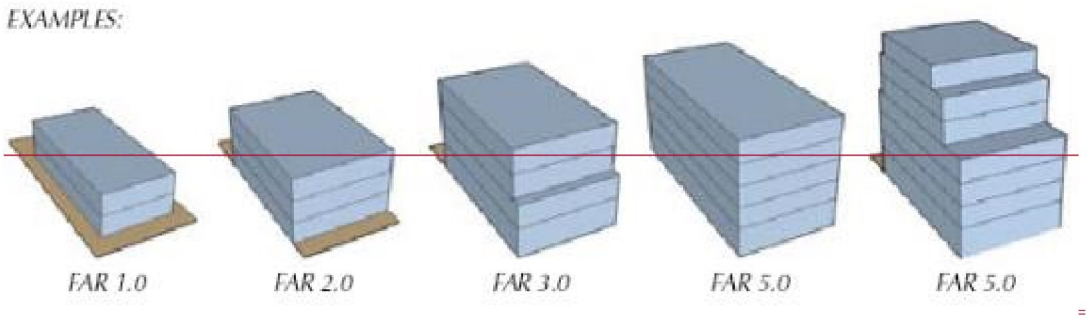
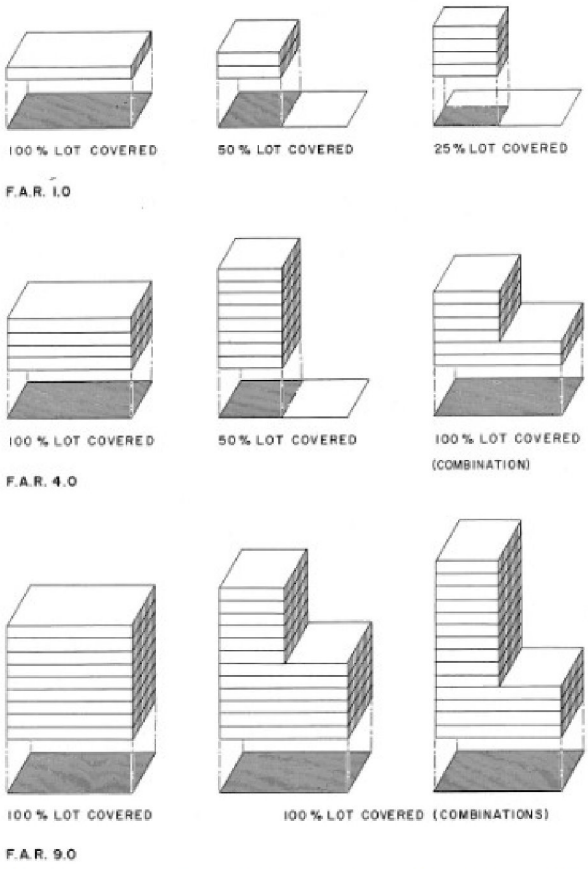


Figure 1



Illustrations of Floor Area Ratios. Source: *A New Zoning Plan for the District of Columbia.* Harold M. Lewis, 1956.

E. Bonus Features Allowing Increased Floor Area Ratio.

Feature	Additional Gross Floor Area for Each Feature

Feature	Additional Gross Floor Area for Each Feature
Street level retail	100 sf of floor area for each linear foot of retail frontage
Restaurant	100 sf of floor area for each linear foot of restaurant frontage
Public plaza	5 sf of floor area for each sf of plaza
Widening public sidewalk	4 sf of floor area for each sf of sidewalk made available for public use
Canopy	4 sf of floor area for each sf of canopy
Daycare	4 sf of floor area for each sf of daycare
Health club	2 sf of floor area for each sf of health club
Performing space	2 sf of floor area for each sf of performing space
Public meeting room	5 sf of floor area for each sf of meeting room

Feature	Additional Gross Floor Area for Each Feature
Public art (arts commission approval required)	10 sf of floor area for each $100 of valuation
Water feature	10 sf of floor area for each $100 of valuation
Structured parking	0.5 sf of floor area for each sf of required parking above grade
Below grade parking	1 sf of floor area for each sf of required parking below grade (including half-level plate below grade)
Green roof	2 sf of floor area for each sf of green roof
Public restrooms	10 sf of floor area for each sf of public restroom
Contribution to a public park or cultural facility such as a library, museum or theater within 0.5 miles of the DUC zone; also, any project including a performance or entertainment venue is eligible for these	10 sf of floor area for each $100 of contribution towards acquisition or development. This can be used to exceed both maximum FAR and maximum building height by up to 25%

Feature	Additional Gross Floor Area for Each Feature
bonuses, based upon the value of construction	
Development of open space such as open roof decks, balconies, lanais or parts of the building and improved for outdoor living; including rooftop daycare play areas, dog walking areas, etc.	5 sf of floor area for each sf of open space

An applicant may be required to provide a legally binding agreement or easement to ensure any of the above features is maintained over the life of the project.

F. *Maximum Building Height.* Maximum building height within the DUC zone shall be 75 feet, unless bonus height is permitted per subsection E of this section.

1. If retail uses occupy the ground floor, the minimum height for that floor shall be 14 feet.

2. Mechanical penthouses, stair/elevator overruns, and antennas may be excluded from building height calculation provided they extend no more than 20 feet above the roof deck.

3. Maximum building height may be increased by up to 20 percent if the top is designed as a nonhabitable, architectural element. This element may extend above the increased height limit.

G. *Minimum Building Height.* The minimum height for any new structure within the DUC zone shall be two stories for the full extent of the building footprint.

H. *Parking Ratios.* The following parking standards shall apply within the DUC zone in lieu of any standard noted in ACC 18.52.020 or provision of ACC 18.52.030:

Use Type	Minimum Required	Maximum Allowed for Surface Parking Lots
Retail	2 stalls/1,000 nsf	4 stalls/1,000 nsf[1]
Office	2 stalls/1,000 nsf	4 stalls/1,000 nsf
Residential (mixed-use, apartment, live/work, work/live)	1 stall per dwelling unit	2 per dwelling unit
Residential (middle housing)	1 stall per dwelling unit outside of one-half mile walking distance of a Major Transit Stop	2 stalls per dwelling unit outside of one-half mile walking distance of a Major Transit Stop
Restaurant	0.5 stall per 4 seats	1 stall per 4 seats

1 nsf = net square feet

1. Parking requirements for uses not listed shall be determined by a study of parking demand for that use, as prepared by a qualified professional and as accepted by the director.

2. Retail and restaurant uses less than 3,000 nsf in area shall be exempt from parking requirements.

3. Uses sharing a common parking facility may reduce the required number of stalls by 25 percent.

4. Required parking may be located off site, so long as it is: (a) located within the DUC zone, (b) within 1,000 feet of the property, (c) connected to the property by streets improved with sidewalks or walkways, and (d) tied to the site by a contractual agreement reviewed and approved by the city attorney that is filed with the city and deed of record at the county.

5. On-street parking that is located directly adjacent to a development site may be used to satisfy minimum parking requirements and shall not be included in determining maximum surface parking allowances.

6. Dedicated off-site parking provided within a parking structure may be used to provide FAR bonuses for a project on a separate site, provided the parking structure is located consistent with this chapter.

7. The maximum standards noted in the table above may be exceeded if all stalls above the maximum limit are provided within a parking structure.

8. Compliance with these standards is not required for a change of use within an existing building or whenever there is an expansion of an existing building or a new building replaces an existing building that does not increase the floor area by more than 25 percent.

9. In lieu of providing the minimum parking required by this section, an applicant may request to pay for each required parking stall into a special fund that will be used to provide and upgrade municipal parking to serve the DUC zone. The per-stall fee shall be as specified in the city's fee schedule.

I. *Signs.* The design of all signs shall be in conformance with the design standards referenced in ACC 18.29.070. Allowable types, numbers and sizes of signs shall be as follows:

1. Freestanding: not allowed, except for monument signs as described within the "Downtown Auburn Design Standards"; no more than one per street frontage; maximum size: 64 square feet, calculated at a rate of one square foot of sign area per lineal foot of site frontage; minimum entitlement shall be 32 square feet; maximum height: five feet.

2. Wall signs: maximum area of 150 square feet per building facade, calculated at a rate of one square foot of sign area for every lineal foot of facade; minimum entitlement shall be 16 square feet.

3. Suspended signs attached under a marquee or canopy: one double-faced sign, no greater than three square feet per face allowed for each building entrance; minimum clearance above grade: eight feet.

4. *Portable Signs.* Portable signs may be allowed for each business entrance, subject to the following:

a. Signs may be placed within the public right-of-way, within 12 feet of a business entrance, subject to the guidelines provided by the director in consultation with the city engineer such that sign placement does not interfere with pedestrian or vehicular traffic, does not create a sight hazard, and conforms to the requirements of the Americans with Disabilities Act. Additional portable signage may be authorized in order to support downtown events that are permitted or sanctioned by the city.

b. The sign shall be in accordance with the provisions of ACC 18.56.030(L).

c. The sign area cannot exceed 42 inches in height, 32 inches in width, and be limited to two faces.

d. Portable signs are not permitted to be affixed to city infrastructure located within the right-of-way (e.g., street lights, fire hydrants, public art). This includes a prohibition of chaining or otherwise securing portable signs to such infrastructure.

e. Signs may be displayed during business hours and shall not be displayed when the business is closed.

f. No landscaping may be covered, cut, damaged, or modified to accommodate a portable sign. The city may require replacement of any damaged landscaping pursuant to Chapter 18.50 ACC.

g. All portable signs shall have the permit number affixed to the back of the sign.

J. Landscaping. Landscaping shall be provided as defined in the Downtown Auburn Design Standards. (Ord. 6828 § 1 (Exh. A), 2021; Ord. 6534 § 1, 2014; Ord. 6419 § 1, 2012; Ord. 6071 § 6 (Exh. A), 2007.)

18.29.070 Design standards.

Adopted by reference are the “Downtown Auburn Design Standards” and the “Auburn Junction Design Standards,” a copy of which shall be maintained by the city clerk. These documents contain standards for development of the built environment in the DUC zone. The director shall have the authority to apply the standards to specific development proposals. These standards may be amended upon approval by the community development director. (Ord. 6828 § 1 (Exh. A), 2021; Ord. 6532 § 29, 2014; Ord. 6419 § 2, 2012; Ord. 6287 § 2, 2010; Ord. 6190 § 1, 2008; Ord. 6071 § 6 (Exh. A), 2007.)

The Auburn City Code is current through Ordinance 6912, passed July 17, 2023.

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.

City Website: www.auburnwa.gov

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Chapter 18.31
SUPPLEMENTAL DEVELOPMENT STANDARDS

Sections:

18.31.010 Daycare standards.
18.31.020 Fences.
18.31.025 Retaining walls.
18.31.030 Height limitations – Exceptions.
18.31.040 Lots.
18.31.050 Single-unit detached dwelling~~family dwelling~~ siting and design standards.
18.31.060 Recreational vehicle parks.
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18.31.090 Work release, prerelease and similar facilities.
18.31.100 Wireless communications facilities siting standards.
18.31.110 Siting of small wireless facilities.
18.31.115 Wetland mitigation.
~~18.31.120 Accessory dwelling units.~~
18.31.130 Communal residence standards.
18.31.140 Gated residential subdivisions.
18.31.150 Secure community transition facilities.
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18.31.170 Reserved.
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18.31.190 Supplemental standards for residential mobile home communities.
18.31.200 Architectural and site design review standards and regulations.
18.31.210 Agricultural enterprises development standards.
18.31.220 Permitted animals.
18.31.230 Repealed.

18.31.010 Daycare standards.

A. The following performance standards shall apply to all child daycares but shall not apply to adult daycare:

1. If applicable, must be properly licensed with the state of Washington;

2. Daycare, preschool and nursery school services shall not be conducted before 5:00 a.m. or after 9:00 p.m. in the following zones: RC, R-1, R-~~5~~2, R-~~7~~2.

B. The provisions of subsection A of this section are not intended to reduce the requirements of any other licensing agency or department. (Ord. 6245 § 15, 2009.)

18.31.020 Fences.

A. *Purpose.* The fencing requirements in this section are intended to advance public safety, maintain and protect property values, to enhance the city's appearance, and to visually unify the city and its neighborhoods. This section contains general standards applicable to all fences (regardless of zoning district), and specific standards for fences within the residential, commercial, and institutional use zoning districts.

B. *Fence Height Regulations.* The minimum or maximum height requirements as stipulated throughout this chapter shall be considered to be met if the height of the fence is within six percent of the height required. The height of the fence shall be determined from the existing, established grade on the property to the highest point of the fence.

1. Notwithstanding any other provisions regarding fence height, the height of any portion of a fence may not reduce the sight distances established by the engineering design standards for vehicular and nonmotorized transportation facilities.

2. Fences and walls built interior of the required setback areas may be as high as the maximum building height allowed within the applicable zone.

3. Building permits are required for fences exceeding 84 inches in height.

4. The addition of lattice, trellis, and other similar features of a fence shall count towards the overall height and opaqueness of a fence.

5. If a fence sits upon or is elevated by a retaining wall, the height of the fence is measured from the base of the retaining wall. Building permits may be required for fences erected on retaining walls.

C. *Fence Height Regulations by Zoning District.* The following regulations shall apply in the R-1, R-~~5~~2, R-~~7~~2, R-3~~1~~0, R-3~~1~~6, R-4~~2~~0, R-MHC, R-F~~O~~, ~~RO H,~~ I, ~~C-N~~, C-1, C-2, C-AG~~4~~, and DUC zones:

1. Fence heights shall not exceed the following in each of the required setback areas, as regulated per each zone:

a. Front setback[1]: 42 inches; provided, that fences constructed of chain link, wrought iron or similar materials that provide visibility, as defined herein, may be 72 inches in height;

b. Side setback: 72 inches;

c. Rear setback: 72 inches;

d. Street side setback: 72 inches.

1 The front setback for residential zones pertains to the front setback for ~~single-family~~single-unit detached dwelling ~~residence~~ per box E1 of the table shown in ACC 18.07.030.

D. *Screened Fences and Sight-Obscuring Fences.*

1. Fence visibility is defined per ACC 18.04.373. In certain circumstances, the city engineer may determine that a fence that is 50 percent or less opaque does not provide visibility if the angle through which the fence is being viewed for sight distance analysis increases the perceived opacity of the fence to 50 percent or higher.

2. Screened fences are defined per ACC 18.04.372.

3. Sight-obscuring fences are defined per ACC 18.04.374.

E.

1. When landscaping is required along the property line and the property line abuts the right-of-way, the fence shall be placed interior to the required landscaping. The fence may not obscure such landscaping unless authorized through the land use or architectural and site design review process.

2. At other property lines, the landscaping shall be located to serve the greatest public benefit.

3. Fencing shall be placed such that it does not damage existing landscaping.

F. *Access and Obstructions.*

1. If a fence includes a gate or similar feature to allow vehicle passage, the gate shall be placed within the interior of the lot a sufficient distance to provide a vehicle refuge area within the driveway exterior of the fence to avoid blocking the street. The vehicle refuge area shall have a length that is sufficient for a waiting vehicle and not block the street, sidewalk, or right-of-way, in accordance with the engineering design standards.

2. Any fence located within a front yard setback that features a locking gate or similar security device, that cannot be opened from the exterior, shall provide emergency access in a manner acceptable to the fire marshal.

3. In no case shall any fence, hedge, or other obstruction be constructed, grown, or located, such that it deters or hinders the fire authority from gaining access to any fire authority connection, fire protection control valve, fire hydrant, or fire authority appliance or device. Minimum clearance requirements for fire hydrants shall be in accordance with the engineering design standards.

4. In no case shall any fence, hedge, or other obstruction be constructed, grown, or located, such that it obstructs the visibility of any fire hydrant from a distance of 150 feet, in any direction, of vehicular approach to the hydrant.

5. In no case shall any fence, hedge, or other obstruction be constructed, grown, or located in a manner which interferes with access to water, storm, or sanitary sewer manholes, and utility meters, and other city appurtenances which require access for maintenance purposes.

6. Unless explicitly permitted by easement language, fences are prohibited within city utility easements except as may be authorized by the city engineer.

G. Other than in the P-1, M-1, or M-2 zones, no fence may include the use of barbed wire, including concertina, razor, or similar wire; provided, that pasture areas a minimum of one acre in area may be fenced with barbed wire in any zone. Barbed wire may be attached to the top of, and in addition to, the height of a 84-inch fence in the above zones, provided it does not extend more than 12 inches in height.

H. Electrically charged fences shall only be allowed within the RC, R-1, C-2~~3~~, M-1, M-2, LF, or I zones and shall adhere to the following standards. These standards shall not apply to underground or invisible pet fences that are used to contain small domestic animals.

1. Within the RC and R-1 zones the electrical charge of an electric fence must be noncontinuous and the electric fence controller shall be approved by Underwriters Laboratories (UL) or meet the testing standards of Underwriters Laboratories. It is further provided that electric fences in the RC and R-1 zones that abut any public street or right-of-way shall include warning signs consistent with subsection (H)(2)(e) of this section.

2. Within the C-2~~3~~, M-1, M-2, LF, or I zones, the construction and use of electric fences shall be allowed in the city only as provided in this section and subject to the following:

a. *Electrification.*

i. The energy source (energizer) for electric fences must be provided by a storage battery not to exceed 12 volts DC. The storage battery is charged primarily by a solar panel. However, the solar panel may be augmented by a trickle charger.

ii. The electric charge produced by the fence upon contact shall not exceed energizer characteristics set forth in the International Electrotechnical Commission (IEC) standards.

b. *Perimeter Nonelectric Fence or Wall.* No electric fence shall be installed or used unless it is completely surrounded by a nonelectrical fence or wall that is not less than 72 inches.

c. *Location.* Electric fences shall only be permitted around outdoor storage areas. Electric fences and perimeter fencing are allowed in the setback areas provided the applicable requirements of this section are met.

d. *Height.* Electric fences shall not exceed 10 feet in height.

e. *Warning Signs.* Electric fences shall be clearly identified with warning signs that read "Warning – Electric Fence" at intervals of 50 feet or less. Signs shall also contain imagery or symbols of or similar to the International Organization for Standardization (ISO) warning symbol for electric hazard to alert individuals that the fence is electrically charged (e.g., lightning bolts).

f. Electric fences shall be governed and regulated in accordance with the regulations for alarm permits contained in Chapter 9.30 ACC.

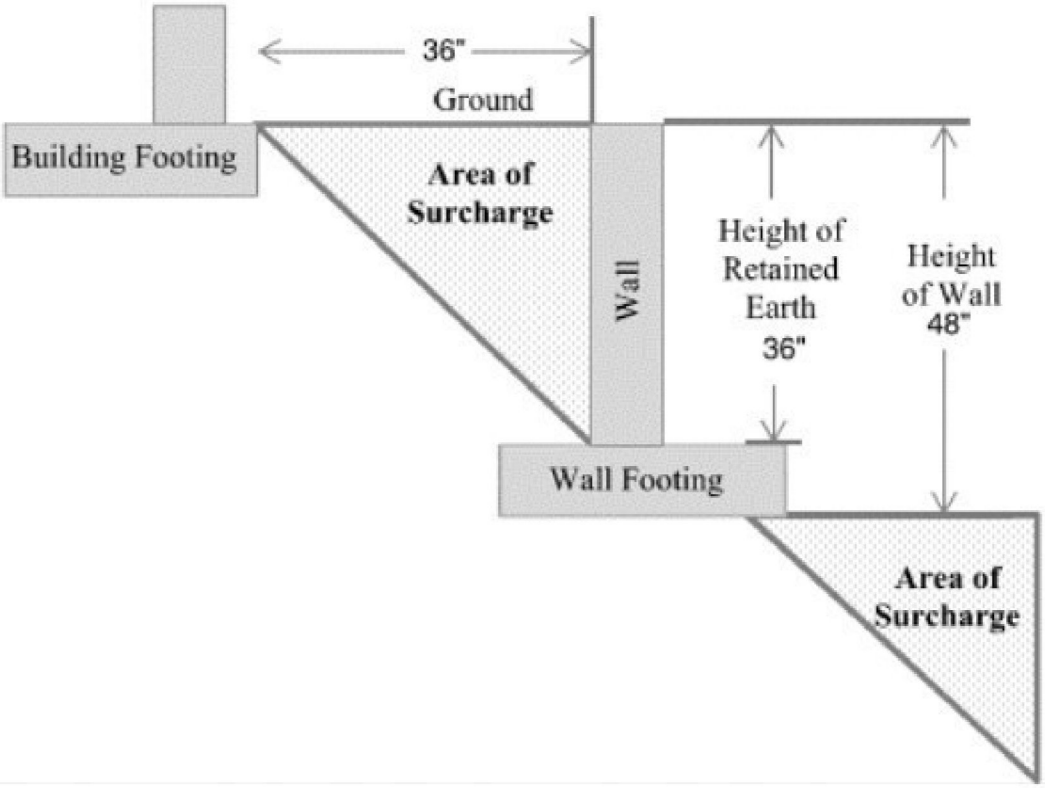
g. Electric fences and gates must also meet all applicable International Fire Code standards. (Ord. 6884 § 1 (Exh. 1), 2022; Ord. 6461 § 2, 2013; Ord. 6419 § 3, 2012; Ord. 6245 § 15, 2009.)

18.31.025 Retaining walls.

A. *Retaining Wall General Regulations.*

1. Retaining walls must be designed and located per the adopted IBC and IRC design standards. See Figure 18.21.025(A).

Figure 18.21.025(A)



2. Notwithstanding any other provisions regarding retaining wall height, the height of any portion of a retaining wall may not reduce sight distance established by the Engineering Design Standards for vehicular and nonmotorized facilities.

3. Any grading work shall be in compliance with Chapter 15.74 ACC.

4. All portions of retaining walls, including subsurface elements such as footings, anchors, and cantilevers, shall not encroach or be located within the right-of-way or public utility easements unless explicitly permitted by the city engineer and/or by the easement language.

5. The requirements of this chapter do not apply to retaining walls in rights-of-way.

6. Additional requirements apply to retaining walls that provide support to rights-of-way as specified in the Engineering Design Standards.

7. Retaining walls designed as part of an approved preliminary plat, and located prior to recordation of the final plat, are not subject to the setback area requirements contained in this section.

B. *Residential Lots.*

1. Retaining walls are not permitted in the required setback areas, unless meeting one of the following criteria. The height of a wall shall be measured from the bottom of a footing to the top of the wall.

a. Retaining walls that are under 48 inches and constructed in accordance with the IRC, whether supporting a surcharge or not, are allowed in all setback areas, as regulated per each zone.

b. Retaining walls over 48 and under 84 inches and constructed in accordance with the IRC, whether supporting a surcharge or not, are allowed in all setback areas except the front and street-side setback, as regulated per each zone.

c. Retaining walls over 84 inches, constructed in accordance with the IRC, whether supporting a surcharge or not, are not allowed in the setback areas, as regulated per each zone.

2. Retaining walls visible from the right-of-way or adjacent property must be composed of rock, textured or patterned concrete, masonry, composite, or other products that complement the existing residential or neighborhood character. Products such as "ecology blocks" or plain smooth concrete are not permitted. Materials other than those listed may be used with approval from the planning director or designee.

C. *Nonresidential Lots/Tracts.*

1. Retaining walls visible from the right-of-way or adjacent property shall be composed of rock, textured or patterned colored concrete, masonry, or composite. Products such as "ecology blocks" are not permitted. Materials other than those listed may be used with approval from the planning director or designee.

2. For retaining walls over 48 inches in height or supporting a surcharge, the area between the right-of-way and the retaining wall shall be landscaped and maintained per Chapter 18.50 ACC.

3. Terraces created between retaining walls shall be permanently landscaped and revegetated pursuant to a mitigation or landscape plan developed by a qualified professional.

4. Notwithstanding the requirements contained in this section, retaining walls may still require a building permit if trees or other landscape features will potentially impact (e.g., tree roots) or impose a surcharge on the wall.

5. The width of the retaining wall or walls support shall not be included in any landscaping calculations or measurements. (Ord. 6884 § 1 (Exh. 1), 2022.)

18.31.030 Height limitations – Exceptions.

The following buildings and/or structures are exempt from the height requirements of this title; in no case does this lessen any height restrictions that relate to the municipal airport:

A. Cupolas, provided they do not extend more than three feet above the roof line;

B. Church spires or steeples, provided they conform to elevations as approved under a conditional use permit;

C. Transmission line towers, including telephone line towers and similar types of other line towers, located within public street rights-of-way, easements, or on private property, and which are constructed in accordance with other regulations as required by the city;

D. Residential television antennas, provided they are used in conjunction with the reception of commercial television station signals and are not used for transmission purposes;

E. Elevated reservoirs, water tanks or standpipes under the jurisdiction of the city or other water district;

F. *Athletic Field or Playground Lighting Under the Jurisdiction of the City or Other Public Agency.* This exemption is limited to the P-1 public use zone only. (Ord. 6245 § 15, 2009.)

18.31.040 Lots.

A. All lots shall meet the lot area and width requirements set forth in the applicable zone, except that for parcels created prior to June 1, 2009, the following standards shall apply. For any residentially zoned parcel of land created prior to June 1, 2009, with an area and/or a width or depth less than that prescribed for a lot in any residential zone, the fact that the parcel of land does not meet the area and/or width requirements as set forth in this title shall not prohibit the property from being utilized for ~~single-family~~single-unit detached dwelling~~residential~~ purposes; provided, that all other regulations of this title are complied with.

1. For single-unit detached~~family~~ homes on substandard lots, the following special provisions for lot coverage and setbacks may apply; provided, that the requirements for access, utility infrastructure, and minimum sight distance as provided for in the city design construction standards, and the requirements for private utilities, can be met:

a. *Lot Coverage.* Lot coverage may be determined by using the following formula:

(A/B) * C = D(%)

A = Lot area required by zoning code.

B = Lot area of existing lot.

C = Percentage of lot coverage allowed by zoning code.

D = Percentage of lot coverage allowed for the substandard lot.

In no case shall the lot coverage exceed 60 percent, unless otherwise allowed by this title.

b. *Front and Rear Setbacks.* Either the front or rear setback may be determined by using the following formula:

(A/B) * C = D

A = Lot area of existing lot.

B = Lot area required by zoning code.

C = Front or rear setback required by zoning code.

D = Front or rear setback allowed for the substandard lot.

In no case shall the front or rear setback be less than 10 feet, unless otherwise allowed by this title.

c. *Side Setbacks.* Side setbacks may be determined by using the following formula:

(A/B) * C = D

A = Width of the existing lot.

B = Lot width required by zoning code.

C = Side setback required by zoning code.

D = Side setback allowed for the substandard lot.

In no case shall the interior side setback be less than five feet or the street side setback less than 10 feet, unless otherwise allowed by this title.

B. Lots created by the King County assessor's office shall not be considered as building lots or lots that can be further subdivided unless in accordance with this title and land division ordinance, except those lots created prior to August 24, 1968, which was the adoption date of the previous subdivision ordinance, No. 2204. See ACC 17.04.220 for definition of "lot of record."

C. Lots created by the Pierce County assessor's office shall not be considered as building lots or lots that can be further subdivided unless in accordance with this title and land division ordinance, except those lots legally created prior to any land being annexed to the city of Auburn. See ACC 17.04.220 for definition of "lot of record." (Ord. 6245 § 15, 2009.)

18.31.050 Single-~~family dwelling siting~~unit detached siting and design standards.

A. All single-unit detached~~family~~ dwellings (including manufactured homes) located in residential zones shall meet all of the following criteria:

1. May not have previously had a title granted to a retail purchaser and may not be a used mobile home as defined by RCW 82.45.032(2), now or hereafter amended.

2. Be built to meet or exceed the standards established by federal law 42 USC 5401 through 5403, now or hereafter amended.

3. Be thermally equivalent or better to that required by the state energy code for new residential structures, now or hereafter amended.

4. Be set on and securely attached to a permanent foundation as specified by the manufacturer.

5. Proof of title elimination is required prior to building occupancy.

6. Be connected to required utilities that include plumbing, heating and electrical systems.

B. Single-unit detached siting standards. All single-unit~~family~~ dwellings (including manufactured homes) shall comply with the following siting ~~and design~~ standards:

1. The design and construction of the foundation must meet the requirements of the International Building Code, now or hereafter amended;

2. The gap from the bottom of the structure to the ground, around the entire perimeter of the structure, shall be enclosed by concrete or other concrete product as approved by the building official, which may or may not be load-bearing.

C. Single-unit detached design standards. In addition to any other documentation required for submittal of a complete application for building permit or discretionary land use approvals/permits, the following items shall be required for the review of building design:

1. Elevation drawings prepared by an architect licensed in the state of Washington of all proposed construction including dimensional drawings at one-eighth inch equals one foot or comparable scale showing the type of exterior materials, color, exterior finishes (including for accessory structures, where applicable), articulation, fenestration details, and the location, elevations, type, style and model of any exterior lighting fixtures (where applicable).

2. As applicable, a to-scale landscape plan consistent with Chapter 18.50 ACC.

~~C~~D. The above requirements do not apply to single-~~family~~ unit detached dwellings sited within the R-MHC residential manufactured/mobile home community zone. (Ord. 6245 § 15, 2009.)

18.31.060 Recreational vehicle parks.

A. The following performance standards shall apply to all recreational vehicle parks:

1. Minimum size of the recreational vehicle park: 100,000 square feet;

2. Maximum gross density: one recreational vehicle space per each 2,000 square feet of land area;

3. Recreational space: eight percent of the total site area shall be provided as defined recreation space. The recreation space shall be easily accessible and shall be improved and maintained in such a manner so as to provide adequate recreational facilities for the residents of the recreational vehicle park;

4. Minimum width: each recreational vehicle space shall have a minimum width of 25 feet;

5. Interior private streets:

a. Twelve feet of width per each travel lane and 10 feet of width per each parking lane. A minimum of 20 feet shall be provided for one-way systems;

b. The streets shall be improved in accordance with this title. In addition, all streets shall be well-drained, well-lighted, and continuously maintained in operable condition;

6. Spacing between units: there shall be a minimum side-to-side dimension of 12 feet between units and a minimum end-to-end dimension of 10 feet between units;

7. Minimum setbacks required: the following setback requirements shall apply:

a. Twenty-five feet from a public street;

b. Five feet from an interior private street;

c. Fifteen feet from the park boundary;

8. Off-street parking: a minimum of one off-street parking space shall be required for each recreational vehicle space. It shall be located within the recreational vehicle space. In addition, one off-street parking space per each three recreational vehicle spaces shall be required for guest parking. The guest parking spaces shall be grouped and distributed evenly throughout the park;

9. Pedestrian walkways: pedestrian walkways having a width of not less than three feet shall be provided from the recreational vehicle spaces to all service buildings, and facilities, refuse collection areas, and recreation areas. The walkways shall be hard-surfaced, well-drained, and well-lighted;

10. Landscaping: see Chapter 18.50 ACC;

11. Limit of stay: no recreational vehicle shall remain within in a recreational vehicle park for more than 120 days in any one-year period;

12. Solid waste disposal: the storage, collection and disposal of solid waste in recreational vehicle parks shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, or accident or fire hazards. Individual or grouped refuse containers must be screened from view except on collection day;

13. Utilities: the following requirements for utilities shall apply:

a. A water supply system shall be provided in the recreational vehicle park for each recreational vehicle space designed to accommodate the park user occupying a self-contained recreational vehicle, the water system for a recreational vehicle park shall be constructed and maintained in accordance with all applicable state and local codes and regulations;

b. Watering stations: each recreational vehicle park shall be provided with one or more accessible water supply outlets for filling recreational vehicle water storage tanks;

c. Sewage disposal system: an adequate and safe sewage disposal system shall be provided in a recreational vehicle park for each recreational vehicle space designed to accommodate the park user occupying a self-contained vehicle and shall be connected to the public sewage system. The sewage disposal system in a recreational vehicle park shall be constructed and maintained in accordance with all applicable state and local codes and regulations;

d. Sanitary stations: each recreational vehicle park shall be provided with sanitary dumping stations in the ratio of one for every 100 recreational vehicle spaces or fractional part thereof. The construction of the sanitary station shall be in accordance with the appropriate county department of health. Sanitary stations shall be screened from other activities by a visual barrier such as fences, walls, or natural growth and shall be separated from any recreational vehicle space by a distance of not less than 50 feet;

e. Electrical supply system: each recreational vehicle park shall be provided with an underground electrical system which shall be installed and maintained in accordance with all applicable state and local codes and regulations;

f. Other utility systems: if other utility systems such as natural gas, television cable, or telephone are installed in a recreational vehicle park, such installation shall be in accordance with state and local codes and regulations;

14. All recreational vehicle spaces shall be well marked and numbered.

B. The planning director shall approve the site plan for all recreational vehicle parks with concurrence of the city engineer. The site plan shall contain the following:

1. Name of the owner and operator, with address and phone number, and the name of the proposed recreational vehicle park or campground;

2. Legal description of the subject tract of land;

3. Name, address and phone number of the person or firm preparing the site plan;

4. Scale of the drawing and north arrow;

5. The area and dimensions of the tract of land;

6. The number, size and location of all recreational vehicle spaces;

7. The number, location and size of all off-street automobile parking spaces;

8. The location and width of all streets and walkways;

9. The location of service buildings, sanitary stations, recreation area and any other proposed facilities or structures;

10. Location of all utility lines and easements;

11. Indication of the water supply, sewage disposal, electrical supply, and refuse collection systems;

12. Indication of all buildings, recreation uses, and other facilities to be constructed;

13. Landscaping specifications;

14. A vicinity map indicating the names and location of all streets within at least a quarter-mile radius of the subject site;

15. Location and specifications of the manager's office and dwelling unit;

16. The site plan shall be properly dimensioned and drawn at a scale not less than one inch equals 40 feet and on a sheet size 24 inches by 36 inches; more sheets may be allowed if necessary. (Ord. 6245 § 15, 2009.)

18.31.070 Setbacks.

A. The following may project from a building into a required setback; provided, that such projection does not interfere with required utility easements or sight distance requirements pursuant to city design and construction standards:

1. Fireplace structures, bay windows, garden windows, enclosed stair landings, closets, framed fireplace shafts, wireless communications facilities or similar projections not wider than eight feet measured in the general direction of the wall of which it is a part: 18 inches into any setback; provided, that such

projection does not interfere with required utilities easements or sight distance requirements pursuant to city design and construction standards;

2. *Porches and Platforms.*

a. Uncovered porches and platforms which do not extend above the floor level of the first floor: 18 inches into side setbacks and six feet into the front setback and rear setback; provided, that they may extend three feet into the side setback when they do not exceed 18 inches in height above the finished grade;

b. Covered but unenclosed porches and platforms which do not extend above the floor level of the first floor and which are no wider than 50 percent of the building's frontage: five feet into the front setback;

3. Planting boxes or masonry planter not exceeding 42 inches in height may intrude into any setback;

4. Eaves shall not protrude more than 24 inches into any minimum required setback;

5. Awnings, canopies, marquees and similar structures designed to primarily protect pedestrians from the weather elements. They shall be attached to and supported entirely by the building. The maximum projection shall be seven feet from the building. The projection, if approved by the city, must comply with the International Building Code (IBC) and International Fire Code (IFC), and an approved right-of-way use permit subject to the requirements of Chapter 12.60 ACC.

B. *Special Front Setback Depth.* If buildings existing on July 6, 1964, occupy 50 percent or more of the frontage in any block, and are on one side of the street, then the depth of the front setback required by this title shall be disregarded on that side of the street in such block, and in lieu thereof the depth of front setback required on each lot therein shall be not less than the average depth of the front setbacks existing on July 6, 1964. This shall apply to residentially zoned property only.

C. *Lots with Significant Slopes.* To encourage the preservation of natural features on lots with significant slopes, platted residential lots with an average slope of 15 percent or more may reduce the front setback by up to 20 percent; provided, however, that all structures must comply with applicable sight distance triangle requirements of the city design and construction standards. This provision shall only apply to lots developed for a single-~~family~~ unit detached dwelling~~residence~~ but shall not apply to property zoned RC (residential conservancy).

For the purposes of this section, the average slope shall be measured by taking the difference between the average elevations of the rear and the front lot lines. This provision is not intended to waive any other requirements of geotechnical reports or studies that may be necessary to ensure the suitability of a lot for development.

Development under this provision may also implement the setback exemptions identified in subsections (A)(1) through (A)(5) of this section. (Ord. 6245 § 15, 2009.)

18.31.080 Heliports.

The following development standards shall apply to all heliports, excluding those developed as part of the Auburn Airport:

A. Meet the Federal Aviation Administration (FAA) requirements;

B. Meet the current National Fire Protection Agency 403 requirements;

C. Be consistent with the Auburn Municipal Airport requirements;

D. The size of the landing pad must be one and one-half times the size of the largest helicopter to use the site;

E. The landing pad must be paved, and a source of water available to keep the pad clean, additional fences and/or screens may also be required to reduce any flying debris;

F. The location of the heliport shall be compatible with adjacent uses and should be located away from schools and populated areas to include residential, commercial, industrial and other public use areas;

G. Additional requirements may also be assessed with regard to fences, hours of operation, lighting, setbacks or easements. (Ord. 6245 § 15, 2009.)

18.31.090 Work release, prerelease and similar facilities.

The following siting and performance standards shall apply to all work release, prerelease and similar facilities offering alternatives to imprisonment:

A. *Maximum Number of Residents.* No work release, prerelease or similar facility shall house more than 50 persons, excluding resident staff.

B. *Dispersion Criteria.*

1. The lot line of any new or expanding work release, prerelease or similar facility shall be located:

a. One thousand (1,000) feet or more from any residential zone; and

b. One thousand (1,000) feet or more from any group residence facility as defined by ACC 18.04.440; and

c. One thousand (1,000) feet or more from any accredited public, private or parochial school, excluding commercial schools such as business, vocational or technical schools; and

d. One thousand (1,000) feet or more from any religious institution meeting the requirements of a conforming use and meeting all other requirements of the Auburn City Code; and

e. One thousand (1,000) feet or more from any public park; and

f. One thousand (1,000) feet or more from any licensed daycare center, nursery school or preschool as defined by ACC 18.04.290; and

g. One mile or more from any other work release, prerelease or similar facility.

2. The distances provided in this subsection shall be measured by following a straight line, without regard to intervening buildings, from the nearest point of the property parcel upon which the proposed use is to be located or expanded to the nearest point of the parcel of property or the land use district boundary line from which the proposed land use is to be separated.

C. Each facility shall provide on-site dining, on-site laundry or laundry service, and on-site recreation facilities to serve the residents.

D. A conditional use permit application for a work release, prerelease or similar facility shall be accompanied by proposed operating rules for the facility. These proposed rules shall be reviewed by the planning director in consultation with the chief of police and the city attorney. The planning director shall include in any recommendation on the requested conditional use permit an analysis of the proposed rules as they may relate to the findings of fact required under ACC 18.64.040. (Ord. 6245 § 15, 2009.)

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(W)) on properties regulated under this title. The siting of small wireless facilities shall also be in accordance with ACC 18.31.110:

A. *Types of Wireless Communications 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 is a new wireless communications facility (WCF) that is affixed to an existing structure other than a "wireless communications support structure" (also known as an "attached wireless communications 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 WCF together with the height of the existing structure cannot be 25 percent greater than the existing structure or exceed the height limitation of the zone in which the structure is located.

b. *1-B.* The combined height of the WCF together with the height of the existing structure cannot be 50 percent greater than the existing structure or exceed the height limitation of the zone in which the structure is located.

c. *1-C.* The combined height of the WCF together with the height of the existing structure is 50 percent greater than the existing structure or exceeds the height limitation of the zone in which the structure is located. The height limitation of the zone can only be exceeded by 25 percent.

d. *1-D.* The WCF is located on an existing nonhabitable structure such as a water tower, athletic field light pole, or similar public utility infrastructure not located within a public way or that is located on an existing nonresidential structure such as a fire station, school, church or other similar type of institutional use whose site does not contain dwellings. 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 Type 1 facilities, must include concealment techniques approved by the city.

2. *Type 2.* Type 2 is new equipment erected on existing towers that have previous 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 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 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.

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 "tower." There are three separate Type 3 categories described as follows:

a. *3-A.* "Towers" that are 75 feet or less in height.

b. *3-B.* "Towers" that are more than 75 feet in height or lattice towers of any height.

c. *3-C.* "Towers" that meet the definition of an emergency wireless communication facility (EWCF) and are 185 feet or less in height.

B. *Separation between Facilities.*

1. *New, Freestanding Towers.*

a. The minimum separation, i.e., distance, between a proposed tower (that is 75 feet or less in height) and any other existing tower, of any height, shall be the height of the proposed tower, including antenna, multiplied by a factor of 10.

b. The minimum separation, i.e., distance, between a proposed tower (that is more than 75 feet in height, or lattice towers of any height) and any other existing tower, of any height, shall be the height of the proposed tower, including antenna, multiplied by a factor of 20.

c. The community development director may exempt an applicant from these separation requirements if (i) the applicant demonstrates to the city's satisfaction that despite diligent efforts, other options are neither available to lease nor technologically feasible to address a service provider's demonstrated gap in coverage or demonstrated lack of system capacity. Documentation regarding inability to lease shall include names and addresses of owners contacted, date of contact, method of contact and owner response, and failure to approve the exemption would be an effective prohibition of the applicant being able to provide wireless communications, or (ii) 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 tower at a distance less than the minimum separation from another tower will reduce visibility and reduce visual clutter to a greater extent.

2. The distance between towers shall be measured by following a straight line, without regard to intervening buildings, from the base of one tower to the base of the other tower(s).

3. A 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, nonconforming 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 nonconforming.

C. *Co-Location Requirements.*

1. For towers that are more than 75 feet in height and lattice towers of any height, the owner of the tower shall execute and provide evidence of a nonexclusive lease with the 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 subsection (C)(3) of this section.

2. Any application for Type 3-B or 3-C towers that are more than 75 feet in height or lattice towers of any height shall include technical, environmental, or regulatory justification that an existing WCF with a nonexclusive lease could not be used instead of constructing a new tower.

3. Towers shall be designed and constructed to allow the tower to accommodate WCFs from at least two carriers on the same tower; one in addition to the original. 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 tower, 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 tower 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 tower.

D. *Height.*

1. Unless otherwise provided for, the height of any tower with appurtenances shall not exceed the height limitations of the zone.

2. The maximum height of any 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 applicant shall provide evidence that the Federal Aviation Administration (FAA) has approved the location and the city shall condition the same of 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.

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.

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 WCFs shall be set back the same distance required of the WCF except as an eligible facility request. 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 residential zone except as an eligible facility request.

2. The minimum distance from any 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 tower (including antennas) multiplied by a factor of two.

3. Where 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 towers. Fencing will be 100 percent sight-obscuring, as defined in ACC 18.04.374, if visible from a public 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 engineering design and construction standards.

2. *Landscaping.*

a. Where above-ground support equipment is visible from a public way, a minimum width of five feet of landscaping will be provided on the exterior of the enclosing fence in order to effectively screen the equipment from the public 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 engineering design and construction standards.

b. Where facilities are visible from adjacent residential or mixed-use zoning districts, a minimum width of five feet of landscaping 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 percent being deciduous, backed with a 100 percent sight-obscuring fence, as defined in ACC 18.04.374, 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 community development director.

G. *Aesthetics.*

1. *Concealment Design Techniques.* All WCFs and any transmission equipment shall, to the extent technically feasible, use 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. 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 adjacent to or viewable from impression corridors as defined by the comprehensive plan, they shall (where possible) be designed (including but not limited to placement underground, depressed, or located behind earth berms) to minimize aesthetic impacts at the request of the community development director.

c. The 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 nonreflective materials (visible exterior surfaces only).

2. In order to minimize any potential negative aesthetic impacts from new WCFs including protecting views to and from residential neighborhoods, mitigation may be required to blend the facilities in with the adjacent natural setting and/or built environment. Typical solutions for 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 in this chapter.

3. Building- or roof-mounted antennas will be painted or textured to blend with the adjacent surfaces.

4. 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.

5. Except as specifically required by the FAA (but must be approved by the city), freestanding 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. *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 concealed.

c. Transmission equipment and accessory equipment shall be of a neutral, nonreflective color that is identical to, or closely compatible with, the color of the supporting structure or use other 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 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 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. The applicant demonstrates to the city's satisfaction that despite diligent efforts, other options are neither available to lease nor technologically feasible to address a service provider's demonstrated gap in coverage or demonstrated lack of system capacity. Documentation regarding inability to lease shall include names and addresses of owners contacted, date of contact, method of contact and owner response; 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 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 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. The city 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 90 days of receipt of written notice from the city. If such WCF is not removed within 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, 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 and why a shorter support structure could not be utilized. Any application for a new tower greater than 75 feet in height shall provide technical justification as to why a tower of 75 feet or less in height 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. The applicant shall provide evidence of the ability to execute a nonexclusive 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 provisions in this chapter.

3. A color sample for the proposed tower.

4. Narrative description of proposed concealment design techniques intended to make the facility look like something other than a tower or base station. Photographs, photo simulations, or similar illustrations that show a reasonable likeness of the proposed facility including the antennas and above-ground support equipment.

L. *Zones in Which WCFs Are Permitted.* The following table illustrates which zones the types of facilities as defined by ACC 18.04.912(K) and (W) and subsection A of this section are allowed in and which land use approval process, if any, is required. Microcells, as defined by ACC 18.04.912(M) (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(M).

	Type of Permit Required		
Zone	**Permitted Outright**	**Administrative Use Permit**	**Conditional Use Permit**
All Zones	1-D	1-D[1]	1-D[2]
R-~~FO~~, ~~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~~2,	1-B, 2-A	1-C, 2-B, 3-A	3-B

	Type of Permit Required		
Zone	**Permitted Outright**	**Administrative Use Permit**	**Conditional Use Permit**
C-AG4			
M-1	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 are exempt from the provisions of this section.

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.

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(R);

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(R);

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; and

iii. Complies with the original application 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.

3. *Time Frame for Reviewing and Deciding Eligible Facilities Requests.* Subject to the tolling provisions below, within 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 facilities request,” or does not comply with other applicable code requirements.

a. *Tolling of the Time Frame 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 time frame for incompleteness, the city must provide written notice to the applicant within 30 days of receipt of the application, specifically delineating all missing documents or information required in the application;

c. The time frame 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 10 days that the supplemental submission did not provide the information identified in the original notice delineating missing information. The time frame is tolled in the case of second or subsequent notices pursuant to the procedures identified in subsections (N)(3)(a) and (b) of this section. 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, the presumptively reasonable time frame 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. (Ord. 6885 § 1 (Exh. A), 2022; Ord. 6799 § 7 (Exh. G), 2020; Ord. 6716 § 1 (Exh. A), 2019; Ord. 6245 § 15, 2009.)

18.31.110 Siting of small wireless facilities.

The following siting standards are intended to guide the location and development of small wireless facilities as defined by ACC 18.04.912(Q) but not including other wireless communications facilities (WCF). The siting of other wireless communications facilities shall be in accordance with siting of wireless communications facilities found in ACC 18.31.100.

A. *Siting Criteria for 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.

2. The equipment cabinets and other ground support equipment shall be located in an area that is no larger than 17 cubic feet in volume, except that the following associated equipment may be located outside the primary equipment enclosure and, if so located, are not included in the calculation of equipment volume: electric meter, concealment, telecom demarcation box, ground-based enclosures, battery back-up power systems, grounding equipment, power transfer switch, and cut-off switch. 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 landscaping 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 small wireless facilities used by the same carrier.

4. Anyone wishing to establish a small wireless facility or associated components shall make application to the community development director upon application forms provided by the director. The director shall review each application and may be empowered to approve, deny or modify the proposal. (Ord. 6799 § 8 (Exh. H), 2020; Ord. 6245 § 15, 2009.)

18.31.115 Wetland mitigation.

The following siting criteria shall apply to all wetland mitigation site construction within the city of Auburn, the purpose of which is to mitigate the impacts of a project that is not located within the city of Auburn. Off-site wetland mitigation construction that is associated with a project that is located within the city of Auburn shall be reviewed concurrently with that proposal and will not be subject to the following:

A. *Definitions.* "Wetland mitigation site construction," for the purposes of this section, means the construction of new wetlands on existing nonwetland property and/or the enhancement of existing wetlands.

B. *Siting Criteria.* Wetland mitigation site construction may be allowed within any zone within the city of Auburn subject to all of the following criteria. At a minimum the proponent of wetland mitigation site construction shall apply for and receive from the city of Auburn a grading permit before said construction begins.

1. The wetland mitigation site must be linked to and be compatible with a comparable naturally occurring ecosystem, e.g., another wetland, river, stream, etc. The constructed wetland mitigation site cannot be an isolated mitigation site.

2. Only a public agency may propose a wetland mitigation site pursuant to this section. Before starting construction the public agency proposing the wetland construction must have an approved budget that has sufficient financial capability to construct the wetland mitigation project. The public agency must also provide the city a written commitment to complete the project, to the city's satisfaction, once construction starts.

3. The project, outside of Auburn, that is creating the need for the wetland mitigation shall be a public project of a regional or statewide significance and shall be a benefit to the general public. The proponent shall demonstrate to the city's satisfaction that it is impractical to mitigate wetland impacts in the jurisdiction and/or drainage basin where the wetland impact occurs.

4. There must not be a loss of buildable upland property such that it would be a financial burden to other properties in the area, or the city, with regard to funding capital improvement projects. This would include, but not be limited to, the participation or potential participation in local improvement districts (LIDs), the financial participation in city of Auburn capital improvement projects, or system development charges. Financial contributions may be used to offset the loss of the financial participation and shall require a separate legal binding contract to be executed between the city and the public agency.

5. There must not be a loss of buildable upland property that would diminish the city's ability to meet its responsibilities with regard to the Growth Management Act or comprehensive plan. (Ord. 6245 § 15, 2009.)

~~18.31.120 Accessory dwelling units (ADU).~~

~~Accessory dwelling units are permitted outright in all residential zones that permit single-family homes, and may be developed with new or existing single-family homes. The development standards of the underlying zone and the following siting and performance standards shall apply to all accessory dwelling units as defined by ACC 18.04.018.~~

~~A. The home or accessory dwelling unit must be the principal place of residence for the homeowner.~~

~~BA. Only oneTwo accessory dwelling unitADUs may be permitted per single-family residence on lots that meet the minimum lot size of the zone in which the property is located.~~

~~B. The two ADUs may be attached, detached, or any combination thereof.~~

~~C. An accessory dwelling unitADU shall not be larger than 50 percent of the square footage of the single-family home with garage space not being included in the calculation. In no case shall the accessory dwelling unit be more than 9501,000 square feet, nor less than 300 square feet, nor have more than two bedrooms. Garage space shall not be included in this calculation.~~

~~D. Exterior Appearance/Modifications.~~

~~1. Any alterations shall not change the appearance from that of a single-family residence, as determined by the planning director.~~

~~2. Only one exterior entrance is allowed to the accessory dwelling unitADU and it can be located no closer than 10 feet to an adjoining property line.~~

~~3. Any exterior stairs shall be placed in the rear or side setback and no closer than 10 feet to an adjoining property line.~~

~~4. Where garage space is converted to living space, the garage door shall be replaced with materials that match the exterior of the house. If a detached garage is converted, its appearance must still be that of a detached garage and the detached garage must be able to be used for parking of at least one vehicle.~~

~~E. *Parking Requirements.*~~

~~1. The parking required for the existing single-family home must meet all requirements of the zoning code including amount, size and setback requirements in order for an accessory dwelling unit to be~~

allowed.Additional on site parking is not required for ADU's that are located within one half mile walking distance of a Major Transit Stop.

2. One additional parking space, beyond those required for the single-family home, is required for an accessory dwelling unit. The additional parking space must also meet all requirements of the zoning code.For ADUs located more than one-half mile walking distance from a Major Transit Stop, and sited upon lots that are greater than 6,000 square feet, two on-site parking spaces are required per ADU.

3. Newly created parking shall make use of existing curb cuts, when possible. For ADUs located more than one-half mile walking distance from a Major Transit Stop, and sited upon lots that are less than or equal to 6,000 square feet, one on-site parking spaces is required per ADU.

F. An accessory dwelling unitADU may not be sold as a separate piece of property, or as a condominium unit, unless allowed by the existing zoning on the property.

G. ADUs must be connected to municipal sewer.

H. ADUs may not be used as short-term rental lodging.

I. Creation of a new ADU shall not trigger street frontage improvements.

J. Conversion of legally established structures, that do not conform to current zoning and/or land use standards, to an ADU shall not be required to come into conformance.

G. Any home property owner seeking to establish an accessory dwelling unitADU shall apply for approval in accordance with the following procedures:

1. The homeowner shall apply for an accessory dwelling unitADU permit with the city. A complete application shall include a properly completed application form, floor and structural plans, and fees.

2. Before issuance of the certificate of occupancy for an accessory dwelling unitADU, the homeowner must provide a copy of a statement recorded with the county in which the subject property is located. The statement must read:

> An application for a permit for an accessory dwelling unit has been submitted to the city of Auburn by the owner of this property. Future owners are advised that the owner of the property must comply with all requirements of the Auburn Zoning Code, as amended, if the accessory dwelling unit is to be occupied or rented.

H. If an accessory dwelling unitADU is to be removed, appropriate permits and inspections must first be received from the city. If a homeowner wants to remove the statement as required by subsection (G)(2) of this section from the property's title, then the city shall issue an appropriate release upon evidence that the accessory dwelling unitADU has been removed. The release shall be recorded by the homeowner with the

~~county records and elections office and a copy of the recorded release shall be provided to the city. (Ord. 6419 § 4, 2012; Ord. 6245 § 15, 2009.)~~

18.31.130 Communal residence standards.

A. *Parking Requirements.* There must be one off-street parking stall that meets city standards of ACC 18.52.050, Parking design, development, and maintenance standards, per tenant. The applicant must demonstrate that each off-site parking space is under their ownership. In condominium or townhouse communities the applicant can also provide legal documentation that demonstrates that they have exclusive use of a common area parking space. The city shall reduce the off-street parking requirement if the property owner provides and maintains a notarized affidavit signed separately by each tenant, certifying that a tenant does not own a vehicle or have control of a vehicle while at the residence. A copy of the affidavit must be provided to the city upon request.

B. *Solid Waste Management Requirements.*

1. ACC 8.08.070 requires all occupied communal residences to have minimum garbage service. The landlord is required to provide tenants with adequate garbage and recycle receptacles meeting the minimum garbage service level of this section.

2. The landlord is responsible to provide each tenant with the solid waste collection schedule at the time of the tenant's initial occupancy and that schedule is to be posted within the unit.

C. *Periodic Inspection Required.* Upon written request, the communal rental housing owner or manager shall allow inspection of the communal rental housing residential units consistent with their ability to do so under the requirements of the landlord-tenant statutes of the state of Washington and the Auburn City Code, including ACC 5.22.050(C)(3). The city may, with the legally obtained consent of an occupant or owner or manager, or pursuant to a lawfully issued warrant, enter any building, structure or premises in the city to inspect or perform any duty imposed by this code.

D. *Occupancy Limits.*

1. International Property Maintenance Code occupancy requirements are applicable to a communal residence regardless of the number of individuals living in the residence.

2. The occupancy limit for a communal residence shall not exceed four people. (Ord. 6560 § 10, 2015; Ord. 6477 § 9, 2013; Ord. 6245 § 15, 2009.)

18.31.140 Gated residential subdivisions.

The street(s) within a residential subdivision may be allowed to be gated pursuant to the following:

A. Gated streets cannot adversely affect the automobile or pedestrian traffic of an existing or future neighborhood. This will be determined by (1) the use of gated streets would not cause discontinuity in the existing or proposed public street system (i.e., street layout) including pedestrian traffic, (2) the use of gated streets cannot preclude public street access to other properties, and (3) the use of gated streets would not distribute an unacceptable amount of traffic through an existing or future neighborhood than would otherwise result if through public streets were used.

B. Gated residential subdivisions of more than four lots can only be permitted as part of the plat process pursuant to Chapter 17.10 ACC. Existing plats, proposed to be gated, must go through a plat alteration process pursuant to Chapter 17.20 ACC as well as meet all the requirements of this section.

C. The gated streets are to be privately owned and maintained. The private streets must however meet the same design, construction, and public facility extension standards required of public streets, including approval of the construction by the city. Private streets are only allowed to serve more than six lots if part of a gated residential subdivision.

D. A legally incorporated property owners' association must be established and assume the responsibility and cost to repair and maintain the proposed private street(s) and gate(s). The property owners must also agree to maintain a policy of liability insurance in a minimum amount of $1,000,000 of which the city is named as insured to protect the city from any claims that may result from the property owners' utilization of a gated roadway, including but not limited to malfunctions of the gate.

If the association fails to maintain the street(s), the by-laws of the association must give the city the right to maintain the street(s) and charge the cost of the maintenance, including any administrative costs, to the association members.

The by-laws establishing the association must state that if future owners should request the private street(s) be changed to public then the owners fully agree that, before the acceptance of such streets by the city, the owners will bear the full expense of reconstruction or any other action necessary to make the streets substantially consistent with the requirements of public streets, applicable at the time.

If at any time the private streets are converted to public streets, then the gate(s) shall be removed at the expense of the association.

E. At the time of application for a preliminary plat or plat alteration the applicant shall address and provide evidence that those items as required in subsections A, B, C, D, and F of this section have been fulfilled. A preliminary plat or plat alteration shall not be approved unless it is found to meet the requirements of this section.

F. Design Standards for All Entry Gates to Residential Developments Including Residential Subdivisions, Apartment Complexes, Condominiums, and Mobile Home Parks.

1. A vehicle turnaround, turnout or similar mechanism shall be provided in front of the gate. The entrance to the proposed gate shall be designed and stamped by a professional civil engineer licensed in the state of Washington and shall allow for a safe turnaround for vehicles in front of the gate in cases where the vehicle is denied entry. The design for the gated entrance shall consider the abutting public roadway alignment and grade, sight distance, posted speeds and other engineering criteria relevant to designing the particular gated entrance. The proposal shall be reviewed for approval by the city engineer.

2. Gate construction shall be of wrought iron or similar material approved by the planning director and be constructed in such a manner to allow for viewing of obstructions located within the swing path of the gate. The swing path of the gate shall be away from or parallel with the vehicle approaching the gate. The gate and accessory equipment shall be coated to prevent corrosion.

3. If the entry gate(s) obstructs access to solid waste collection, public water, sewer, or storm water utilities owned and maintained by the city, then a property owner or homeowners' association will be required to meet all easement requirements and be responsible for assuring that 24-hour access is provided to the city. The city's public works director shall determine a specified number of activation keys, activation devices or receive the access code to the gate which shall be distributed to the appropriate city departments. If the access method to the gate is subsequently modified, then the property owner or homeowners' association shall notify the public works director and again provide to the public works director a specified number of activation keys, activation devices or the access code to the gate which shall be distributed to the appropriate city departments.

4. *Emergency Access Provisions.* Gates shall have rapid entry key capabilities as approved by the fire marshal. The gate shall provide for 20 feet of clear passage for emergency access with a minimum clear height of not less than 16 feet six inches in accordance with WSDOT Design Manual Section 1120.04, "Bridge Site Design Elements," paragraph 5(a)1. Electrically operated gates shall have the capability to automatically default to the unlocked (open) position in the event of a power outage. (Ord. 6245 § 15, 2009.)

18.31.150 Secure community transition facilities.

The following siting and performance standards shall apply to all secure community transition facilities (SCTFs) as defined in RCW 71.09.020:

A. *Maximum Number of Residents.* No SCTF shall house more than 15 persons, excluding resident staff.

B. *Siting Criteria.* As an essential public facility of regional or statewide importance, any SCTF shall be sited consistent with the essential public facilities process in the Auburn comprehensive plan and shall be located in

the region-serving area of Auburn, as defined and mapped in the Auburn comprehensive plan. Such facilities should be located in relationship to transportation facilities in a manner appropriate to their transportation needs. Extensive buffering from adjacent uses may be required.

C. *Dispersion Criteria.*

1. The lot line of any new or expanding SCTF shall be located:

a. One thousand (1,000) feet or more from any residential use; and

b. One thousand (1,000) feet or more from any group residence facility as defined by ACC 18.04.440; and

c. Not adjacent to a parcel containing nor within the line of sight of any of the following:

i. Any accredited public, private or parochial school;

ii. Any religious institution in existence as of the effective date of the ordinance codified in this section;

iii. Any public park, publicly dedicated trail, sports field, playground, or recreational or community center;

iv. Any licensed daycare center, nursery school or preschool as defined by ACC 18.04.290;

v. Any school bus stop in existence at the time the facility is proposed;

vi. Any public library; and

vii. Any other facilities as identified by the State of Washington Department of Social and Health Services following the hearings on a potential site as required in RCW 71.09.315;

d. One mile or more from any work release, prerelease or similar facility.

2. The distances provided in this subsection shall be measured by following a straight line, without regard to intervening buildings, from the nearest point of the property parcel upon which the proposed use is to be located or expanded to the nearest point of the parcel of property or the land use district boundary line from which the proposed land use is to be separated.

3. The “adjacent to a parcel containing nor within the line of sight” criterion is a minimal guideline established to minimize the access between an SCTF and a “risk potential activity” as defined in RCW 71.09.020. That criterion may be altered depending on topographic conditions, size of parcels, or substantial intervening barriers to access (e.g., a river).

D. A conditional use permit application for an SCTF shall be accompanied by the following:

1. The siting process used for the SCTF, including alternative locations considered;

2. An analysis showing that utmost consideration was given to potential sites such that siting of the facility will have no undue impact on any one racial, cultural, or socioeconomic group, and that there will not be a resulting concentration of similar facilities in a particular neighborhood, community, jurisdiction, or region;

3. Proposed mitigation measures;

4. A detailed plan that demonstrates how security for the facility and the residents will be addressed, and how the security plans will be coordinated with local emergency personnel;

5. A detailed plan on how the proposed operating rules for the facility will be developed and coordinated with local emergency personnel;

6. A schedule and analysis of all public input solicited or to be solicited during the siting process, including assurance that comments are reviewed and adequately responded to; and

7. A preliminary landscaping plan that shows how the proposal intends to meet the requirements of the zone in which it is located, in order to comply with state regulations for siting an SCTF and in order to provide appropriate visual separation between the SCTF and neighboring land uses such that impacts to residents of an SCTF by neighboring manufacturing uses are mitigated.

These proposed materials shall be reviewed by the planning director in consultation with the chief of police and the city attorney. The planning director shall include in any recommendation on the requested conditional use permit an analysis of the proposal as they may relate to the findings of fact required under ACC 18.64.040. (Ord. 6245 § 15, 2009.)

18.31.160 Supportive housing development standards.

A. Supportive housing projects allowed pursuant to ACC 18.07.020 shall comply with the following standards:

1. Minimum lot area per unit: 1,200 square feet.

2. For lots with an area of up to one acre, the maximum number of units allowed is 25; for lots with an area greater than one acre, the maximum number of units allowed is 50.

3. Maximum lot size: two acres.

4. Minimum separation from other supportive housing projects: five miles.

5. Maximum unit size: 450 square feet (on-site manager unit excepted).

6. Shall provide an on-site resident manager who is accountable to the owner or manager of the supportive housing project.

7. Appropriate off-site support services shall be available within 1,000 feet. Off-site support services shall provide residents with case management services, medication monitoring, help with vocational training and goals, access to chemical dependency services, assistance with activities of daily living, etc.

8. Registered sex offenders shall not be allowed to reside within supportive housing projects located within 880 feet of a school, church, daycare facility or public park.

9. A written management plan shall be provided for the review and approval of the planning director. At a minimum, a management plan shall address the following:

a. The specific nature of the supportive housing project and its intended occupants;

b. Its potential impact on nearby residential uses and proposed methods to mitigate those impacts;

c. Identification of the project management or agency to whom support staff are responsible and who will be available to resolve concerns pertaining to the facility;

d. Identification of staffing, supervision and security arrangements appropriate to the facility;

e. If the planning director determines at any time there is evidence of fraud in obtaining the permit; concealment or misrepresentation of any material fact on the application or on any subsequent applications or reports; or that the supportive housing project is found to be in violation of the approved plans, conditions of approvals, or the terms of the permit or management plan, and the owner has failed to correct the violation after proper notice thereof; then the planning director may order the closure of the project.

10. If a supportive housing project is discontinued or abandoned, future use of the property shall be in conformance with the use and development standards of the R-20 zone. (Ord. 6245 § 15, 2009.)

18.31.170 Reserved.

Reserved. (Ord. 6245 § 15, 2009.)

18.31.180 Performance standards.

A. *General.* The following performance standards specifically govern industrial, manufacturing, processing, assembly and similar type uses typically found within the industrial zones. These standards may also apply to

other uses and activities in other zones, which are not otherwise governed by other regulations of the Auburn City Code.

B. *Noise.* The noise emanating from the premises of commercial or industrial activities shall be muffled so as to not become objectionable due to intermittent beat, frequency or shrillness, and shall not exceed those standards as determined by Chapter 173-60 WAC, as amended.

C. *Glare.* Exterior lighting shall not be used in such a manner that it produces glare on public streets and neighboring property. This restriction also applies to any other nonresidential zone or use adjacent to ~~single-family~~ residential zones. Arc welding, acetylene torch cutting or similar processes shall be performed so as not to be seen from any point beyond the property line of the use creating the glare.

D. *Storage and Handling of Flammables.* In terms of fire and safety hazards, the storage and handling of flammable liquids, combustible liquids, liquefied petroleum gases and explosives shall comply with the rules and regulations of the International Fire Code, as amended.

E. *Electrical Interference.* Provisions must be made for necessary shielding or other preventive measures against interference occasioned by mechanical, electrical and nuclear equipment uses or processes with electrical apparatus in nearby buildings or land uses.

F. *Odorous Gases and Matter.* The emission of odorous gases or matter in such quantities as to be readily detectable, without special instruments, at any point beyond the property line of the use creating the odors is prohibited.

G. *Smoke and Particulate Matter Emissions.* No emissions shall exceed the allowances set forth by the Environmental Protection Agency, the Washington State Department of Ecology and/or the Puget Sound Air Pollution Control Agency.

H. *Dust, Dirt, Fly Ash, or Airborne Solids.* No observable dust, dirt, fly ash or other airborne solids shall be emitted except as related to construction activity or permitted in Chapter 18.62 ACC, Surface Mining.

I. *Waste Storage.* Storage of animal or vegetable wastes which attract insects or rodents or otherwise create a health hazard shall be prohibited. No waste products shall be exposed to view, from eye level, beyond the property line of the use storing the waste.

J. *Toxic Gases and Matter.* No emissions of toxic gases or matter shall be permitted.

K. *Vibration.* Vibration which is easily discernible, without special instruments at any point beyond the property line, is prohibited. This shall not apply to vibration caused by highway vehicles, trains, aircraft or construction activities.

L. *Hazardous Substance and Waste.* No hazardous substances or wastes shall be released into the environment so as to cause dangerous or offensive emission or contamination of any public or private water

supply, sewage treatment processes, watercourse or water body, the air or the ground, except in accordance with standards approved by provisions of federal, state and local laws and regulations. (Ord. 6245 § 15, 2009.)

18.31.190 Supplemental standards for residential mobile home communities.

Supplemental development standards for the R-MHC district are as follows:

A. *Recreational Vehicle Storage Area.* A fenced and screened storage area shall be provided, the size of which shall be 300 square feet of area for each 10 homes. The storage area shall not abut property other than that which is zoned R-MHC.

B. *Recreation Area.* A central recreation area shall be established in each community created pursuant to the provisions of this chapter. The size of the area shall be at least 200 square feet per home site. The recreation area may contain community clubhouses, swimming pools, shuffleboard courts and similar facilities. The planning director may permit decentralization of the recreation facilities in accordance with principles of good planning; provided, that the total recreation area meets the above stated minimum size.

C. *Space Identification.* Each manufactured home site shall be plainly marked and numbered for identification.

D. *Community Office.* Every community shall provide a permanent building to be used as an office for community management.

E. *Streets.* Internal private community streets shall be provided in such a pattern as to provide convenient traffic circulation, including fire and other equipment responding to emergencies, within the community. They shall be built to the following standards:

1. The width of all private community streets shall be not less than 34 feet including curbs. Street widths of 24 feet may be permitted in communities; provided, that adequate off-street parking is provided at the ratio of one off-street parking space for each manufactured home site within the community. The location and placement of the off-street parking spaces will be subject to approval by the planning director. No on-street parking will be permitted on street widths of less than 34 feet and signs designating “no parking” and “fire lane” must be placed on both sides of the street and so marked on the final plans.

2. All public streets abutting a community shall be improved in conformance with the city’s design and construction standards.

3. There shall be curbing constructed to city design and construction standards on each side of all private community streets.

4. The private community streets shall be paved in accordance with the city’s design and construction standards.

5. Private community streets shall be lighted in accordance with the city's design and construction standards.

6. Minimum radii on private community street curves shall not be less than 45 feet.

F. For those communities that had been approved prior to June 15, 1987, the adoption date of Zoning Ordinance No. 4229, the placement or replacement of any home shall either be in conformance with this chapter or the site plan which had been previously approved by the city. For those communities which do not have an approved site plan, the replacement of a home shall either be consistent with this chapter or the location of the previous home. In no case shall any applicable fire or building code requirements be lessened. (Ord. 6245 § 15, 2009.)

18.31.200 Architectural and site design review standards and regulations.

A. *Intent and Purpose.* The architectural and site design regulations provide an administrative review process for evaluating the design and arrangement of development. The architectural and site design regulations are intended to be consistent with and implement the policies of the comprehensive plan. The purposes of these design review regulations are to:

1. Foster good decision-making for development through architectural and site design within the context of the community's built and natural environmental character, scale and diversity;

2. Promote the use of appropriate scale of buildings and the configuration of open space and parking areas for development to safely and comfortably accommodate pedestrian activities;

3. Coordinate the interrelationship of buildings and public and private open space;

4. Discourage monotony in building design and arrangement, while promoting harmony among distinct building identities; and

5. Mitigate, through design and site plan measures, the visual impact of large building facades, particularly those which have high public visibility (encourage the creative use of architectural and landscape features in order to reduce the actual and perceived scale and bulk of structures).

B. *Applicability.* The following land uses, types of development activities, including all related site improvements, and geographic areas, are subject to the architectural and site design standards and the processes and regulations for conducting design review contained in this chapter:

1. ~~*Multiple-Family*~~*Apartments (formerly multiple-family) and Mixed-Use Developments.* The following land uses and types of development are subject to the city's ~~multiple-family~~apartment ~~-~~and mixed-use design standards document unless addressed by a different set of architectural and site design standards applicable to a specific geographic area:

a. ~~Multifamily~~ Apartments development inclusive of ~~triplexes and fourplexes~~seven or more units in all zones in the city where permitted outright or as a conditional use and not otherwise addressed through the city's residential infill development standards (Chapter 18.25 ACC); and

b. Mixed-use residential development. Mixed-use development containing residential living units in all zones in the city where permitted outright or as a conditional use; and

c. Retirement apartments, congregate living facilities and senior housing complexes in all zones in the city where permitted outright or as a conditional use.

2. *Downtown Urban Center.* The following locations of development activities are subject to the city's downtown urban center design standards document:

a. Properties located within the boundaries of the DUC, downtown urban center zoning district, as identified on the comprehensive zoning map.

3. *Auburn Junction.* The following locations of development activities are subject to the city's Auburn Junction design standards document:

a. Properties located within the boundaries of West Main Street, 2nd Street SE/SW, A Street SE, and A Street SW as identified with ACC 18.29.070, design standards of the DUC downtown urban center zone.

4. *Northeast Auburn Special Planning Area.* The following locations of development activities are subject to the city's Auburn Gateway architectural and site design standards document:

a. Properties located within the boundaries of the Auburn Gateway Project as defined by the development agreement approved by city Resolution No. 4756, or as may be subsequently amended. The Auburn Gateway architectural and site design is addressed in Section 4 of this resolution and provided as Attachment 4 to the resolution.

C. *Exemptions.* The following activities as determined by the community development director shall be exempt from the provisions of the design standards:

1. Any building activity that does not require a building permit; or

2. Interior construction work which does not alter the exterior of the structure; or

3. Normal or routine building and site maintenance/repair that is exempt from issuance of a permit including the repair or maintenance of structural members; or

4. Interior alterations that do not modify an existing site condition; or

5. Site and exterior alterations that do not exceed 10 percent of the assessed valuation of the property building or land per the most recent county records; or

6. Building additions that are less than 10 percent of the existing floor area of the existing building. Any cumulative floor area increase from the adoption date of the ordinance establishing the architectural and site design standard that totals more than 10 percent shall not be exempt unless the community development director determines compliance with these standards would be infeasible and/or unreasonable.

D. *Design Standard Documents.* Adopted by reference are the following architectural and site design documents, copies of which shall be maintained by the city clerk. These documents contain the standards for the design and development of the built environment. The community development director or designee shall have the authority to apply the standards to specific development proposals. The following specific architectural and design standards documents may be amended upon approval by the community development director:

1. Mixed-use and ~~multiple-family~~apartment (formerly multiple-family) development design standards.

2. Auburn Gateway architectural and site design standards.

3. Downtown urban center design standards.

4. Auburn Junction design standards.

E. *Timing of Administrative Design Review.*

1. Design review shall be conducted by the community development director or designee prior to or concurrent with the processing of building permits and/or review of discretionary land use approvals/permits.

2. The decision on the administrative design review shall be issued prior to issuance of the building permits and/or issuance of discretionary land use approvals/permits.

F. *Pre-Application Meeting – When Required Associated with a Design Review.*

1. A pre-application conference is required for the following instances:

a. For ~~multifamily~~ apartments ~~development~~ in the R-3~~10~~, R-3~~16~~, and R-4~~20~~ residential zones; and

b. For mixed-use development containing residential living units located within R-3~~10~~, R-~~16~~3 and R-4~~20~~ residential zones; and

c. For mixed-use development containing residential living units located within commercial zones; and

d. For retirement apartments, congregate living facilities and senior housing complexes located within R-3~~10~~, R-3~~16~~ and R-~~20~~4 residential zones, and all commercial zones.

2. A pre-application conference is strongly recommended for all other projects subject to the city's architectural and site design review but is not required.

G. *Design Review Submittal Requirements.* In addition to any other documentation required for submittal of a complete application for building permit or discretionary land use approvals/permits, the following items shall be required for the architectural and site design review:

1. Elevation drawings prepared by an architect licensed in the state of Washington of all proposed construction including dimensional drawings at one-eighth inch equals one foot or comparable scale showing the type of exterior materials, color (where applicable), exterior finishes for buildings and accessory structures, location and elevations of exterior lighting for buildings, the type, style and model of exterior lighting fixtures (where applicable), parking areas, and fenestration details;

2. A to-scale landscape plan prepared by a landscape architect licensed in the state of Washington showing existing vegetation to be retained and proposed vegetation to be installed inclusive of the common and botanical name of all vegetation, the location and quantity of vegetation, the initial planting size and methods of irrigation;

3. A context vicinity map that shows all structures on the property and within 200 feet in each direction of the subject property drawn approximately to scale;

4. A neighborhood circulation plan consistent with the provisions of Chapter 17.16 ACC (Neighborhood Circulation Plan); and

5. Conceptual plans for any public infrastructure, including roads, water, sewer, and storm facilities.

H. *Interpretations.*

1. The community development director shall be authorized to interpret the meaning of words, phrases and sentences which relate to the implementation of the specific architectural and design standards document. Any interpretations regarding implementation of the specific architectural and design standards document shall be made in accordance with its intent or purpose statements and the intent and purpose statements of this chapter. For interpretations, life safety and public health regulations shall be given priority over all other regulations.

2. Administrative interpretations may be appealed to the hearing examiner as prescribed in ACC 18.70.050.

I. *Design Review Adjustments.*

1. *Authority for Design Review Adjustments.* The community development director or designee shall have the authority, subject to the provisions of this section and upon such conditions as the community development director or designee may deem necessary to comply with the provisions of this section, to approve design adjustments as follows:

a. An adjustment to architectural or site design requirements such that no more than two of the total number of required menu items in the city of Auburn ~~multifamily~~apartment and mixed-use design standards are out of compliance.

b. An adjustment to required building wall and roof modulation standards, as contained in the city of Auburn ~~multifamily~~ apartment and mixed-use design standards, up to 20 percent of the amount of any quantified standards contained therein.

c. An adjustment to the architectural or site design requirements that remains consistent with the purpose and intent of the architectural and site design standards.

2. *Required Findings to Grant Design Review Adjustments.* Each determination granting an adjustment by the community development director or designee shall be supported by written findings showing specifically wherein all of the following conditions exist:

a. That the granting of such adjustment does not constitute a grant of special privilege inconsistent with the limitations upon uses of other properties in the vicinity and/or zone of the subject site; and

b. That the granting of such adjustment will not adversely affect the established character of the surrounding neighborhood, discourage maintenance or upgrades on surrounding properties, nor result in perpetuation of those design qualities and conditions which the comprehensive plan intends to eliminate or avoid; and

c. That the project incorporates alternate design characteristics that are equivalent or superior to those otherwise achieved by strict adherence to stated menu options; and

3. *Public Notification and Action on Design Review Adjustment Applications.* Upon the filing of a properly completed application and associated request for a design review adjustment, the community development director or designee shall comply with the city's Type II land use review requirements for issuance of a properly noticed and appealable land use decision.

4. *Appeal of Director's Decision on Design Review Adjustments.*

a. If a written objection to the initial determination notice is filed within 14 business days of said notification, the community development director or designee shall reconsider the initial determination in light of the objection(s) as raised and render a final decision on the permit. This final decision shall result in either the community development director's affirmation of the original determination of approval, the approval with additional modifications or denial.

b. Upon completion of the community development director's reconsideration, all parties notified of the original determination shall receive notification of the community development director's final decision. Any party aggrieved by the community development director's final decision may file an appeal of that decision to the hearing examiner in accordance with the city's land use appeal

provisions. Such appeals for hearing examiner review must be filed within 14 business days from the date the written decision was made and shall include the following:

i. The appeal shall be filed on forms provided by the department of planning and development.

ii. The appeal shall clearly state the decision being appealed, setting forth the specific reason, rationale, and/or basis for the appeal.

iii. Fees associated with the appeal shall be paid to the city upon filing of the appeal in accordance with a fee schedule established by resolution.

5. Upon filing of a timely and complete appeal, the hearing examiner shall conduct a public hearing to consider the merits of the appeal. This hearing shall be subject to the city's public noticing and public hearing requirements and shall include notification of all parties notified of the community development director's final decision. The hearing examiner may affirm the community development director's decision or may remand the matter to the community development director for further review in accord with the examiner's direction.

6. If no written objection is filed to the initial determination within the specified time limits, the community development director shall render a final decision on the permit in accord with the initial determination.

J. *Approval Criteria for Design Review.* The community development director or designee may approve, modify and approve, or deny an application for an administrative design review. Each determination granting approval or approval with modifications shall be supported by written findings showing the applicant satisfies all the following criteria:

1. The plans and supplemental materials submitted to support the plan meet the requirements of the specific architectural and site design documents;

2. The proposed development is consistent with the comprehensive plan;

3. The proposed development meets required setback, landscaping, architectural style and materials, such that the building walls have sufficient visual variety to mitigate the appearance of large facades, particularly from public rights-of-way and ~~single-family residential zones~~single-unit detached dwellings and middle housing.

4. In addition to the criteria in subsections (J)(1) through (3) of this section, for ~~multiple-family~~apartments ~~residential~~ and retirement apartment projects, the director or designee must determine that the following key review criteria have been met:

a. The proposed development is arranged in a manner that either:

i. Provides a courtyard space creating a cohesive identity for the building cluster and public open space furnished to facilitate its use; or

ii. Possesses a traditional streetscape orientation that provides clearly identifiable and visible entries from the street, views from residential units onto the street and reinforces pedestrian-oriented streetscape characteristics (e.g., building edge abutting sidewalk, entries onto the street); or

iii. Faces and facilitates views of a major open space system;

b. The proposed development provides a variety in architectural massing and articulation to reduce the apparent size of the buildings and to distinguish vertical and horizontal dimensions;

c. The proposed development contains a combination of elements such as architectural forms, massing, assortment of materials, colors, and color bands sufficient to distinguish distinct portions and stories of the building;

d. Residential buildings in large ~~multiple-family~~apartment projects or mixed-use projects are physically integrated into the complex possessing sufficiently different appearance or placement to be able to distinguish one building from another;

e. Unit entrances are individualized by use of design features that make each entrance distinct or which facilitate additional personalization by residents;

f. Areas dedicated to parking are sufficiently visually broken up and contain a complement of vegetative materials to project a landscaped appearance;

g. Where applicable, a transition is created that minimizes impacts from ~~multifamily~~ apartments and mixed-use development projects on neighboring lower density residential dwelling units ~~in abutting or adjacent single-family zones~~; and

h. Where applicable, in cases of granting density or height bonuses, the project has provided community benefits, facilities or improvements above and beyond those required in the municipal code and supports the goals, objectives and policies of the comprehensive plan. (Ord. 6728 § 4 (Exh. D), 2019; Ord. 6408 § 1, 2012; Ord. 6287 § 2, 2010; Ord. 6245 § 15, 2009.)

18.31.210 Agricultural enterprises development standards.

A. *Purpose.* The purpose of this section is to regulate the establishment and operation of agricultural enterprises in order to maintain and preserve the lower density residential character, integrity, environmental protection, and property values of the residential conservancy (RC) zone in which they are located and the surrounding areas.

B. *Applicability.* The permit requirements and standards provided in this section apply to agricultural enterprises where allowed in compliance with Chapter 18.07 ACC, Residential Zones, and meeting the

definition of agricultural enterprises as provided in ACC 18.04.035. The development standards of the RC zone shall apply unless a different standard is set forth in the supplemental development standards in subsection E of this section.

C. *Permit Required.* An administrative use permit is required 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 conditional use permit is required when less than 50 percent of the total site area is dedicated to active agricultural production during the growing season, or if the applicant intends to hold more than 52 special events per calendar year.

D. *Uses.* The following uses may be permitted as part of an agricultural enterprise under a unified management or ownership:

1. Agricultural crops and open field growing;

2. Agricultural store;

3. Barns, silos and related structures;

4. Caretaker quarters, not more than one per agricultural enterprise;

5. Catering facilities;

6. Delicatessens, restaurants or sandwich shops limited to a seating area of 25 seats;

7. Drive-through espresso and/or nonalcoholic beverage stands, freestanding;

8. Education facilities providing courses related to agricultural production and/or processing or promotion of locally and regionally grown food;

9. Farm stands, for the sale of agricultural products raised on the premises in addition to agricultural products that are raised off site;

10. Greenhouses;

11. Keeping of livestock, or fowl and rabbits or similar sized animals; provided, that an appropriate structure or enclosure is provided;

12. Museum and cultural facilities;

13. Outdoor musical entertainment (when it meets all requirements for the business licensing of ACC 5.20.200);

14. Small-scale food processing or packaging of agricultural products;

15. Special events. Special events include, but are not limited to, the following activities where attendance exceeds 200 persons or more:

a. Weddings;

b. Meetings;

c. Receptions;

d. Reunions;

e. Tasting events for food or beverage;

f. Private parties;

g. Concerts held within an enclosed building;

h. Retreats;

i. Other comparable events;

16. Tasting room;

17. Tourist and visitor services;

18. Winery; and

19. The planning director may authorize uses under this definition other than those which are listed, if the planning director determines the use is consistent with the intent of the zone and is of the same general character of the uses permitted within the zone. Further guidance on administrative interpretations of land uses can be found in ACC 18.02.120.

E. *Development Standards.*

1. *Minimum Area.* The minimum area devoted to an agricultural enterprise business shall be a single parcel with a minimum of 10 acres in total site area within the residential conservancy (RC) zone. Environmentally critical areas are not counted toward total site area when determining whether an administrative or conditional use permit is required.

2. *Location.* The proposed agricultural enterprise business shall have direct access onto a minor arterial or higher classification street.

3. *Maximum Building Size.* Nonresidential buildings, excluding greenhouses, shall not exceed 5,000 square feet in gross floor area.

4. *Lot Coverage.* The combination of all buildings, to include greenhouses, on a single site used in conjunction with the agricultural enterprise business shall not exceed 15 percent of the total site area.

5. *Maximum Impervious Area.* The maximum impervious area shall not exceed 25 percent.

6. Setbacks. Structures for agricultural enterprises shall be located as follows:

   a. Front setback: 35 feet.

   b. Rear setback: 20 feet.

   c. Interior side setback: 20 feet.

   d. Street side setback: 35 feet.

7. *Height.* Maximum building height: 35 feet. Buildings may exceed 35 feet if one additional foot of setback is provided from each property line for each foot the building exceeds 35 feet.

8. *Visual Impact.* Activities and uses conducted in conjunction with the agricultural enterprise must be located in such a manner that minimizes visual impacts to adjoining properties that are used or zoned for residential uses. In addition:

   a. A Type III landscape buffer 10 feet in width shall be provided on site in those areas between the buildings and the property line.

   b. Highly reflective building materials shall not be used on buildings.

9. *Responsible Party.* All components of the agricultural enterprise shall be operated or maintained by the property owner, lease holder, or occupant of the land upon which the primary associated agriculture, horticulture, or other use is being conducted.

10. *Hours of Operation.* Agricultural enterprise activities involving the employment of workers; outside activities; the generation of any noise, light, dust, odor, glare, or vibration detectable outside the business structure; or traffic, including deliveries, shall only be conducted on site between the hours of 7:00 a.m. and 10:00 p.m. or as may be specifically approved by a condition of approval of the administrative or conditional use permit.

11. *Parking and Outdoor Storage.* All parking and outdoor storage areas used exclusively for retail areas within 50 feet from a property line shall be screened from adjoining properties used or zoned for residential uses. If existing topography and natural vegetation does not provide an adequate visual barrier, additional screening may be required, to include installation of landscape materials, walls or fencing.

12. *Lighting.* No lighting shall be directed onto adjoining properties used or zoned for residential uses and no lighting shall exceed 0.5 foot-candle when measured at the property lines. Floodlights or other high-intensity lighting shall be prohibited, unless specifically approved as part of a special event or outdoor musical entertainment.

13. *Refuse and Recycling.* All refuse and recycling waste containers shall be within refuse enclosures located in the rear of the building and be completely screened from public view. All refuse enclosures shall be architecturally compatible with the building they serve.

14. Special Events. Special events or similar activities may be held as follows:

a. Up to 52 special events within a calendar year with the administrative use permit.

b. Fifty-two or more special events within a calendar year shall require a conditional use permit.

c. *Parking and Traffic Control.* A parking and traffic control plan shall be prepared by a licensed traffic engineer and required for all agricultural enterprises conducting special events (as defined by ACC 18.04.827). The parking and traffic control plan shall be submitted for review as part of the administrative use permit or conditional use permit application and, if satisfactory, must be approved by the planning and development director and city engineer prior to implementation. At a minimum, the parking and traffic control plan shall contain the following:

i. A parking plan showing how adequate on – and off-site parking will be available to the site, and that no substantial conflict will exist during the principal hours or periods of peak parking demands for any land use or special event which is proposed to share the parking.

ii. A traffic control plan showing how traffic to and from the land use and special events location(s) will be handled and what temporary traffic control measures will be used to facilitate safe access to and from the locations. The traffic control plan must include a written description of the plan as well as a traffic control diagram showing traffic control devices, directions of travel, and the location and type of authorized personnel to direct traffic.

iii. A contingency plan for weather changes (relocation or rescheduling of events; alternative parking areas; method of notifying the public of changes) and for unanticipated increases in traffic or parking.

iv. Other elements as determined necessary by the planning and development director and the city engineer based on the specific events, setting, and location.

15. *Wineries.* All wineries with or without tasting rooms shall:

a. Have adequate driveway access to a public street meeting the requirements of a commercial driveway.

b. Provide adequate on-site parking in the amount of one parking stall for every 500 square feet of gross floor area.

c. Shall not exceed 5,000 square feet gross floor area with the tasting room not exceeding 50 percent of the production area.

16. *Signs.* Notwithstanding the provisions of ACC 18.56.040(A), the following standards apply to signs for agricultural enterprise uses within the RC, residential conservancy zone. If not specified in this section, the other provisions of Chapter 18.56 ACC, Signs, apply.

a. *Freestanding Signs.*

i. Total number permitted:

(A) Two per frontage on a parcel having at least 500 feet of frontage on a state highway.

(B) One per frontage on a principal or minor arterial.

ii. Maximum height:

(A) Thirty feet on a state highway.

(B) Twenty-two feet on a principal or minor arterial.

iii. Maximum area: 200 square feet, calculated at a rate of one square foot of sign area for every two lineal feet of frontage. The minimum entitlement for freestanding signs is 32 square feet for those sites less than 64 feet of frontage.

iv. Multiple freestanding signs, if permitted, must be separated by at least 150 feet measured in a straight line distance.

b. *Wall Signs.*

i. Total number permitted: one sign per building frontage that fronts a public right-of-way.

ii. Maximum area: 100 square feet per building frontage that fronts a public right-of-way, calculated at a rate of one square foot of sign area for every one linear foot of building frontage.

iii. Signs may be directly or indirectly illuminated.

c. Changing message center signs are allowed as part of an agricultural enterprise if the sign complies with the sign regulations in ACC 18.56.030(F).

17. *Additional Permits and Approvals.* In addition to required land use permits, an agricultural enterprise may be required to obtain licenses and permits from other city and county departments (e.g., business licenses from the city, food service or sales licenses from the county department of public health, animal care licenses from the county department of public health, etc.). (Ord. 6363 § 2, 2011.)

18.31.220 Permitted animals.

The types and allowed number of animals permitted are listed as follows, provided the following requirements are met. The specified minimum lot size per animal are absolute requirements. No variances, waivers, and/or modifications under the Auburn City Code shall be granted. The keeping of animals that require no lot size or lesser lot size are allowed to be cumulative, when lot size requirements have been met. For example, on a 12,500-square-foot lot, the keeping of one miniature goat, one potbelly pig, and two dogs could be allowed. Licensing of pets and animal control is governed by ACC Title 6, Animals.

A. Small Domestic Animals. Small domestic animals may be kept if the owner complies with the following:

1. Small domestic animals are permitted as an accessory use to a residence or business.

2. Up to four small domestic animals, including foster animals, per dwelling or commercial building regardless of lot size. Offspring less than six months of age are not included in this number.

3. A pet license is required for each cat or dog in accordance with Chapter 6.04 ACC, Animal Licensing.

B. *Domestic Fowl.* Domestic fowl may be kept if the owner complies with the following:

1. Domestic fowl and poultry are permitted as an accessory use to a ~~single-family~~single-unit detached dwelling ~~residence~~.

2. Roosters and peafowl are not permitted.

3. Structures, or yard areas including chicken coops, pens or runs, housing or containing domestic fowl are only allowed in the rear yard (the area between the rear yard lot line and the extension of the rear facade of the principal structure) and shall be set back from the rear and side yard lot lines by a distance of at least 10 feet.

4. Up to a total of four domestic fowl and poultry can be kept on lots that are at least 6,000 square feet in size. On lots that are larger than 6,000 square feet, one additional domestic fowl or poultry may be kept per additional 2,000 square feet. The maximum number of domestic fowl allowed per lot is 10; this maximum does not apply to properties zoned RC, residential conservancy or R-1, residential one dwelling unit per acre.

5. The keeping conforms to ACC 8.28.010 regarding noise disturbance, ACC 8.12.020 regarding nuisances affecting public health and safety, and ACC 6.24.020 regarding slaughtering.

C. Miniature Goats. Miniature goats are medium domestic animals and may be kept if the owner complies with the following:

1. Miniature goats are permitted as accessory use to a ~~single-family~~single-unit detached dwelling ~~residence~~.

2. Male miniature goats must be neutered.

3. All miniature goats must be dehorned.

4. Nursing offspring of miniature goats may be kept until weaned, but no longer than 12 weeks from birth without meeting the requirements contained herein.

5. The location of structures housing miniature goats must comply with accessory structure setbacks applicable in the zoning district where the property is located.

6. Up to two miniature goats are allowed on lots that are at least 12,500 square feet in size. On lots that are greater than 12,500 square feet, one additional medium size domestic animal may be kept per additional 7,500 square feet.

7. The keeping conforms to ACC 8.28.010 regarding noise disturbance, ACC 8.12.020 regarding nuisances affecting public health and safety, and ACC 6.24.020 regarding slaughtering.

D. *Potbelly Pigs.* Miniature potbelly pigs are medium domestic animals and may be kept if the owner complies with the following:

1. Potbelly pigs are permitted as accessory use to a ~~single-family~~single-unit detached dwelling ~~residence~~.

2. Potbelly pigs are no greater than 24 inches in height at the shoulder and no more than 150 pounds.

3. Nursing offspring of potbelly pigs may be kept until weaned, but no longer than 12 weeks from birth without meeting the requirements contained herein.

4. The location of structures housing potbelly pigs must comply with accessory structure setbacks applicable in the zoning district where the property is located.

5. Two potbelly pigs can be kept on lots that are at least 12,500 square feet in size. On lots that are greater than 12,500 square feet, one additional medium size domestic animal may be kept per additional 7,500 square feet.

6. The keeping conforms to ACC 8.28.010 regarding noise disturbance, ACC 8.12.020 regarding nuisances affecting public health and safety, and ACC 6.24.020 regarding slaughtering.

E. Large Domestic Animals. Large domestic animals may be kept if the owner complies with the following:

1. Large domestic animals are allowed as an accessory use to a single-unit detached dwelling ~~single-family~~ residence.

2. Two large domestic animals can be kept on lots that are at least one acre in size.

3. On lots that are larger than one acre, one additional large domestic animal may be kept per additional 21,780 square feet.

4. The location and structures housing large domestic animals and any corral, exercise yard or arena must comply with the setbacks applicable in the zoning district where the property is located.

5. The keeping conforms to ACC 8.28.010 regarding noise disturbance, ACC 8.12.020 regarding nuisances affecting public health and safety, and ACC 6.24.020 regarding slaughtering.

F. Apiaries (keeping of honey bees (Apis mellifera)), also referred to as beekeeping, may be permitted if the owner complies with the following:

1. Beekeeping is allowed as an accessory use to a single-unit detached dwelling~~single-family~~ residence.

2. All hives are registered with the State Department of Agriculture.

3. No more than two hives, each with only one swarm, shall be kept on lots of less than 10,000 square feet.

4. Hives shall not be located within 25 feet of any property line with the hive(s) entrance(s) facing away from the nearest property line.

5. The keeping conforms to ACC 8.28.010 regarding noise disturbance and ACC 8.12.020 regarding nuisances affecting public health and safety.

G. Amortization of Preexisting, Nonconforming Structures Housing Animals and Runs or Pens. An individual who receives written notice from the city that a structure (coop) or yard area (runs or pens) housing animals regulated by this section, except small domestic animals, does not comply with setback requirements shall have 30 days from the date of notification to bring the property/structure into compliance. If any individual believes that their circumstances pose particular difficulty in meeting the 30-day time frame for compliance with the setback requirements of this section, the individual may request in writing of the community development and public works director (planning director) or designee additional time to bring their activity into conformity. Decisions of the community development and public works director (planning director) or designee to grant or deny the extension shall be final and conclusive. (Ord. 6600 § 11, 2016; Ord. 6369 § 8, 2011.)

Code reviser's note: Ordinance 6369 adds these provisions as Section 18.31.210. The section has been renumbered to avoid duplication of numbering.

18.31.230 Table of allowed districts.

Repealed by Ord. 6600. Code reviser's note: Ordinance 6369 adds these provisions as Section 18.31.211. The section has been renumbered to match the renumbering of the preceding section.

The Auburn City Code is current through Ordinance 6904, passed February 21, 2023.

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.

City Website: www.auburnwa.gov
Code Publishing Company, A General Code Company

Chapter 18.32~~1~~
ACCESSORY DWELLING UNIT~~SUPPLEMENTAL~~ DEVELOPMENT STANDARDS

A. ~~Accessory dwelling units~~ Accessory Dwelling Units (ADUs) are permitted outright in all residential zones that permit single-unit detached or ~~single-family homes, and~~middle housing, and may be developed with new or existing ~~single-family homes~~middle housingdevelopment. The development standards of the underlying zone and the following siting and performance standards shall apply to all accessory dwelling units as defined by ACC 18.04.018.

~~A. The home or accessory dwelling unit must be the principal place of residence for the homeowner.~~

~~B~~AB. ~~Only one~~Two ~~accessory dwelling unit~~ADUs may be permitted per ~~single-family residence~~ residential unit on individually owned lots ~~on lots~~ that meet the minimum lot size of the zone in which the property is located.

~~B~~C. The two ADUs may be attached, detached, or any combination thereof.

~~C~~D. An ~~accessory dwelling unit~~ADU shall not be larger ~~than 50 percent of the square footage of the single-family home with garage space not being included in the calculation. In no case shall the accessory dwelling unit be more~~ than ~~950~~1,000 square feet, nor less than 300 square feet, nor have more than two bedrooms. ~~–~~ Garage space shall not be included in this calculation.

~~D~~E. Exterior Appearance/Modifications.

1. Any alterations shall not change the appearance from that of a single-~~family residence~~unit detached, as determined by the planning director.

~~2. Only one exterior entrance is allowed to the accessory dwelling unit~~ADU ~~and it can be located no closer than 10 feet to an adjoining property line.~~

~~3~~2. Any exterior stairs shall be placed in the rear or side setback and no closer than 10 feet to an adjoining property line.

34. Where garage space is converted to living space, the garage door shall be replaced with materials that match the exterior of the house. ~~If a detached garage is converted, its appearance must still be that of a detached garage and the detached garage must be able to be used for parking of at least one vehicle.~~

~~E~~F. *Parking Requirements.*

1. ~~The parking required for the existing single-family home must meet all requirements of the zoning code including amount, size and setback requirements in order for an accessory dwelling unit to be~~

allowed.Additional on siteOff-street parking is not required for ADUs that are located within one-half mile walking distance of a Major Transit Stop.

2. For ADUs located more than one-half mile walking distance from a Major Transit Stop , and sited upon lots that are less than or equal to 6,000 square feet, one on-site parking space is required per ADU.

32. One additional parking space, beyond those required for the single-family home, is required for an accessory dwelling unit. The additional parking space must also meet all requirements of the zoning code.

3. Newly created parking shall make use of existing curb cuts, when possible.

FG. An accessory dwelling unitADU may not be sold as a separate piece of property, or as a condominium unit, unless allowed by the existing zoning on the property or as a separate piece of property through the unit lot subdivision process. If the ADU is converted into a condominium unit or subdivided, a separate water and sewer connection is required.

GH. ADUs must be connected to municipal sewer or served by septic system.

I. An ADU is allowed in rear setbacks (on the rear lot line) if the lot line abuts a public alley, unless the city routinely plow snow within the alley.

J. Conversion of legally established structures, that do not conform to current zoning and/or land use standards to an ADU, shall not be required to come into conformance.

GK. Any home property owner seeking to establish an accessory dwelling unitADU shall apply for approval in accordance with the following procedures:

1. The homeowner shall apply for an accessory dwelling unitADU permit with the city. A complete application shall include a properly completed application form, floor and structural plans, and fees.

2. Before issuance of the certificate of occupancyfinal for of an accessory dwelling unitADU, the homeowner must provide a copy of a statement recorded with the county in which the subject property is located. The statement must read:

> An application for a permit for an accessory dwelling unit has been submitted to the city of Auburn by the owner of this property. Future owners are advised that the owner of the property must comply with all requirements of the Auburn Zoning Code, as amended, if the accessory dwelling unit is to be occupied or rented.

LH. If an accessory dwelling unitADU is to be removed, appropriate permits and inspections must first be received from the city. If a homeowner wants to remove the statement as required by subsection (KG)(2) of this section from the property's title, then the city shall issue an appropriate release upon evidence that the accessory dwelling unitADU has been removed. The release shall be recorded by the homeowner with the

county records and elections office and a copy of the recorded release shall be provided to the city. (Ord. 6419 § 4, 2012; Ord. 6245 § 15, 2009.)

Chapter 18.35
SPECIAL PURPOSE ZONES

Sections:

18.35.010 Purpose.

18.35.020 Intent of special purpose zones.

18.35.030 Uses.

18.35.040 Development standards.

~~**18.35.050 Additional development standards for both the RO and RO-H zones.**~~

18.35.010 Purpose.

This chapter lists the land uses that may be allowed within the residential office, residential office-hospital, institutional, and public use zones established by ACC 18.02.070 (Establishment of zones), determines the type of land use approval required for each use, and provides basic standards for site layout and building size. (Ord. 6894 § 1 (Exh. B), 2022; Ord. 6434 § 1, 2012.)

18.35.020 Intent of special purpose zones.

A. *General.* This section describes the intent for each of the city's special purpose zones. These intent statements may be used to guide the interpretation of the regulations associated with each zone.

~~B. *RO and RO-H Residential Office and Residential Office-Hospital Zone.* The RO and RO-H are intended primarily to accommodate small-scale business and professional offices, medical and dental clinics, and banks and similar financial institutions at locations where they are compatible with residential uses. Some retail and personal services may be permitted if supplemental to the other uses allowed in the zone. This zone is intended for those areas that are in transition from residential to commercial uses along arterials or near the hospital. Conversion of residential uses to commercial uses is geared towards encouraging adaptive reuse of existing single-family structures that continue to appear in accord with the single-family residential character. The RO-H designation is to be used exclusively for the hospital~~

~~area, located in the vicinity of 2nd Street NE and Auburn Avenue, and is intended to be used for medical and related uses and those uses compatible with the medical community.~~

C. *P-1 Public Use Zone.* The P-1 Public Use Zone is intended to provide for the appropriate location and development of public uses that serve the cultural, educational, recreational, and public service needs of the community. A broader list of public and quasi-public uses may be allowed to develop.

~~The P-1 zone is intended to provide for the appropriate location and development of public uses that serve the cultural, educational, recreational, and public service needs of the community.~~

D. *I Institutional Zone.* The I Institutional zone is intended to provide an area wherein educational and theological uses in a campus-like setting are permitted, which may not be permitted outright within other zones. This district is not intended to include those smaller or singular public uses which are consistent with and permitted in the P-1 Public Use Zone.

~~The I zone is intended to provide an area wherein educational, governmental, theological, recreational, cultural and a broader list of public and quasi-public uses may be allowed to develop. It is further intended these areas feature a larger campus-like setting that includes a combination of uses and activities which may not be permitted outright within other zones. This district is not intended to include those smaller or singular public uses which are consistent with and permitted in other zones.~~

E. *OS Open Space Zone.* The OS Open Space zone is intended to provide for land uses that tend to be managed in a largely undeveloped character, including passive parks, watersheds, natural and urban conservancy shoreline areas, significant wildlife habitats, large storm water detention ponds or floodplain ponds, utility corridors with public access, and areas with significant development restrictions. Park lands included in the open space zone tend to be predominately passive in character and with relatively fewer developed facilities than parks included in the institutional zone provided that accessory uses such as supportive parking, boardwalks, kiosks, interpretive centers, trails, restrooms, and public access points are allowed. Private sites containing critical areas or shorelines may be included.

~~The OS zone is intended to provide for land uses that tend to be managed in a largely undeveloped character, including passive parks, watersheds, natural and urban conservancy shoreline areas, significant wildlife habitats, large storm water detention ponds or floodplain~~

~~ponds, utility corridors with public access, and areas with significant development restrictions. Park lands included in the open space zone tend to be predominately passive in character and with relatively fewer developed facilities than parks included in the institutional zone. Private sites containing critical areas or shorelines may be included. (Ord. 6894 § 1 (Exh. B), 2022; Ord. 6677 § 2, 2018; Ord. 6434 § 1, 2012.)~~

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	

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 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	
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	

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**	
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) and related facilities	~~X~~	~~X~~	P	X	X	
Religious institutions, lot size less than one acre	~~A~~	~~P~~	X	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**	
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						
Middle housing subject to the provisions in Chapter 18.25 (2 to 6 units)~~Duplex,~~	~~P~~[1]	~~X~~	X	A[1]	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	
Apartments (7 or more units)~~Multiple-family dwellings, stand-alone~~	~~P~~[2]	~~A~~[3]	X	A[2]	X	
One ~~detached~~ single-unit~~family~~ detached dwelling	~~P~~	~~X~~	X	X	P[45]	

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**	
Nursing home, assisted living facility	~~A~~	~~A~~	X	P	X	
Senior housing	~~A~~	~~A~~	X	A	X	
RETAIL						
Restaurant, cafe, coffee shop, excluding drive-through facilities	~~A~~	~~A~~	P	A	X	
SERVICES						
Banking and related financial institutions, excluding drive-through facilities[34]	~~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[34]	~~P~~	~~P~~	X	X	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**	
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 distribution line	~~X~~	~~X~~	X	X	A	See ACC 18.02.040(E)
Wireless communications facility (WCF) (See ACC 18.04.912(W))	~~*~~	~~*~~	*	*	*	*See ACC 18.31.100 for use regulations and zoning development standards.
Eligible facilities request (EFR) (Wireless communications facility) (See ACC 18.04.912(H))	~~P~~	~~P~~	P	P	P	

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**	
Small wireless facilities (ACC 18.04.912(Q))	~~P~~	~~P~~	P	P	P	
Emergency wireless communications 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 character of the uses permitted	~~P~~	~~P~~	P	P	P	

Notes:

1 Minimum lot area not applicable; Duplexes must meet other development standards of the I zone. ~~, 3,600 square feet of lot area per dwelling unit is required.~~

2 Minimum lot area not applicable; Apartments must meet other development standards of the I zone. ~~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.~~

~~43~~ 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.

~~54~~ One single-unit ~~family~~ detached dwelling unit per existing legal lot. No residential subdivisions permitted in the open space zone.

(Ord. 6894 § 1 (Exh. B), 2022; Ord. 6799 § 9 (Exh. I), 2020; Ord. 6716 § 1 (Exh. A), 2019; Ord. 6677 § 3, 2018; Ord. 6642 § 11, 2017; Ord. 6434 § 1, 2012.)

18.35.040 Development standards.

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 requirements in Table 18.35.040 (~~RO, RO-H,~~ P-1, I, OS Zone Development Standards) and in compliance with the provisions of this title, and then only after securing all permits and approvals required hereby. These standards may be modified through either an administrative variance or variance, subject to the procedures of Chapter 18.70 ACC.

Table 18.35.040. ~~RO, RO-H,~~ P-1, I, OS Zone Development Standards

Development ~~Feature~~Standards	Requirement by Zones				
	~~RO~~ ~~Residential Office~~	~~RO-H~~ ~~Residential Office-Hospital~~	P-1 Public Use	I Institutional	OS Open Space
Minimum lot area	~~7,200 sf~~	~~None~~	None	6,000 sf	None
Minimum lot width, depth	~~50 ft, 80 ft~~	~~None~~	None	60 ft, 80 ft	None
Maximum lot coverage	~~55 percent[1]~~	~~None~~	None	35 percent	5 percent
Maximum impervious area	~~NA~~	~~NA~~	NA	NA	20 percent~~[47]~~

Development ~~Feature~~Standards	Requirement by Zones				
	~~RO~~ ~~Residential Office~~	~~RO-H~~ ~~Residential Office-Hospital~~	P-1 Public Use	I Institutional	OS Open Space
Setbacks	*Minimum setbacks required for primary structures. See ACC 18.31.070 for exceptions to these requirements.*				
Front	~~20 ft~~[2]	~~10 ft~~	20 ft	20 ft	20 ft
Side – Interior	~~5 ft~~	~~None~~	5 ft[41]	5 ft	5 ft
Side – Corner	~~10 ft~~	~~10 ft~~	10 ft	10 ft	10 ft
Rear	~~25 ft~~[3]	~~None~~	25 ft	25 ft	25 ft
Accessory structure(s)	~~See note [5] below~~	~~NA~~	NA	See note ~~[25]~~ below	
Height limit	*Maximum allowable height of structures. See ACC 18.31.030 (Height limitations – Exceptions) for height limit exceptions.*				
Maximum height	~~35 ft~~	~~65 ft~~	45 ft	45 ft[36]	35 ft
Fences and hedges	See Chapter 18.31 ACC				
Landscaping	See Chapter 18.50 ACC				
Parking	See Chapter 18.52 ACC				
Signs	See Chapter 18.56 ACC				
Lighting	See Chapter 18.55 ACC				
Nonconforming structures, land and uses	See Chapter 18.54 ACC				

Notes:

~~1 New single-family residential or conversions of single-family residences to commercial uses with additions greater than a total or cumulative area of 200 square feet on the property since the adoption of Ordinance No. 6231, then the maximum lot coverage is 35 percent.~~

~~2 New single-family residential or conversions of single-family residences to commercial uses with additions of 200 square feet or less, then the front yard setback is 10 feet.~~

~~3 New single-family residential or conversions of single-family residences to commercial uses with additions of 200 square feet or less, then the rear yard setback is 15 feet.~~

~~4~~1 A 25-foot setback is required when adjacent to a residential zone.

~~5~~2 Accessory structures shall meet all the required setbacks of the zone with the exception that the rear yard setback may be reduced to five feet; provided, that any structure with a vehicle entrance from a street (public or private) or public alley shall be set back a minimum of 20 feet.

~~6~~3 Maximum building height for residential dwellings: 35~~0~~ feet. Accessory buildings to residential dwellings: 24~~16~~ feet.

~~7~~4 Maximum impervious area includes all hard surfaces per ACC 13.48.010(L).

(Ord. 6894 § 1 (Exh. B), 2022; Ord. 6677 § 4, 2018; Ord. 6434 § 1, 2012.)

~~18.35.050 Additional development standards for both the RO and RO-H zones.~~

~~A. All uses shall be conducted entirely within an enclosed structure, except noncommercial municipal automobile parking facilities in the RO-H zone.~~

~~B. There shall be no outside storage of materials allowed.~~

~~C. Refuse cans, containers or dumpsters shall be screened from the view of adjoining properties.~~

~~D. No on-site hazardous substance processing and handling, or hazardous waste treatment and storage facilities, shall be permitted, unless clearly incidental and secondary to a permitted use. On-site hazardous waste treatment and storage facilities shall be subject to the state siting criteria (Chapter 70.105 RCW).~~

~~E. Any new construction, including additions and alterations, within the RO district shall utilize similar bulk, scale, and architectural and landscape elements of the existing site structure or those of the neighborhood in which the property is located. A site plan and building elevation plans shall be prepared by the applicant which address compliance with the requirements as outlined in this subsection. The plans shall be approved by the planning director or designee prior to the issuance of any building permits.~~

~~The planning director and the public works director or designees may deviate from the development standards under ACC 18.35.040 up to 10 percent, for example, reduce rear yard setback by one and one-half feet, to address unusual circumstances for conversions of single-family residential uses to nonresidential uses. (Ord. 6894 § 1 (Exh. B), 2022; Ord. 6434 § 1, 2012.)~~

The Auburn City Code is current through Ordinance 6912, passed July 17, 2023.

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.

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Chapter 18.49

FLEXIBLE DEVELOPMENT ALTERNATIVES - REPEALED

Sections:

18.49.010 Intent.

18.49.020 Applicability – Residential development.

18.49.030 Applicability – Mixed-use development.

18.49.040 Applicability – Commercial/industrial developments.

18.49.050 Flexible development standards for residential development.

18.49.060 Flexible development standards for mixed-use development.

18.49.070 Flexible development standards for commercial/industrial.

18.49.080 Procedures.

18.49.090 Appeals.

18.49.010 Intent.

The city of Auburn flexible development alternatives process is intended to allow greater flexibility and creativity to develop a site through the development review process via alternative development standards in exchange for public benefit to the citizens of Auburn that helps the city accomplish goals and policies outlined within its comprehensive plan. In exchange for the enhanced flexibility offered by these alternative standards, the city requires that the proposed development result in a significantly higher quality of design, generate more of a public benefit, and be more environmentally sensitive than would have been the case with the use of standard zoning or subdivision procedures.

This chapter describes standards and requirements to be used by the city of Auburn to determine whether a development proposal meets the city's minimum requirements to be eligible for review under the flexible development alternatives approval process. (Ord. 6245 § 19, 2009.)

18.49.020 Applicability – Residential development.

A. *Minimum Requirements for Residential Development.* In order to qualify for consideration under the residential development provisions of this chapter, a development proposal must meet all of the following requirements. Flexible development alternatives for residential development is a two-tiered process including minimum requirements (all of which must be met) and flexible criteria, which must score a minimum of 100 points in at least three categories, with not more than 40 points in any one category counting toward the 100-point minimum.

1. *Site Requirements.* Flexible development alternatives for residential development is a two-tiered process including minimum requirements (all of which must be met) and flexible criteria, which must score a minimum of 100 points in at least three categories.

a. *Location.* The site of the proposed project must be located entirely within one or more of the following zoning districts: R-1, R-5, R-7, R-10, R-16, R-20.

b. *Minimum Property Size.* The land on which the proposed development will be sited is a minimum of eight acres for the R-1 through R-7 zones; and a minimum of two acres for the R-10 through R-20 zones.

c. *Lot Configuration.* The tract(s) of land for which the project is proposed shall be a common site with sufficient width and depth to accommodate the proposed use.

d. Ownership/Control. All land included for the purpose of the development shall be owned by or be under the complete control of the applicant for such proposal, whether the applicant be an individual, partnership, corporation, group, or agency.

2. *Project Requirements.*

a. *Development Type.* The development proposal must constitute a residential development. For purposes of this chapter, a residential development may consist of single-family dwellings, multiple-family dwellings, or a combination thereof.

b. *Consistency with Intent of Flexible Development Alternative Regulations.* Applicant must demonstrate that the proposed development is consistent with the intent of the flexible development alternatives regulations as provided in ACC 18.49.010.

c. *Consistency with Auburn City Code.* The proposed development shall be consistent with all other requirements of the Auburn City Code.

d. *Consistency with Comprehensive Plan.* Applicant must demonstrate that the proposed development is consistent with the goals, objectives, and policies of the City of Auburn Comprehensive Plan.

e. *Arrangement of Uses.* Where nonresidential uses are proposed as a component of the overall residential development, nonresidential uses may not occupy more than 20 percent of the overall site.

B. *Eligibility – Flexible Development Alternatives Scoring Matrix for Residential Development.* Subsection C of this section shall be used to determine eligibility of a proposal for review under the city's flexible development alternatives approval process. To meet the requirements, a project must: (1) score at least 100 points total by providing any combination of features or amenities found in subsection C of this section; and (2) score points in any three or more of Categories 1 through 8 listed in the table, with not more than 40 points in any one category counting toward the 100-point minimum.

C. *Eligibility – Residential Flexible Development Matrix.* Development proposals will only be awarded points for improvements or project features that exceed the requirements of the other chapters of this title, the other titles of the city code, and the city design and construction standards.

Feature/Benefit	**Points Possible**
Category 1 – Sustainability	
a. Project design incorporates the use of one or more of the following low impact development (LID) techniques consistent with the city design and construction standards: bioretention, soil amendment, permeable paving, vegetated roofs, minimal excavation foundations, rooftop rainwater collection.	5 points per technique up to a maximum of 25 points
b. All residential units in the proposal meet the design requirements for one or more of the following	LEED: 15 points for certification, add the following points for applicable design level: 5 points for

Feature/Benefit	Points Possible
certifications: • Leadership in Energy and Efficient Design (LEED) Homes • LEED Neighborhood • Built Green single-family homes • Built Green multifamily • Built Green community.	Silver, 10 points for Gold, 15 points for Platinum Built Green single-family and multifamily: 5 points for 3-star design level, 10 points for 4-star design level, 15 points for 5-star design level Built Green community: 10 points for 2-star design level, 15 points for 3-star design
c. Project buildings and structures are constructed with at least 10% post-consumer content/recycled materials.	5 points, plus 1 point for each two percentage points in excess of 10%; up to a maximum of 10 points
d. Project implements a construction recycling program approved by the city of Auburn building division for construction, demolition and deconstruction projects that achieves a 90 percent landfill diversion rate.	5 points
e. Project design incorporates one or more water conservation and management features (i.e., low-flow toilets, Energy Star-rated dishwashers and clothes-washing machines, drip irrigation system, etc.).	5 points, plus one point for each type of water conservation/management feature
f. Project design incorporates one or more energy conservation/efficiency features (i.e., orienting buildings for passive cooling and optimal use of natural lighting, high efficiency lighting with occupancy sensors for common areas, Energy Star-rated appliances, use of solar panels, etc.).	5 points, plus one point for each type of energy conservation/efficiency feature
g. Applicant has provided an assessment of project's carbon footprint prepared by a qualified consultant defined as an individual or firm with specialized knowledge or expertise in the assessment of greenhouse	10 points

Feature/Benefit	Points Possible
gas and carbon impacts of development.	
Category 2 – Urban Design	
a. Project incorporates public art features that reflect the community's values, history, economy or people in accordance with the city of Auburn comprehensive plan.	5 points
b. Project facilitates access by bicyclists in accordance with the city of Auburn comprehensive plan, and project does not contain barriers such as fences or walls that unnecessarily limit or block bicyclist access.	5 points
c. Project involves the voluntary undergrounding of existing above ground utilities in accordance with the city of Auburn comprehensive plan, where such undergrounding would not otherwise be required.	5 points + 1 point for every 25 feet of frontage up to a maximum of 10 points
d. Project incorporates beautification of a designated primary travel corridor (pursuant to the adopted city transportation plan, and subject to the approval of the city engineer) in accordance with the city of Auburn comprehensive plan.	10 points
e. Project incorporates pedestrian- or transit-friendly design features such as rear or side setback area parking, wider sidewalks, street furniture, and building awnings in accordance with the city of Auburn comprehensive plan.	5 points + 1 point per non-repeated design feature up to a maximum of 15 points
Category 3 – Community Cohesion and Neighborhood Safety	
a. Project incorporates crime prevention through environmental design principles.	5 points, plus 1 point for each CPTED technique incorporated in design

Feature/Benefit	Points Possible
b. Project design incorporates features or design elements to minimize interfaces between pedestrians and vehicular traffic (i.e., elevated walkway, de-linking walkways and streets, etc.).	5 points
c. Project design provides for well defined neighborhood gateways and community/common open spaces.	5 points
d. Project provides secure and observable play spaces for children.	5 points
e. Project provides for outdoor seating/gathering areas for passive social activities (i.e., reading, conversing, or playing chess, etc.).	3 points
Category 4 – Housing	
a. Senior Housing – Project creates or rehabilitates a minimum of 10 percent or 2 units (whichever is greater) of proposed housing meeting the definition of "senior housing" as provided in Chapter 18.04 ACC.	2 points per senior housing unit up to a maximum of 15 points
b. Special Needs Housing – Project creates or rehabilitates a minimum of 10 percent or 2 units (whichever is greater) of proposed housing meeting the definition of "special needs housing" as provided in Chapter 18.04 ACC.	2 points per senior housing unit up to a maximum of 15 points
c. Rehabilitation – Project rehabilitates one or more existing housing units. Rehabilitation must meet the definition of "housing rehabilitation" as defined in Chapter 18.04 ACC.	2 points per rehabilitated housing unit, to a maximum of 50 pts
d. Housing Variety – Project creates or rehabilitates units representing 2 or more housing types as allowed in ACC	2 points per max of housing type up to a

Feature/Benefit	Points Possible
18.07.020 in the zone in which the development is proposed.	maximum of 10 points
Category 5 – Open Space and Recreation	
a. Projects incorporating residential units provide for individual unit private open space area through the provision of a balcony, covered porch or similar architectural feature.	3 points
b. Projects incorporating residential units provide for common open space area that equates to 250 square feet of common open space per unit or 10 percent of the total gross site area, whichever is greater.	5 points
c. The director, in consultation with the city parks department, determines that the project creates a neighborhood park, trail, or other public recreational amenity as listed in Chapter 18.04 ACC not otherwise required by city development regulations that furthers the goals and objectives of an adopted city parks, recreation, and/or open space plan.	2 points for each 0.25-acre of area or 200 linear feet of trail up to a maximum of 15 points
d. Project provides one or more common gardening spaces or community "pea patch" areas for residents of the development or surrounding neighborhood.	5 points, plus 1 point for each 250 square feet of gardening space.
Category 6 – Natural Resources Protection	
a. Project retains and provides a superior level of protection and/or enhancement for sensitive natural features on site, including: wetlands, surface waters, geological hazardous areas, sensitive plant and animal species, etc. For purposes of this category, superior level	15 points

Feature/Benefit	Points Possible
of protection and/or enhancement includes incorporation of additional protections and/or restoration projects that enhance protection of or restore critical functions and values of the natural feature.	
b. The project design demonstrates a superior level of protection and/or enhancement for elements of the environment, including: air quality, water quality, natural topography, native vegetation, etc. For purposes of this category, superior level of protection and/or enhancement includes incorporation of additional protections and/or restoration projects that enhance protection of or restore critical functions and values of the environmental element.	15 points
c. The project design demonstrates a superior level of mitigation for impacts associated with the proposed development (or abatement of existing environmental conditions in the neighborhood) such as noise, light and glare, odors, vibration, etc. For purposes of this section, "superior level of mitigation" shall mean mitigation that alleviates existing condition issues in addition to mitigating for project impacts.	15 points
Category 7 – Cultural/Historic	
a. Project preserves a site, structure or feature of cultural or historic significance. For purposes of this section, a site, structure or feature of cultural or historic significance is one that is listed on the federal, state, or local register of historic or cultural properties.	25 points
b. Project restores or enhances a site, structure or feature of cultural or historic significance as defined under subsection (7)(a) of this table.	40 points

Feature/Benefit	Points Possible
c. Project is located in any district designated in accordance with the city of Auburn historic preservation code, Chapter 15.76 ACC, or any other district designated by city of Auburn ordinance or resolution intended to preserve, protect, enhance, and/or perpetuate those sites, buildings, districts, structures or objects which possess notable features or reflect significant elements of Auburn's, the county's, state's and nation's cultural, aesthetic, social, economic, political, architectural, ethnic, archaeological, engineering, historic, or other heritage. Applicant must demonstrate that project design advances the stated intent of the district designation.	15 points
Category 8 – Transportation and Mobility	
a. Project demonstrates coordination with local and regional transit agencies and includes new transit facilities or features.	15 points
b. Project design includes nonmotorized transportation features and amenities not otherwise required by the city code. For purposes of this requirement, nonmotorized transportation features include but are not limited to pedestrian walkways, multi-use paths, bicycle racks/lockable storage, connections with other local/regional trails, walkways, paths.	5 points for each feature, up to a maximum of 25
c. Project improves the public street(s) adjacent to the project site using a complete streets design to provide accommodation for pedestrians, bicyclists, transit riders, and persons of all abilities, where such improvements are not otherwise required by city development regulations.	25 points
d. Project design includes one or more transportation demand management features including but not limited to	5 points for each feature, up to a maximum of 15

Feature/Benefit	Points Possible
preferential parking for high-occupancy vehicles, improved access for transit vehicles.	
e. Project provides for one or more transportation alternatives which include but are not limited to car share, bike share or other method of providing alternatives to individual automobile ownership.	5 points for each alternative, up to a maximum of 15
Design Innovation Bonus	
a. Project demonstrates a high degree of innovation by providing one or more design features not listed elsewhere in this rating instrument or otherwise required by city development regulations that promote(s) sustainability, energy/water conservation or efficiency, community cohesion, neighborhood safety, adaptive reuse of existing development, or enhanced transportation circulation/mobility.	10 points

(Ord. 6245 § 19, 2009.)

18.49.030 Applicability – Mixed-use development.

Flexible development alternatives for mixed-use development is a two-tiered process including minimum requirements (all of which must be met) and flexible criteria, which must score a minimum of 100 points in at least three categories, with not more than 40 points in any one category counting toward the 100-point minimum.

A. Minimum Requirements for Mixed-Use Development. In order to qualify for consideration under the mixed-use development provisions of this chapter, a development proposal must meet all of the following requirements:

1. *Site Requirements.*

a. *Location.* The site of the proposed project must be located entirely within one or more of the following zoning districts: R-10, R-16, R-20, C, C1, C2, C3, CN, RO, RO-H, M1.

b. *Lot Configuration.* The tract(s) of land for which the project is proposed shall be a common site with sufficient width and depth to accommodate the proposed use.

c. Ownership/Control. All land included for the purpose of the development shall be owned by or be under the complete control of the applicant for such proposal, whether the applicant be an individual, partnership, corporation, group, or agency.

d. *Proximity to a Multimodal Transportation Corridor.* The site of the proposed development shall be located a maximum of one quarter mile from a multimodal transportation corridor within the city of Auburn. The proposed development shall provide vehicular, transit, bicycle or pedestrian access to the corridor.

e. *Proximity to Public Street System.* The site of the proposed development shall abut one or more public streets having a current functional street classification of principal arterial, minor arterial, residential collector, or nonresidential collector as designated by the Auburn comprehensive transportation plan.

2. *Project Requirements.*

a. *Development Type.* The development proposal must constitute a mixed-use development. For purposes of this chapter, a mixed-use development is a single unified development that incorporates the planned integration of two or more different land uses consisting of some combination of office, light industrial (if allowed in underlying zone), hotel, retail, public entertainment and public uses, and/or housing. Mixed-use projects may be vertically oriented in one or more buildings, or geographically distributed on a development site.

b. *Consistency with Intent of Flexible Development Alternative Regulations.* Applicant must demonstrate that the proposed development is consistent with the intent of the flexible development alternatives regulations as provided in ACC 18.49.010.

c. *Consistency with Auburn City Code.* The proposed development shall be consistent with all other requirements of the Auburn City Code.

d. *Consistency with Comprehensive Plan.* Applicant must demonstrate that the proposed development is consistent with the goals, objectives, and policies of the city of Auburn comprehensive plan.

e. *Arrangement of Uses.* No residential use may occupy more than 25 percent of the first floor of a building with two or more uses.

B. Eligibility – Flexible Development Alternatives Scoring Matrix for Mixed-Use Development. Subsection C of this section shall be used to determine eligibility of a proposal for review under the city's flexible development alternatives approval process. To meet the requirements, a project must: (1) score at least 100 points total by providing any combination of features or amenities found in subsection C of this section; and (2) score points in any three or more of Categories 1 through 9 listed in the table. For each development proposal requesting evaluation through the flexible development alternatives process, the planning director shall determine: (1) whether the proposal meets the criteria for each feature in the flexible development matrix in subsection C of this section; and (2) the number of points awarded for each qualifying feature consistent with the matrix.

Development proposals will only be awarded points for improvements or project features that exceed the requirements of the other chapters of this title, the other titles of the city code, and the city design and construction standards.

C. Eligibility – Mixed-Use Flexible Development Matrix.

Feature/Benefit	**Points Possible**
Category 1 – Sustainability	
a. Project design incorporates the use of one or more of the following low impact development (LID) techniques consistent with the city design and construction standards: bioretention, soil amendment, permeable paving, vegetated roofs, minimal excavation foundations, rooftop rainwater collection.	5 points per technique up to a maximum of 25 points
b. Residential portion of project (all residential units) meets the design requirements for one or more of the	LEED: 15 points for certification, add the following points for applicable design level: 5 points for

Feature/Benefit	Points Possible
following LEED or Built Green certifications: • Leadership in Energy and Efficient Design (LEED) Homes • LEED Neighborhood • Built Green single-family homes • Built Green multifamily • Built Green community.	Silver, 10 points for Gold, 15 points for Platinum Built Green single-family and multifamily: 5 points for 3-star design level, 10 points for 4-star design level, 15 points for 5-star design level Built Green community: 10 points for 2-star design level, 15 points for 3-star design
c. Nonresidential portion of project (all nonresidential buildings, structures, or spaces) meets the design requirements for one or more of the following LEED certifications: • LEED Core and Shell • LEED New Construction • LEED Commercial Interiors • LEED Retail	15 points for certification, add the following points for applicable design level: 5 points for silver, 10 points for gold, 15 points for platinum
d. Project buildings and structures are constructed with at least 10 percent post-consumer content/recycled materials.	5 points, plus 1 point for each two percentage points in excess of 10 percent; up to a maximum of 10 points
e. Project implements a construction recycling program approved by the city of Auburn building division for construction, demolition and deconstruction projects that achieves a 90 percent landfill diversion rate.	5 points
f. Project design incorporates one or more water conservation and management features not otherwise required by other city development regulations or standards (i.e., low-flow toilets, Energy Star-rated	5 points, plus one point for each type of water conservation/management feature

Feature/Benefit	Points Possible
dishwashers and clothes-washing machines, drip irrigation system, etc.).	
g. Project design incorporates one or more energy conservation/efficiency features (i.e., orienting buildings for passive cooling and optimal use of natural lighting, high efficiency lighting with occupancy sensors for common areas, Energy Star-rated appliances, use of solar panels, etc.).	5 points, plus one point for each type of energy conservation/efficiency feature
h. Applicant has provided an assessment of project's carbon footprint prepared by a qualified consultant, defined as an individual or firm with specialized knowledge or expertise in the assessment of greenhouse gas and carbon impacts of development.	10 points
Category 2 – Urban Design	
a. Project incorporates public art features that reflect the community's values, history, economy or people in accordance with the city of Auburn comprehensive plan.	5 points
b. Project facilitates access by bicyclists in accordance with the city of Auburn comprehensive plan, and project does not contain barriers such as fences or walls that unnecessarily limit or block bicyclist access.	5 points
c. Project involves the voluntary undergrounding of existing above-ground private utility distribution, service, and telecommunication lines not otherwise required by the city.	5 points + 1 point for every 25 feet of frontage up to a maximum of 10 points
d. Project incorporates landscaping; design features such as decorative, textured, or pigmented concrete; historical	10 points

Feature/Benefit	Points Possible
signage; or other features not otherwise required by other city codes that enhance the visual appearance of the streets adjacent to the project (pursuant to the adopted city transportation plan) in accordance with the city of Auburn comprehensive plan. Any such features that would be located in the public right-of-way would be subject to the approval of the city engineer.	
e. Project incorporates transit-friendly design features such as rear or side setback area parking, wider sidewalks, street furniture, and building awnings in accordance with the city of Auburn comprehensive plan.	5 points + 1 point per non-repeated design feature up to a maximum of 15 points
Category 3 – Community Cohesion and Neighborhood Safety	
a. Project incorporates crime prevention through environmental design principles.	5 points, plus 1 point for each CPTED technique incorporated in design
b. Project design incorporates features or design elements to minimize interfaces between pedestrians and vehicular traffic (i.e., elevated walkway, de-linking walkways and streets, etc.).	5 points
c. Planning director finds that project design provides for well defined neighborhood gateways and community/common open spaces.	5 points
d. Project provides secure and observable play spaces for children.	5 points
e. Project provides for outdoor seating/gathering areas for passive social activities (i.e., reading, conversing, or playing chess, etc.).	3 points

Feature/Benefit	Points Possible
Category 4 – Housing	
a. Senior Housing – Project creates or rehabilitates a minimum of 10 percent or 2 units (whichever is greater) of proposed housing meeting the definition of "senior housing" as provided in Chapter 18.04 ACC.	2 points per senior housing unit up to a maximum of 15 points
b. Special Needs Housing – Project creates or rehabilitates a minimum of 10 percent or 2 units (whichever is greater) of proposed housing meeting the definition of "special needs housing" as provided in Chapter 18.04 ACC.	2 points per senior housing unit up to a maximum of 15 points
c. Rehabilitation – Project rehabilitates one or more existing housing units. Rehabilitation must meet the definition of "housing rehabilitation" as defined in Chapter 18.04 ACC.	2 points per rehabilitated housing unit, to a maximum of 50 pts
d. Housing Variety – Project creates or rehabilitates units representing 2 or more housing types as allowed in ACC 18.07.020 in the zone in which the development is proposed.	2 points per max of housing type up to a maximum of 10 points
Category 5 – Open Space and Recreation	
a. Projects incorporating residential units provide for individual unit private open space area through the provision of a balcony, covered porch or similar architectural feature.	3 points
b. Projects incorporating residential units provide for common open space area adjacent to the mixed-use building(s) that equates to 250 square feet of common open space per unit or 10 percent of the total gross site area, whichever is greater.	5 points

Feature/Benefit	Points Possible
c. The director, in consultation with the city parks department, determines that the project creates a neighborhood park, trail, or other public recreational amenity as listed in Chapter 18.04 ACC, not otherwise required by city development regulations, that furthers the goals and objectives of an adopted city parks, recreation, and/or open space plan.	2 points for each 0.25-acre of area or 200 linear feet of trail up to a maximum of 15 points
d. Project provides one or more common gardening spaces or community "pea patch" areas for residents of the development or surrounding neighborhood.	5 points, plus 1 point for each 250 square feet of gardening space.
Category 6 – Natural Resources Protection	
a. Project retains and provides a superior level of protection and/or enhancement for sensitive natural features on site, including: wetlands, surface waters, geological hazardous areas, sensitive plant and animal species, etc. For purposes of this category, superior level of protection and/or enhancement includes incorporation of additional protections and/or restoration projects that enhance protection of or restore critical functions and values of the natural feature.	15 points
b. The project design demonstrates a superior level of protection and/or enhancement for elements of the environment, including: air quality, water quality, natural topography, native vegetation, etc. For purposes of this category, superior level of protection and/or enhancement includes incorporation of additional protections and/or restoration projects that enhance protection of or restore critical functions and values of the natural feature.	15 points
c. The project design demonstrates a superior level of mitigation for impacts associated with the proposed	15 points

Feature/Benefit	Points Possible
development (or abatement of existing environmental conditions in the neighborhood) such as noise, light and glare, odors, vibration, etc. For purposes of this section, "superior level of mitigation" shall mean mitigation that alleviates existing condition issues in addition to mitigating for project impacts.	
Category 7 – Cultural/Historic	
a. Project preserves a site, structure or feature of cultural or historic significance. For purposes of this section, a site, structure or feature of cultural or historic significance is one that is listed on the federal, state, or local register of historic or cultural properties.	25 points
b. Project restores or enhances a site, structure or feature of cultural or historic significance as defined under subsection (7)(a) of this table.	40 points
c. Project is located in any district designated in accordance with the city of Auburn historic preservation code, Chapter 15.76 ACC, or any other district designated by city of Auburn ordinance or resolution intended to preserve, protect, enhance, and/or perpetuate those sites, buildings, districts, structures or objects which possess notable features or reflect significant elements of Auburn's, the county's, state's and nation's cultural, aesthetic, social, economic, political, architectural, ethnic, archaeological, engineering, historic, or other heritage. Applicant must demonstrate that project design advances the stated intent of the district designation.	15 points
Category 8 – Transportation and Mobility	

Feature/Benefit	Points Possible
a. Project demonstrates coordination with local and regional transit agencies and includes new transit facilities or features.	15 points
b. Project design includes nonmotorized transportation features and amenities not otherwise required by the city code. For purposes of this requirement, nonmotorized transportation features include but are not limited to pedestrian walkways, multi-use paths, bicycle racks/lockable storage, connections with other local/regional trails, walkways, paths.).	5 points for each feature, up to a maximum of 25
c. Project improves the public street(s) adjacent to the project site using a complete streets design to provide accommodation for pedestrians, bicyclists, transit riders, and persons of all abilities, where such improvements are not otherwise required by city development regulations.	25 points
d. Project design includes one or more transportation demand management features including but not limited to preferential parking for high-occupancy vehicles, improved access for transit vehicles.	5 points for each feature, up to a maximum of 15
e. Project provides for one or more transportation alternatives which include but are not limited to car share, bike share or other method of providing alternatives to individual automobile ownership.	5 points for each alternative, up to a maximum of 15
Category 9 – Economic Development	
a. Project creates or retains a minimum of 10 permanent family wage jobs. For purposes of this section, a permanent family wage job shall be a full-time job that, including benefits, earns at least 250 percent of the federal poverty guideline for a family of four as listed in the latest	2 points per job created up to a maximum of 40

Feature/Benefit	Points Possible
Federal Poverty Guidelines published by the U.S. Department of Health and Human Services.	
b. Project creates or retains a minimum of 10 permanent higher wage jobs. For purposes of this section, a permanent family wage job shall be a full-time job that, including benefits, earns at least 350 percent of the federal poverty guideline for a family of four as listed in the latest Federal Poverty Guidelines published by the U.S. Department of Health and Human Services.	4 points per job created up to a maximum of 40
c. Project provides one or more neighborhood services listed in Chapter 18.04 ACC.	3 points per neighborhood service up to a maximum of 15 points
d. Project revitalizes (i.e., proposes more intensive and active development than exists) commercial or industrial sites incorporating current adopted design standards producing commercial uses in accordance with the city of Auburn comprehensive plan.	10 points
Design Innovation Bonus	
a. Project demonstrates a high degree of innovation by providing one or more design features not listed elsewhere in this rating instrument or otherwise required by city development regulations that promote(s) sustainability, energy/water conservation or efficiency, community cohesion, neighborhood safety, adaptive reuse of existing development, or enhanced transportation circulation/mobility.	10 points

(Ord. 6245 § 19, 2009.)

18.49.040 Applicability – Commercial/industrial developments.

Reserved. (Ord. 6245 § 19, 2009.)

18.49.050 Flexible development standards for residential development.

Residential development that meets the minimum eligibility requirements of ACC 18.49.020 is able to utilize the flexible development standards outlined in this section.

A. *General Development Standards.* The following general flexible development standards would be applicable to residential development that meets the eligibility criteria for residential development as outlined in ACC 18.49.020(A).

1. Alternative Lot Dimension Requirements. Lot area, lot frontage and width, and setback requirements otherwise required under this title shall not apply to individual lots within a flexible development authorized under this chapter; provided, that the director has approved the proposed alternative lot dimensions for the development subject to the following limitations:

a. Lots having primary frontage on a street other than a street created by the development shall not have reduced frontage or front setbacks unless the director determines that doing so improves consistency of building spacing and bulk with the character of the existing facility; and

b. At least 50 percent of the required front, side and rear setback areas for the district shall be maintained in the development. In no case shall any side yard setback be less than five feet.

c. In no case shall required lot widths be reduced below 50 percent of the underlying zone requirement, or below 30 feet as the absolute minimum required lot width within residential zones.

2. Alternative Parking Lot Landscaping Requirements. Parking lot landscaping type, location, frontage, and area requirements under ACC 18.50.060 shall not apply to off-street parking areas in a flexible development authorized under this chapter; provided, that the

director has approved an alternative landscape design for the development subject to the following limitations:

a. Total proposed parking lot landscape area is greater than or equal to parking lot landscape area required under ACC 18.50.060(H); and

b. No sight-obscuring plants will be allowed whenever safe sight clearance is necessary for ingress and egress from a public street.

3. *Alternative Engineering Design Standards.* Residential flexible development projects authorized under this chapter shall be eligible to deviate from the city of Auburn engineering design standards; provided, that the city engineer has determined that the proposed design (a) meets or exceeds the technical requirements otherwise required by the engineering design standards with respect to functionality, safety, and maintenance and operation, (b) is consistent with the city comprehensive plan and applicable capital facilities and comprehensive utility plans, and (c) is consistent with the purpose and intent of the flexible development regulations under this chapter. The project applicant is responsible for providing information in sufficient detail to allow the city engineer to make such determination.

4. *Expedited Permitting Process of 90 Days or Less.* Flexible development projects authorized under this chapter shall receive expedited permit review for city land use approvals and building permits associated with the project. For such development permits, the city shall strive to limit the city's processing time to not more than 90 days after receipt of a complete permit application, including SEPA environmental review information as required by Chapter 16.06 ACC, as stated in a letter from the city acknowledging receipt of said complete application or 75 percent of the standard processing time for such application, whichever is greater. Time during which applicants are providing revisions and/or otherwise amending a permit application shall not be counted against the 90-day permit processing timeline.

5. *Density Bonus.*

a. One Hundred Thirty-Five Percent Residential Density Bonus. A density bonus allowing up to 135 percent of the base density of the underlying zone shall be allowed for developments that meet the minimum eligibility criteria of ACC 18.49.020 of 100 points.

b. One Hundred Fifty Percent Residential Density Bonus. A density bonus allowing up to 150 percent of the base density of the underlying zone shall be allowed for development projects that show exceptional merit as measured by scoring up to 150 points on the eligibility criteria matrix of ACC 18.49.020.

B. Feature-Specific Residential Development Standards.

1. *Alternative Minimum off-Street Parking.* Development projects that incorporate at least two of the following features as part of the multifamily residential portion of the development may reduce the number of off-street parking spaces otherwise required under Chapter 18.52 ACC for that/those portion(s) of the development by 25 percent:

a. Within one-half mile of transit stops serving transit routes that provide service six or more days per week;

b. Improved access for transit vehicles;

c. Alternative transportation elements (i.e., car share, bicycle parking facilities, etc.); and

d. Connections with other local/regional trails, walkways, paths, etc. (Ord. 6245 § 19, 2009.)

18.49.060 Flexible development standards for mixed-use development.

Development that meets the minimum eligibility requirements of ACC 18.49.030 is able to utilize the flexible development standards outlined in this section.

A. *General Development Standards.* The following general flexible development standards would be applicable to development that meets the eligibility criteria for mixed-use development as outlined in ACC 18.49.030.

1. Alternative Lot Dimension Requirements. Lot area, lot frontage and width, and setback requirements otherwise required under this title shall not apply to individual lots within a flexible development authorized under this chapter; provided, that the director has

approved the proposed alternative lot dimensions for the development subject to the following limitations:

a. Lots having primary frontage on a street other than a street created by the development shall not have reduced frontage or front setbacks unless the director determines that doing so improves consistency of building spacing and bulk with the character of the existing facility; and

b. At least 50 percent of the required front, side, and rear setbacks for the underlying zone shall be maintained in the development. In no case shall any side yard setback be less than five feet.

2. Alternative Parking Lot Landscaping Requirements. Parking lot landscaping type, location, frontage, and area requirements under ACC 18.50.060(H) shall not apply to off-street parking areas in a flexible development authorized under this chapter; provided, that the director has approved an alternative landscape design for the development subject to the following limitations:

a. Total proposed parking lot landscape area is greater than or equal to parking lot landscape area required under ACC 18.50.060(H); and

b. No sight-obscuring plants will be allowed whenever safe sight clearance is necessary for ingress and egress from a public street.

3. *Alternative Engineering Design Standards.* Mixed-use flexible development projects authorized under this chapter shall be eligible to deviate from the city of Auburn engineering design standards consistent with the city of Auburn construction and design standards process; provided, that the city engineer has determined that the proposed design: (a) meets or exceeds the technical requirements otherwise required by the engineering design standards with respect to functionality, safety, and maintenance and operation, (b) is consistent with the city comprehensive plan and applicable capital facilities and comprehensive utility plans, and (c) is consistent with the purpose and intent of the flexible development regulations under this chapter. The project applicant is responsible for providing information in sufficient detail to allow the city engineer to make such determination.

4. *Expedited Permitting Process of 90 Days or Less.* Flexible development projects authorized under this chapter shall receive expedited permit review for city land use approvals and building permits associated with the project. For such development permits, the city shall strive to limit the city's processing time to not more than 90 days after receipt of a complete permit application, including SEPA environmental review information as required by Chapter 16.06 ACC, as stated in a letter from the city acknowledging receipt of said complete application or 75 percent of the standard processing time for such application, whichever is greater. Time during which applicants are providing revisions and/or otherwise amending a permit application shall not be counted against the 90-day permit processing timeline.

5. *Density Bonus.*

a. One Hundred Thirty-Five Percent Density Bonus. A residential density bonus allowing up to 135 percent of the base density of the underlying zone shall be allowed for developments that meet the minimum eligibility criteria of ACC 18.49.030 of 100 points.

b. *One Hundred Fifty Percent Density Bonus.* A residential density bonus allowing up to 150 percent of the base density of the underlying zone shall be allowed for development projects that show exceptional merit as measured by meeting up to 150 points on the eligibility criteria matrix of ACC 18.49.030(C).

B. Feature-Specific Mixed-Use Development Standards.

1. *Alternative Minimum off-Street Parking.* Development can qualify for either subsection (B)(1)(a) or (b) of this section, but not both.

a. Development projects that incorporate shared parking areas for two or more nonresidential principal uses may reduce the total number of off-street parking spaces otherwise required for those uses under Chapter 18.52 ACC by 25 percent.

b. Development projects that incorporate any of the following features as part of the residential and/or nonresidential portions of the development may reduce the number of off-street parking spaces otherwise required under Chapter 18.52 ACC for that/those portion(s) of the development by 25 percent; developments also providing for shared parking for two or more nonresidential principal uses may reduce the

number of nonresidential off-street parking spaces otherwise required under Chapter 18.52 ACC by 35 percent:

i. Transit stops;

ii. Improved access for transit vehicles;

iii. Alternative transportation elements (i.e., car share, bicycle parking facilities, etc.); and

iv. Connections with other local/regional trails, walkways, paths, etc.

2. *Structured Parking Bonus.* A development that includes all of its proposed parking within a parking structure (as defined in Chapter 18.04 ACC) that is screened from surrounding public streets and public spaces may be allowed to reduce minimum garage setbacks to zero inches for portions of the parking structure that are underground. Any portion of such improvements that would be located in the public right-of-way would be subject to the approval of the city engineer and may require a right-of-way use permit.

3. *Use of Hardscape for Open Space.* A mixed-use development may be allowed to provide up to 75 percent of its required on-site open space as hardscape such as decorative paving, rock outcroppings, fountains, plant containers for features such as plazas, courtyards, and other public gathering spaces. Hardscape is encouraged to be provided in the form of pervious surfaces meeting city design and construction standards.

4. Maximum Height Bonus. Mixed-use development that includes required on-site parking within a parking structure may provide an additional 10 feet of height to the building; provided, that a portion of that height is used to provide roof forms that provide distinctive roof forms such as:

a. Pitched or sloped roof;

b. Extended parapets; or

c. Projecting cornices. (Ord. 6245 § 19, 2009.)

18.49.070 Flexible development standards for commercial/industrial.

Reserved. (Ord. 6245 § 19, 2009.)

18.49.080 Procedures.

A. Project proponents interested in applying for flexible development under this chapter must follow the requirements of the underlying permit process as outlined in ACC Title 14 with the following exceptions:

1. Prior to submittal of an application that incorporates proposed flexible development standards, the applicant must first submit:

a. A checklist on a form provided by the city of Auburn outlining the features that the development proposal will utilize to reach the required minimum 100-point eligibility needed to utilize flexible development standards.

b. A conceptual site plan (including conceptual design of all public utility facilities and road design) and narrative that identifies the features that meet the 100-point requirement of ACC 18.49.020, 18.49.030, or 18.49.040 based on development type, and that identifies the flexible development features of ACC 18.49.050, 18.49.060, and 18.49.070 based on development type that the applicant proposes to utilize for the development proposal.

B. The city of Auburn shall evaluate flexible development submittals provided pursuant to subsection A of this section and provide a written statement identifying whether or not the applicant met the required minimum score and is allowed to utilize flexible development standards outlined in this chapter.

C. A flexible development proposal must demonstrate its compliance with the city of Auburn design and construction standards and any modifications to those standards that the city engineer allows through application of this chapter.

D. *Modifications.* Any proposed modifications to development projects that have been accepted as flexible development proposals, and that include amendment to a flexible development eligibility feature or flexible development standard called out in the application

materials submitted as part of the requirements of subsection A of this section, must be reevaluated through revised application submittals that provide information consistent with the requirements of subsections (A)(1)(a) through (b) of this section.

E. *Eligibility Criteria Review and Amendment.* The city shall conduct a review of eligibility criteria contained in this chapter one year after adoption of the implementing ordinance. After the initial review, the city may elect to review and modify eligibility criteria contained within this chapter as part of the city's annual docket process through a legislative nonproject decision pursuant to ACC 14.03.060. (Ord. 6245 § 19, 2009.)

18.49.090 Appeals.

Appeals of administrative decisions regarding eligibility for flexible development shall be made to the hearing examiner as outlined in Chapters 2.46 and 18.70 ACC. (Ord. 6442 § 21, 2012; Ord. 6245 § 19, 2009.)

The Auburn City Code is current through Ordinance 6912, passed July 17, 2023.

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.

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Chapter 18.50
LANDSCAPING AND SCREENING

Sections:

18.50.010 Intent.
18.50.020 Applicability.
18.50.030 Repealed.
18.50.040 Landscape development standards.
18.50.045 Preservation of significant trees.
18.50.050 Repealed.
18.50.060 Landscaping plan requirements.
18.50.070 Administration and enforcement.
18.50.080 Alternative landscaping plan.

18.50.010 Intent.

The intent of this chapter is to provide minimum landscaping and screening requirements in order to maintain and protect property values, to enhance the city's appearance, to visually unify the city and its neighborhoods, to improve the character of certain areas of the city, to reduce erosion and storm water runoff, to interrupt expanses of impervious surfaces, to reduce CO_2 emissions, improve air quality, and to maintain or replace existing vegetation and to prevent and abate public nuisances. (Ord. 6617 § 28, 2016; Ord. 6387 § 1, 2011; Ord. 4914 § 1, 1996; Ord. 4773 § 1, 1995; Ord. 4229 § 2, 1987.)

18.50.020 Applicability.

A. This chapter applies to all uses and activities developed in the city ~~excluding single-family and duplex units on individual lots.~~.

B. When additions, alterations, or repairs of any existing building or structure exceed 50 percent of the value of the building or structure, or a residential use is converted to a nonresidential use, then such building or structure shall be considered to be a new use and site

landscaping provided in accordance with this chapter; provided, that if any existing foundation or fence layout precludes full compliance herewith, then the landscaping requirements may be modified by the planning director in approved landscape plans. (Ord. 6387 § 1, 2011; Ord. 4914 § 1, 1996; Ord. 4304 § 1(33), 1988; Ord. 4229 § 2, 1987.)

18.50.030 Definitions.

Repealed by Ord. 6387.

18.50.040 Landscape development standards.

A. *General Location for Landscape Improvements.* Landscaping shall be provided in the following locations for all types of development, unless the city determines that the required landscape is not necessary to fulfill the purposes of this chapter:

1. *Perimeter Areas.* All areas that abut a street or residential property shall be landscaped in compliance with this chapter, except where occupied by a primary building, walk or driveway. Minimum landscape areas are listed in Tables 18.50.040(A) and (B).

2. *Unused Areas.* All areas of a ~~multifamily~~ apartments or nonresidential project site not intended for a specific use (including areas planned for future phases of a phased development) shall be landscaped with existing natural vegetation, native grasses or similar.

3. *Parking/Loading Areas.* Parking lots, and where loading areas are visible from a public street, shall be landscaped in compliance with this chapter.

4. *Outdoor Storage Areas, Recreational Vehicle Parking, and Refuse Areas.* All outdoor storage areas, recreational vehicle parking, and refuse areas, when visible from adjoining properties or public streets, shall be landscaped in compliance with this chapter.

5. *Storm Water Low Impact Development (LID) Facilities.* Areas of vegetation planted in storm water LID facilities (not permanently inundated or ponded areas) and for which there is a city-approved maintenance plan as prescribed in the city's Engineering Design Standards Manual shall count towards the minimum landscape coverage areas outlined in subsection B of this section.

B. *Landscape Area Requirements by Zones.* Minimum landscape area requirements are listed below by zones consistent with ACC 18.02.070.

Table 18.50.040(A). Minimum Landscape Requirements by Zoning District

Zones	Minimum Landscape Coverage[1]	Minimum Landscape Planter Width – Perimeter Areas[2]	
		Abutting Street[3]	Abutting Residential Property
Residential Zones			
RC and, R-1 , R-5, and R-7 Residential Zones[4]	N/A	N/A	N/A
R-2 and R-3 Zones[5]	10%	N/A	N/A
R-10, R-16 and R-20R-4 and R-NM Zones[5]	1020%	6 ft.	610 ft.
Nonresidential Zones			
C-2	10%	0 ft.	6 ft.
C-1, C-N	10%	6 ft.	10 ft.
C-23, I, P-1	15%	6 ft.	10 ft.
M-1	10%	10 ft.	10 ft.
M-2	10%	10 ft.	25 ft.
Other			
RO-F[6]/RO-H[6]	N/A	N/A	N/A
DUC districts[7]	N/A	N/A	N/A

Notes:

1 Minimum landscape coverage required is the minimum percentage of net lot area that must be maintained with a vegetated pervious surface. Vegetated bioretention cells or water quality treatment swales (not permanently inundated or ponded areas) may be included in the required landscape coverage percentage. Preference shall first be given to retention of areas of existing native coniferous vegetation. For sites that do not have existing native coniferous vegetation, landscape coverage can be achieved through planting of native species.

2 Listed planter widths shall be located entirely on private property.

3 The minimum landscape planter abutting a street may be reduced in size using the provision contained in ACC 18.50.080, Alternative landscaping plan. The reduced landscape planter shall have an average width of the requirement contained in Table 18.50.040(A).

4 Landscaping shall only be required in conjunction with an administrative or conditional use permit. The type and amount of landscaping shall be determined at that time the administrative or conditional use permit is approved.

5 Refer to ACC 18.31.200, Architectural and site design review standards and regulations, for additional requirements.

6 Landscaping within the ~~RO/RO-~~R-~~FH~~ zone is not required unless site development includes the demolition of existing structure(s) together with new construction. Under this scenario the minimum landscape requirements of the C-1 zone shall be met.

7 Landscaping within the DUC zone shall be provided as defined in the Downtown Urban Center Design Standards; see reference to ACC 18.29.070.

C. *Landscape Design and Planting Requirements.* Landscape design and construction for new development or redevelopment shall be compatible with the surrounding urban and natural environment. Landscape plantings shall comply with the plant type, size, and spacing provisions listed below.

1. *Landscape Design.* Landscaping shall be designed as an integral part of the overall site plan with the purpose of enhancing building design, public views and spaces, supporting storm water low impact development facilities, and providing buffers, transitions, and screening.

a. All required planting areas shall be covered with a mixture of trees, shrubs, and groundcover plants. Sodded lawn (not seed) may be substituted for some but not all of shrubs or groundcover plants. If sodded lawn is used it cannot cover more than 20

percent of the site and those portions of the lawn area must be served by an automatic irrigation system.

b. Planting design shall have focal points at project entries, plaza areas, and other areas of interest using distinct planting and/or landscape features.

c. As appropriate, building and site design shall include the use of landscaping against buildings to visually break up expanses of wall, soften appearance, and create visual interest through the use of planting areas, wall planters, hanging gardens, and/or raised planters. Loose rock, gravel, decorative rock or stone shall not exceed 20 percent of the planting area.

2. *Plant Types.* Landscape planting shall be compatible with the character and climate of the Pacific Northwest and complement the architectural design of structures on the site.

a. Native Landscaping. Landscaping materials installed shall include species native to the Puget Sound lowland region of the Pacific Northwest or noninvasive species that have adapted to the climactic conditions of the region in the following minimum amounts:

i. Fifty percent of trees.

ii. Fifty percent of groundcover and shrubs.

b. *Trees.* Trees planted within 10 feet of a public street, sidewalk, paved trail, or walkway shall be a deep-rooted species and shall be separated from hardscapes by a root barrier to prevent physical damage to public improvements.

3. *Planting Size and Spacing.* In order to balance both an immediate effect of a landscape installation and to allow sustained growth of planting materials, minimum plant material sizes and plant spacing are as follows:

a. *Trees.* Trees shall be a minimum of one and one-half inches in diameter breast height (dbh) at the time of planting. Evergreen trees shall be a minimum of four to six feet in height at the time of planting and may include either broadleaf or conifer. Tree spacing within the perimeter planters along streets and abutting residential property shall be planted no further apart on center than the mature diameter of the proposed species.

b. *Shrubs.* Shrubs shall be a minimum of 18 inches in height, or two-gallon size containers, at the time of planting.

c. *Groundcover.* Groundcover means low evergreen or deciduous plantings and shall be planted from either four-inch pot with 12-inch spacing or one-gallon pot with 18-inch spacing. Alternative spacing of particular species may be approved by the city if documentation concerning the effectiveness of the groundcover is submitted with the landscape plan.

d. *Additional Spacing Provisions.*

i. Tree size and spacing at installation shall be increased by the city where needed to ensure visual access for vehicles and pedestrians and provide clear vision at street, access tracts and driveway intersections (sight distance triangles).

ii. Trees or shrubs with a full-grown height equal to or greater than 30 inches shall not be planted in any sight distance triangle. Sight distance triangles are determined in conformance with the city of Auburn engineering design standards, Chapter 10.

iii. A minimum distance of 15 feet is required from the mature diameter of trees and the center of street light standards.

4. Landscaping Requirements for Parking Areas.

a. General Parking Lot Landscaping Standards.

i. All parking lot landscape areas shall be protected with vertical or extruded concrete curbs, or equivalent barriers. Tire blocks shall not be used as a substitute for curbing and boundary around the landscaped area unless they are integral to a storm water LID facility design as approved by the city engineer or designee.

ii. All parking lot landscaping must be located between parking stalls, at the end of rows of parking, or between the end of rows of stalls and the property line.

iii. The maximum distance between any parking stall and required parking area landscaping shall be no more than 50 feet.

iv. Shrubs, groundcover or lawn shall be planted to cover each parking lot planting area using the planting size and spacing requirements specific in subsection (C)(3) of this section. All groundcover shall have a mature height of not more than 24 inches.

v. Modifications to protect drainage features, easements, or utility facilities may be allowed. Modifications that reduce landscape area or plant material shall be made up elsewhere on site, if possible.

vi. The requirements of this section shall not apply to parking garages or to display areas for automotive and equipment sales and rentals that are specifically designed, approved and constructed for the display purpose and that do not reduce required landscape areas.

b. Specific Parking Lot Landscaping Standards.

Table 18.50.040(B). Specific Parking Lot Landscaping Standards

	Landscaped Area Required	Planting Area Design Requirements	Plantings Required
12 parking stalls or less	No requirement		
13 – 75 parking stalls	7% of surface parking stalls (exclusive of circulation)	Minimum planter width: 6 feet	Trees shall be provided at the rate of a minimum of one per planter and/or one per 100 square feet of planter.
76 parking stalls or more	10% of surface parking stalls (exclusive of circulation)	Minimum planter width: 6 feet	Trees shall be provided at the rate of a minimum of one per planter and/or one per 100 square feet of planter.

5. Landscaping for Outdoor Storage Areas, Recreational Vehicle Parking and Refuse Areas.

a. Outdoor storage areas and recreational vehicle parking areas must be screened from view from adjacent streets and from all residentially zoned land by a minimum six-foot-wide landscape buffer. This landscape buffer shall contain evergreen trees or tall shrubs, a minimum of six feet in height at the time of planting, which will provide a 100 percent sight-obscuring screen within three years from the time of planting is required; or a combination of evergreen trees or deciduous trees, planted 20 feet on center with no more than 30 percent being deciduous and backed by a 100 percent sight-obscuring fence. In addition to the trees, shrubs shall be planted at four-foot spacing, in all directions, and groundcover provided.

b. Outdoor storage areas abutting the Interurban Trail (regardless of the zoning of the Interurban Trail) and other future trails connecting to the Interurban Trail shall have a minimum 10-foot-wide landscape buffer containing the planting materials specified in subsection (C)(5)(a) of this section.

c. Trash containers, dumpsters, trash compactors, and recycling bins associated with multiplex, multi-unit residential, and nonresidential uses must be screened from public view on all sides with a solid fence, wall, or gate constructed of cedar, redwood, masonry, or other similar building material reflecting the overall design of the site, and be appropriately landscaped (e.g., climbing vines, arborvitae, etc.).

6. *Irrigation.* No portion of any landscaped area shall be located further away than 50 feet from a source of water adequate to irrigate the landscaping. The source of water may be a manual (hose connection) or an automatic irrigation system. (Ord. 6885 § 1 (Exh. A), 2022; Ord. 6617 § 29, 2016; Ord. 6387 § 1, 2011; Ord. 4914 § 1, 1996; Ord. 4304 § 1(34), (35), 1988; Ord. 4229 § 2, 1987.)

18.50.045 Preservation of significant trees.

A. *Retention.* In the required perimeter landscaping area, applicants shall retain all significant trees. A significant tree means a healthy evergreen tree, six inches or more in diameter measured four feet above grade, or a healthy deciduous tree four inches or more in diameter measured four feet above grade. Alders and cottonwoods are excluded from this definition. If the grade level adjoining a tree to be retained is to be altered to a degree that would endanger

the viability of a tree or trees, then the applicant shall construct a dry rock wall or rock well around the tree. The diameter of this wall or well must be capable of protecting the tree.

Areas devoted to driveways, curb cuts, and sight distance requirements, utilities and storm drainage facilities may be exempted from this requirement. Significant trees may also be exempted from this requirement if it is determined by the planning director based on satisfactory evidence pursuant to report prepared by a consulting arborist certified by the International Society of Arboriculture. The report submitted to the city shall demonstrate the significant tree is:

1. Damaged; or
2. Diseased; or
3. Has weak structural integrity that poses a safety hazard.

If additional significant trees are to be removed, the applicant shall seek approval of an "alternative landscape plan" from the planning director under ACC 18.50.080.

B. *Encroachment into Dripline.* No construction activities shall take place within the dripline of a tree to be retained without extra precautions as recommended by a certified arborist. The applicant may install impervious or compactable surface within the area defined by the dripline when a qualified arborist determines that such activities will not endanger the tree or trees. (See the definition of "dripline" in ACC 18.04.318.)

C. *Tree Protection.* All significant trees that are to be retained must be protected during construction by installation of a protective barricade or fence. This will require preliminary identification of the proposed area of disturbance for staff inspection and approval, then installation of a protective barricade or fence before major excavation with heavy equipment begins. (Ord. 6387 § 1, 2011.)

18.50.050 Regulations by zone.

Repealed by Ord. 6387. **18.50.060 Landscaping plan requirements.**

A. *Persons Qualified to Prepare Landscape Plan.* A landscape plan signed by a licensed landscape architect is not required. However, if the plan is determined by the city to be illegible or inadequate for review the landscape plan shall be prepared by a landscape architect licensed in the state of Washington, a nursery professional certified pursuant to the Washington certified nursery professional program, or a Washington State certified landscape technician.

B. *Application.* A landscape plan shall be required and shall be accurately drawn using an appropriate engineering scale and contain all information specified by the planning director in the application form and accompanying checklist provided by the city. (Ord. 6387 § 1, 2011; Ord. 6287 § 2, 2010; Ord. 6231 § 5, 2009; Ord. 4914 § 1, 1996; Ord. 4229 § 2, 1987.)

18.50.070 Administration and enforcement.

A. *Performance Assurance.*

1. The required landscaping must be installed prior to the issuance of the certificate of occupancy unless the planning director determines that a performance assurance device will adequately protect the interests of the city;

2. The performance assurance device shall only be valid for a 120-day period and shall have a value of 100 percent of the estimated cost of the landscaping to be performed, inclusive of planting materials and installation. If the landscaping has not been installed after the 120 days then the assurance device may be used by the city to perform any necessary work to implement the landscape plan. This time period can be extended if the city determines that:

   a. Installation of the landscaping would not be successful due to weather; or

   b. Product is not available due to the time of year;

3. The performance assurance device shall be accompanied by an agreement granting the city and its agents the right to enter the property and perform work. The agreement shall also hold the city harmless from all claims and expenses, including attorney's fees;

4. Upon completion of the required landscaping by the property owner the city shall release the performance assurance device.

B. *Initial Maintenance Period and Maintenance Assurance Device.* After installation of the required landscaping, the property owner shall complete an initial maintenance period lasting one year. The property owner shall comply with the provisions below:

1. The property owner shall be responsible for replacing any unhealthy or dead plants for a period of one year after the initial planting.

2. The planning director shall require a maintenance assurance device, unless converting a single-~~family~~ unit detached dwelling~~residence~~ to a nonresidential use within the R-F ~~RO~~ zone~~district~~, for a period of one year from the completion of planting in order to ensure compliance with the requirements of this section. The value of the maintenance assurance device shall equal at least 100 percent of the total landscape materials plus installation.

3. If the landscaping is not being properly maintained, the property owner shall be so notified by the city. If after 30 days from the city's notification the landscaping is still not being maintained then the maintenance device may be used by the city to perform any type of maintenance necessary to ensure compliance with this chapter.

4. The maintenance assurance device shall be accompanied by an agreement granting the city and its agents the right to enter the property and perform any necessary work. The agreement shall also hold the city harmless from all claims and expenses, including attorney's fees.

5. Upon completion of the one-year maintenance period, and if maintenance has not been performed by the city, the city shall release the maintenance assurance device.

C. Maintenance of Landscape Area (On-Going). Landscaping, including trees, shrubs, groundcover, or grass, planted as a requirement pursuant to this title or ACC Title 16 or 17 shall be maintained in a healthy, living condition. All landscaping which, due to accident, damage, disease, lack of maintenance, or other cause, fails to show a healthy appearance and growth shall be replaced. Replacement plants shall conform to all standards that govern the original

planting installation, approved landscaping plan, or as approved by the planning director. If the landscaping is not replaced the property owner or designee shall be subject to the enforcement provisions contained in subsection D of this section.

1. *Tree and Shrub Pruning.* A permit is not required to prune trees and shrubs on private property. Pruning which results in the removal of at least half of the live crown will be considered tree removal and subject to the provisions in subsection D of this section. Tree pruning should be performed by a landscape contractor, one that is certified by the International Society of Arboriculture as a certified tree trimmer or certified arborist or other qualified tree expert.

2. *Limitations on Allowable Pruning.* Tree and shrub pruning shall be allowed only for the following purposes:

a. Removal of dead wood and diseased, crowded, and weakly attached trunks and branches that create a hazard to private property and citizens;

b. Providing adequate clearance and visibility for safe use of parking stalls, travel ways and walkways for the passage of persons and vehicles;

c. Eliminating traffic sign visibility obstructions;

d. Providing adequate visibility for security patrols;

e. Repairing split trees and limbs in order to save a tree and its appearance;

f. Removing or severing tree roots that are causing damage to public or private property, including curbs, gutters, sidewalk, drainage lines and parking lot surfaces; or

g. Providing visibility for merchant signs and increasing parking lot lighting only when the aesthetics of the tree or shrub will not be reduced.

3. *Tree Topping.* Tree topping is prohibited, except under the following circumstances:

a. Branches interfering with utility lines;

b. Significant canopy dieback has occurred;

c. Storm damage or prior incorrect pruning requires correction.

D. *Enforcement.* Violation of these provisions shall be processed in accordance with the procedures defined under Chapter 1.25 ACC. The property owner or designee responsible for correcting the violation shall provide a corrective action plan that defines how and when the infraction will be corrected within the time provisions defined by Chapter 1.25 ACC.

1. The corrective action plan shall be subject to the following replacement ratios:

   a. For plants that have died, replacement vegetation shall be at least 150 percent of the planting size required of the subject plant material at the time of planting. The plants shall be of the same or similar species to those plants being replaced, unless alternate species are approved by the planning director.

   b. For trees or shrubs that have been excessively pruned, replacement vegetation shall be at least 200 percent of the size of the tree or shrub that was required by city regulations at the time of planting. The trees or shrubs shall be of the same or similar species of the plants being replaced, unless alternate species are approved by the planning director.

2. The property owner or designee shall correct the infraction or provide a schedule that defines how and when the infraction will be corrected within the time provisions defined by Chapter 1.25 ACC. (Ord. 6387 § 1, 2011; Ord. 5777 § 1, 2003.)

18.50.080 Alternative landscaping plan.

The planning director may authorize modification of the landscape requirements when alternative plans comply with the intent of this chapter and:

A. The proposed landscaping provides for creative landscape design; or

B. Incorporates the increased retention of significant trees and naturally occurring undergrowth; or

C. Incorporates historic or architectural features such as fountains, sculptures, structures and the like. (Ord. 6387 § 1, 2011; Ord. 6287 § 2, 2010; Ord. 6231 § 6, 2009.)

The Auburn City Code is current through Ordinance 6940, passed April 15, 2024.

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.

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Chapter 18.52
OFF-STREET PARKING AND LOADING

Sections:

18.52.005 Intent.
18.52.010 Applicability.
18.52.020 Number of off-street parking spaces required.
18.52.025 Disabled/handicapped parking requirements.
18.52.030 Reductions of the quantity of required parking.
18.52.040 Drive-through facilities.
18.52.050 Parking design, development, and maintenance standards.
~~*18.52.060 Repealed.*~~
18.52.065 Commercial vehicles in residential zones.
18.52.070 Repealed.
18.52.080 Repealed.
18.52.090 Repealed.
18.52.100 Repealed.
18.52.110 Fractional spaces.
18.52.120 Repealed.
18.52.125 Stacked parking.
18.52.130 Off-street loading space.
18.52.135 Alternate parking layouts.

18.52.005 Intent.

This chapter establishes regulations which provide for ~~safe,~~ attractive~~,~~ and convenient off-street parking and loading and to ensure that parking areas are compatible with surrounding land uses. ~~The city discourages providing parking in excess of that required by this chapter.~~ (Ord. 6388 § 1, 2011.)

18.52.010 Applicability.

Except as otherwise provided in adopted contract rezones, development agreements, design standards and guidelines, or similar more specific process, off-street parking and loading provisions of this chapter shall apply as follows:

A. *New Development.* For all buildings or structures erected and all uses of land (property) established, parking and loading facilities shall be provided as required by this chapter.

B. *Change in Use.* When the use of any building, structure, or land is changed, increasing the intensity such that the change creates an increase of five or less parking spaces required by the change, additional off-street parking spaces need not be provided in accordance with the requirements of this chapter.

1. Special Provisions for the R-FO, Residential ~~Office District~~Flex Zone.

a. Within the R-FO, residential office zoning district, if any existing, nonresidential use is changed to another use, the requirements of this chapter shall apply in full to the new use if and only if the change in parking requirements between the old and new uses is greater than two spaces; except that if the applicant submits an alternate parking plan sufficiently justifying that the existing parking meets the needs of the new use, the planning director may authorize the satisfaction of parking through the special exception process.

b. Whenever there is a change from a residential use to a nonresidential use in an existing building within the R-FO, residential office zoning district, the requirements of this chapter shall apply in full to the new use; except if the structure is being used as both a residence and business, then if the applicant submits an alternate parking plan sufficiently justifying that the parking meets the needs of both uses, the planning director may authorize the satisfaction of parking through the special exception process.

C. Modification to Existing Structures or Uses of Land. Whenever an existing building or structure is modified or uses of land are modified such that the modification would require an increase of more than five off-street parking spaces, additional off-street parking spaces shall be provided in accordance with the requirements of this chapter.

D. Modification to Existing Parking Lots.

1. Any parking lot hereafter physically altered shall comply with all of the provisions of this chapter, except that such lot which provides five percent of its area in landscaping and the landscaping is healthy and in good maintenance shall be deemed to comply with ACC 18.50.040(C)(4).

2. For existing parking lots that are resurfaced in excess of 50 percent of their area, then at least five percent of the entire parking area shall be landscaped consistent with Chapter 18.50 ACC.

3. If existing parking lots are restriped, then the new layout of the parking spaces shall be the same as the previous layout or, if changed, then the changed layout shall conform to the existing dimensional requirements of this chapter. (Ord. 6388 § 1, 2011; Ord. 6287 § 2, 2010; Ord. 6231 § 7, 2009; Ord. 4949 § 1, 1997; Ord. 4229 § 2, 1987.)

18.52.020 Number of off-street parking spaces required.

Each principal use of the land, building, or structure shall provide the number of off-street parking spaces required by this section. The following standards are not applicable in the DUC, downtown urban center zone; refer to Chapter 18.29 ACC for specific requirements for that zone.

A. Parking Requirements by Land Use.

1. *Minimum Number of Parking Spaces.* Each land use shall provide the minimum number of off-street parking spaces required by Table 18.52.020, except where a greater number of spaces are required through a more specific approval process such as an administrative use permit or conditional use permit approval.

2. *Uses Not Listed.* Where a use is not listed in Table 18.52.020, the planning director shall determine the number of required parking and/or loading spaces. The planning director shall use the requirements in Table 18.52.020 as a guide in determining the number of off-street parking spaces required based on the similarity of uses or may consider a parking generation study.

B. *Maximum Number of Parking Spaces.* Except for required parking spaces for persons with disabilities, spaces provided in park and ride lots operated by a public transit agency, spaces for carpools, spaces for electric vehicle charging and spaces within structured parking with two or more levels, the maximum number of parking spaces for nonresidential uses shall not exceed 125 percent of the minimum spaces required by Table 18.52.020.

C. *Measurement of Floor Area.* In any case where Table 18.52.020 establishes a parking requirement based on floor area in square feet (for example: two spaces per 1,000 square feet (sf) of floor area), the floor area shall be construed to mean gross floor area (defined in ACC 18.04.430).

D. *Use with Accessory Components.* A single use with accessory components shall provide parking for the primary use, and each component. For example, a hotel with a meeting room may be required to provide the parking spaces required by Table 18.52.020 for a hotel (i.e., the guest rooms), and for a meeting room.

E. *Obstruction.* Removal of required parking or loading spaces from practical use by obstruction, erection of buildings, or other actions as to reduce the parking or loading capacity or usefulness thereof below the minimum requirements established in this chapter is prohibited.

F. *Existing legally nonconforming gravel spaces.* Up to six legally nonconforming gravel parking spaces may be used to meet off-street parking requirement for residential development.

Table 18.52.020. Off-Street Parking Requirements by Land Use

Land Use Type:	Unit of Measure:	Required Parking Rate (spaces per unit of measure):
Residential Categories		
~~Single-~~Single-unit~~family ,~~ detached dwelling, adult family home, home based daycares	Dwelling unit	2.00
~~Two-family dwelling (duplex)~~	~~Dwelling unit~~	~~2.00~~
Middle h~~H~~ousing (2 to 6 units)	See ACC 18.25~~31.240~~ for Middle Housing parking requirements.	
~~Multifamily dwelling (one- and two-bedroom units)~~	~~Dwelling unit~~	~~1.50~~
~~Multifamily dwelling (three-bedroom units or more~~≥ 6 ~~units))~~Apartments (7 or more units)	Dwelling unit	1~~2~~.00
Mobile home dwellings[1]	Dwelling unit	2.00
Assisted living facilities	4 bedrooms	1.00 Plus one space for each two employees
Group living (includes supportive housing, boardinghouse)	~~2~~4 bedrooms	1.00
Commercial Categories		
~~Auto, boat, or recreational vehicle sales or leasing, new or used~~	~~5,000 square feet of outdoor sales area~~	~~1.00~~
Auto sales and motorcycle, new	1,000 sf of floor area	2.29
Auto sales and motorcycle, used	1,000 sf of floor area	3.08
Daycare centers	Each 10 children in care	2.00
Eating and drinking establishments	1,000 square feet of floor area	8~~10~~.00
Food retail stores and markets	1,000 square feet of floor area	5.00
Health and fitness clubs	1,000 square feet of floor area	~~10.00~~5.00

Land Use Type:	Unit of Measure:	Required Parking Rate (spaces per unit of measure):
Hotel or motel	Guest room or rental unit	1.00
Mini-marts and ~~self service~~self-service gas stations	1,000 square feet of floor area	5.00
Mortuaries or funeral homes	25 square feet of floor space~~Seat~~[2]	0.25
Motor vehicle repair and services	1,000 square feet of floor area	2.50
Personal service shops	1,000 square feet of floor area	2.50
Retail commercial establishments, less than 15,000 square feet of floor area	1,000 square feet of floor area	2.50
Retail commercial establishments, greater than 15,000 square feet of floor area	1,000 square feet of floor area	4.00
Shopping centers[4]	1,000 square feet of floor area	4.00
Office Categories		
Business and professional offices	1,000 square feet of floor area	2.00
~~Medical, dental, and other doctor's offices~~Medical-dental clinic; urgent care	1,000 square feet of floor area	3.00~~5.00~~
Manufacturing Processing and Warehousing Categories ***(See also ACC 18.52.020(D))***		
All manufacturing, industrial, and processing uses, except the following:	1,000 square feet of floor area	1.00
Warehousing	2,000 square feet of floor area	1.00
Storage – Personal storage/mini-storage facilities	1,000 square feet of floor area~~Storage unit~~[3]	0.10~~Minimum of 2 spaces~~
Recreation, Education, Public Assembly Categories		

Land Use Type:	Unit of Measure:	Required Parking Rate (spaces per unit of measure):
Auditoriums, stadiums, and theaters	25 square feet of floor space~~Seat~~[2]	0.25
Commercial recreation facilities – Indoor, except for the following:	1,000 square feet of floor area	5.00
Bowling alleys	Lanes	5.00
Pool and billiard rooms	Table	2.00
Skating rinks	1,000 square feet of floor area	5.00
Commercial recreation facilities – Outdoor	1,000 square feet of usable recreational area	3.00
Hospitals	Bed	1.75
Library, museum	1,000 square feet of floor area	2.50
Meeting facility, public or private	25 square feet of floor space~~Seat~~[2]	0.25
Religious assembly	~~Seat~~[2]25 square feet of floor space	0.20
Schools (public and private)		
Preschool~~Kindergarten~~ schools	Employee[43]	1.00
Elementary/middle schools	Teaching station	1.20
Secondary (high) schools	Student	0.40
College or university (including trade and business schools)	Student	0.75
Studios (dance, martial arts, etc.)	1,000 square feet of floor area	5.00
Tennis/racquetball/handball or other sport courts	Court	2.00

Land Use Type:	Unit of Measure:	Required Parking Rate (spaces per unit of measure):
	Each 300 sf of floor area for accessory uses	1.00
Recreational uses not listed elsewhere	Same as retail, based on size	

Notes:

1 Within mobile home parks, parking space shall not be allowed within the required setbacks. Guest parking shall be provided within the development: five percent of total requirement.

~~2 Seat, 18 inches of bench, or 25 square feet of floor space.~~

~~3~~2 Includes total on-site building square feet. ~~Parking shall be provided by parking/driving lanes adjacent to buildings. Two parking spaces shall be provided adjacent to the manager's quarters.~~

~~4~~3 There shall be two visitor-parking stalls provided for each 10 required employee stalls.

4 Compliance with these standards is not required for a change of use within an existing building.

5 Employee and customer parking only.

(Ord. 6419 § 5, 2012; Ord. 6388 § 1, 2011; Ord. 6167 § 4, 2008; Ord. 6140 § 2, 2007; Ord. 6071 § 3, 2007; Ord. 5777 § 1, 2003; Ord. 5556 § 1, 2001; Ord. 5170 § 1, 1998; Ord. 4949 § 1, 1997; Ord. 4304 § 1(40), (41), 1988; Ord. 4229 § 2, 1987.)

18.52.025 Disabled/handicapped parking requirements.

A. Accessible parking spaces for the handicapped/disabled shall be provided in compliance with the International Building Code (IBC), the Federal Accessibility Guidelines, and Washington Administrative Code, as applicable. These spaces shall count towards fulfilling the off-street parking requirements of this chapter.

B. Accessible car and van parking space size shall be as follows:

1. Car parking spaces shall be eight feet (96 inches) minimum in width.

2. Van parking spaces shall be 11 feet (132 inches) minimum in width.

C. *Exception.* Van parking spaces shall be permitted to be eight feet (96 inches) minimum in width where the adjacent access aisle is eight feet (96 inches) minimum in width.

Table 18.52.025. Accessible Parking Spaces Required

Total Parking Spaces Provided	Minimum Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
More than 1,000	20, plus one for each 100 over 1,000

(Ord. 6388 § 1, 2011.)

18.52.030 Reductions of the quantity of required parking.

Except within the DUC zone, reductions of the quantity of required parking may be allowed based upon the provisions in Table 18.52.030, Parking Quantity Reductions.

Table 18.52.030. Parking Quantity Reductions

1. Joint Use of Parking Facilities	A reduction in the total number of required parking spaces may be allowed when two or more uses with different peak parking demands will share a parking facility. In order for the reduction to occur the planning director must determine, based on satisfactory evidence provided by the applicant, that there is no substantial conflict in the principal operating hours and no substantial conflict in peak parking demand of the uses for which the sharing of parking is proposed. To evaluate the peak parking demand characteristics or differences in hours and/or days of operation, evidence including, but not limited to, a description of the uses and their operational characteristics, and a development plan shall be provided by the applicant and accompany the request. If approved, a binding agreement providing for the shared use of parking areas shall be executed by the parties involved, and must be filed with the city in a form approved by the planning director and be recorded. Shared parking privileges will continue in effect only as long as the agreement, binding on all parties, remains in force. Agreements must guarantee long-term availability of the parking, commensurate with the use served by the parking. If a shared parking agreement lapses or is no longer valid, then parking must be provided as otherwise required by this chapter.
2. Reduction of Parking for a Use with Low Parking Demand	A reduction of up to 50 percent of the total number of required parking allowed for the re-use of an existing building, based on quantitative information provided by the applicant that documents the need for fewer spaces (e.g., sales receipts, documentation of customer frequency, information on parking standards required for the property land use by other cities). In order for the reduction to occur the planning director must find satisfactory evidence has been provided by the applicant.
3. Mixed Occupancies and Shared Uses	In the case of two or more principal uses in the same building, the total requirements for off-street parking facilities shall be 75 percent of the sum of the requirements for the principal uses computed separately. In order for a use to be considered a separate principal use under the terms of this section, the uses must be physically and managerially separate in a manner which clearly sets the principal uses apart as separate businesses or operations. Various activities associated with single businesses shall not be considered separate uses.
4. Transit Access	A reduction in the total number of required parking spaces may be reduced by 25 percent for sites located within a 1/4 mile (walking distance) of a public transit stop. A public transit stop includes but is not limited to a bus stop, commuter train stop, or park and ride lot. Applicants requesting this reduction must provide a map identifying the site and transit service schedules for all transit routes within 1/4 mile of the site.

5. Trip Reduction Plan	A reduction of up to 25 percent in the total number of required parking spaces may be allowed for a business or other use that creates and implements a site-specific trip reduction plan and program. The trip reduction plan and program shall be reviewed and approved by the city and yearly reports shall be provided to evaluate the effectiveness of the program and ensure its continued maintenance and operation.
6. Credit for On-Street Parking – Nonresidential	All multifamily uses and nonresidential uses located adjacent to a public right-of-way where on-street parking is permitted may receive credit for one off-street parking stall for each 22 linear feet of abutting right-of-way for parallel parking, excluding curb cuts. This provision shall be applied for on-street parking on the same side of the street as the proposed land use. All parking for employees must be provided on-site.
7. Valet Service	A reduction of up to 25 percent in the amount of required parking per Table 18.52.020 may be permitted, depending on the size and type of the use if approved by the planning director.
8. Tree retention	If retention of significant trees as required under 18.50.045 makes it infeasible to accommodate parking required under 18.52.020, required parking may be reduced, as long as all other standards in this title are met and approved by the planning director.

(Ord. 6388 § 1, 2011; Ord. 6071 § 4, 2007; Ord. 5556 § 1, 2001; Ord. 5170 § 1, 1998; Ord. 4949 § 1, 1997; Ord. 4229 § 2, 1987.)

18.52.040 Drive-through facilities.

All banks, savings and loan associations, food dispensing establishments, and other businesses which maintain drive-through facilities which are intended to serve customers who remain in their motor vehicles during business transactions, or are designed in such a manner that customers must leave their automobiles temporarily in a driving lane located adjacent to the facility, shall provide on-site stacking space for the stacking of motor vehicles as follows:

A. *Stacking Space.* The drive-through facility shall be so located that sufficient stacking space is provided to accommodate the types of motor vehicles using such facility during peak business hours of such a facility.

B. *Driveway Location.* The location of entrances and exits shall be determined by the city engineer.

C. *Shopping Centers.* When located in a shopping center, drive-through facilities shall provide sufficient stacking space to handle peak business demands and shall not in any way obstruct the normal circulation

pattern of the shopping center and not unreasonably interfere with nonmotorized circulation. (Ord. 6388 § 1, 2011; Ord. 4949 § 1, 1997; Ord. 4229 § 2, 1987.)

18.52.050 Parking design, development, and maintenance standards.

Required parking areas shall be designed, constructed and maintained in compliance with this section:

A. *Location of Parking.* Off-street parking areas shall be located as follows:

1. *Residential Parking.* Residential parking shall be located on the same site as each residential dwelling unit served; except for a mixed-use development as defined by ACC 18.04.625. No required residential parking space shall occupy any unimproved area within the required front setback, or side and rear setback, except as allowed by subsection E of this section, Surfacing of Parking Areas.

2. *Nonresidential Parking.* Nonresidential parking shall be located on the same site as the use served, or off site. If parking is to be located off site it is subject to the following requirements:

a. The lot or area to be utilized for parking shall be legally encumbered by an easement or other appropriate means to ensure continuous use of the parking facilities following the procedure contained in Table 18.52.030(1), Joint Use of Parking Facilities.

b. Whenever required parking facilities are located off site, sidewalks, or an approved pedestrian facility, shall be provided connecting the satellite parking facility to the development being served.

B. *Access to Parking.* Access to parking shall be provided as follows for all parking areas other than for ~~individual single-family dwellings and duplexes~~single-unit detached dwellings and middle housing:

1. The location, design and construction of entrances and exits from the street right-of-way shall be determined by the city engineer.

2. A commercial or industrial use shall have access driveways from the public or private street that are not intersected by a parking aisle, parking space, or another access driveway for a minimum distance of 40 feet from the street right-of-way, to provide a queuing area for vehicles entering and exiting the parking area. The city engineer may require an increase or a decrease of this as determined by criteria set forth in the engineering design standards.

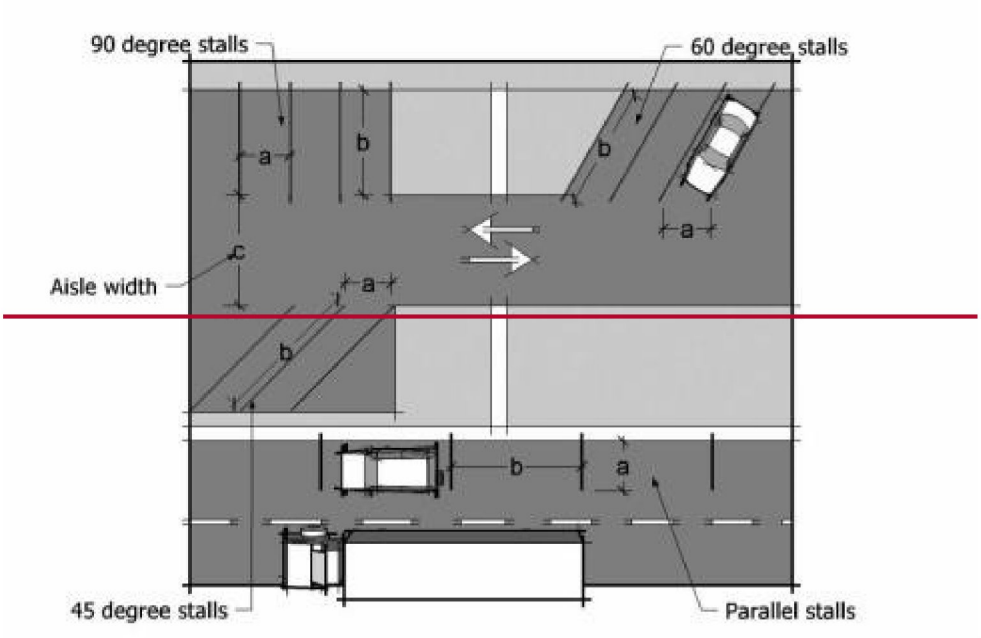
C. *Access to Adjacent Sites.* The city may require that the design of a parking area to provide vehicle and pedestrian connections to parking areas on adjacent properties or to connect with adjoining public walkways (when a reciprocal access easement is available or can reasonably be provided).

D. *Parking Stall and Aisle Dimensional Standards.*

1. *Minimum Dimensions.* Each parking space and parking lot aisle shall comply with the minimum dimension requirements in Table 18.52.050 and further displayed in Figure 18.52.050.

Table 18.52.050. Parking Space and Drive Aisle Dimensions

Parking Stall Type (A)	Minimum Stall Dimensions		Minimum Width for Drive Aisle with Parking(eD)	
	Width(a~~C~~)	Length(b~~B~~)	One-Way	Two-Way
Standard parallel	9~~8~~ ft.	22~~0~~ ft.	12 ft.	20 ft.
Standard 45-degree	9~~8~~ ft.	19 ft.	15 ft.	20 ft.
Standard 60-degree	9~~8~~ ft.	19 ft.	18 ft.	20 ft.
Standard 90-degree	9~~8~~ ft.	19 ft.	20 ft.	24 ft.
Compact	8 ft.	16 ft.	20 ft.	22 ft.



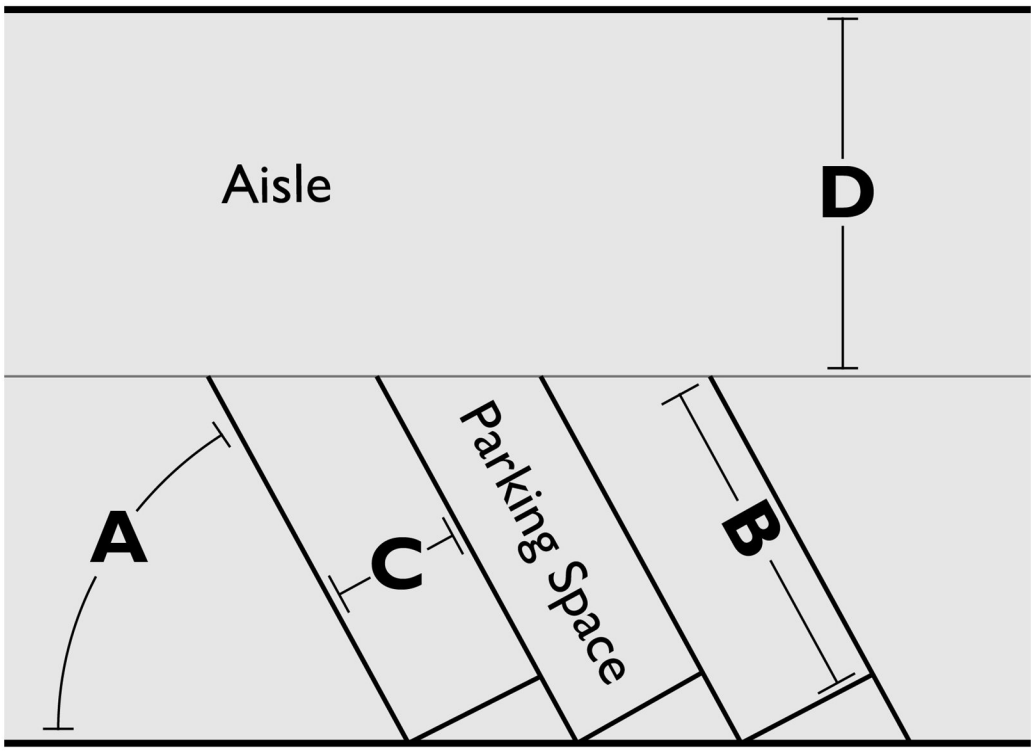


Figure 18.52.050. Parking Space and Drive Aisle Dimensions

2. *Compact Parking.* Compact spaces may be allowed within a parking lot up to a maximum of 30 percent of the total number of spaces. This maximum percentage can be increased to 50 percent when approval is obtained by the planning director following the procedures contained in ACC 18.52.135, Alternative parking layouts. Compact spaces can be clustered or dispersed throughout the parking lot. Every compact parking space created pursuant to this section shall be clearly identified as such by painting the word "COMPACT" in upper case block letters, using white paint, on the pavement within the space or through the use of signage.

3. *Vehicle Overhang.* Vehicular overhang of up to two feet is permitted, provided no vehicle shall overhang into a sidewalk or walkway which would reduce the unencumbered width of a sidewalk or walkway to less than four feet. A vehicle is permitted to overhang into a landscaped area by two feet; provided, that the required landscape area of trees and shrubs are not reduced in quantity and not subject to potential damage.

4. *Tandem Parking.* Tandem parking spaces (parking of one vehicle in front of another such that only the outer vehicle is immediately accessible) may count towards parking requirements for residential uses under 18.52.020.

E. *Surfacing of Parking Areas.* Areas used for parking on private property, including interior driveways and access to a public street, shall be paved with asphalt concrete, cement concrete pavement, grass block pavers, or pervious pavement and shall have appropriate bumper guards where needed. Paving is not required for temporary parking facilities that have obtained a temporary use permit pursuant to the requirements of Chapter 18.46A ACC, Temporary Uses; however, dust mitigation is required. Where a driveway crosses an improved public right-of-way, it shall be constructed with cement concrete. All pavement sections shall be designed to support the post development traffic loads anticipated due to the intended use as approved by the city engineer.

1. Alternative paving systems may be provided subject to the approval of the city. The alternative must provide results equivalent to paving.

2. For parking areas serving single-family dwellings and duplexes when located on individual lots, this section shall apply:

a. Each off-street parking space shall be connected to an improved street or alley by a driveway a minimum of 11 feet in width.

b. Not more than 50 percent of the front yard or 800 square feet, whichever is smaller, can be used as off-street parking surface. For the purposes of calculating the allowable area under this section, the front yard shall be the area between the right-of-way and the portion of the single-family dwelling's front facade farthest from the right-of-way. The width of the front yard shall extend to each side property line.

c. Driveways that exclusively serve nonrequired off-street parking spaces are also subject to the surfacing requirement.

d. Off-street vehicle parking spaces, including those for trailers, recreational vehicles, and boats on trailers, that are provided in addition to those required pursuant to Table 18.52.020 shall be paved with one of the surfaces listed above (subsection E of this section), or gravel; provided, that weeds, mud or other fine material do not work their way to the surface of the gravel; and provided, that loose gravel is contained on the subject property.

e. Boats not on trailers shall not be stored in the front yard.

F. *Grades of Access Driveways.* The grade of access driveways for off-street parking areas shall be subject to the driveway regulations contained in Chapter 10.04 of the engineering design standards.

G. *Sidewalks or Pedestrian Walkways.* Sidewalks or pedestrian walkways shall be visibly marked with differentiated pavement or other methods such as reflective/LED markers, double row of landscaping, or raised pavement.

H. *Landscaping.* See Chapter 18.50 ACC.

I. *Lighting.* See Chapter 18.55 ACC. (Ord. 6657 § 2, 2017; Ord. 6388 § 1, 2011; Ord. 6231 § 7, 2009; Ord. 4949 § 1, 1997; Ord. 4229 § 2, 1987.)

~~18.52.060 Development of off-street parking spaces for single-family dwellings and duplexesmiddle housing.~~

Repealed by Ord. 6388. 18.52.065 Commercial vehicles in residential zones.

A. No person shall park any commercial vehicle on any property within the following zoning districts in the city: residential zones ~~R-25,~~ R-~~7~~2, ~~R-10~~3, R-~~16~~3, and R-~~20~~ 4 and ~~(PUD) P~~planned U~~u~~nit D~~d~~evelopment (PUD).

B. No person shall park more than one commercial vehicle on any property within the R-1 residential zoning district in the city, and no person shall park more than two commercial vehicles on any property within the residential conservancy RC zoning district in the city. (Ord. 6388 § 1, 2011; Ord. 6019 § 2, 2006.)

~~18.52.070 Off-street parking lots—Location.~~

Repealed by Ord. 6388. 18.52.080 Off-street parking – In-lieu of fees.

Repealed by Ord. 4949. 18.52.090 Parking space dimensional requirements.

Repealed by Ord. 6388. 18.52.100 Existing off-street parking reduction.

Repealed by Ord. 6388. 18.52.110 Fractional spaces.

When units or measurements determining the number of required parking spaces result in requirements of a fractional space, any fraction up to one-half shall be disregarded, and fractions of one-half or over shall require one parking space. (Ord. 6388 § 1, 2011; Ord. 4949 § 1, 1997; Ord. 4229 § 2, 1987.)

18.52.120 Parking in front or side yards – Prohibited generally.

~~*Repealed by Ord. 6388.*~~ 18.52.125 Stacked parking.

Stacked parking ~~,~~ i.e., parking one car behind another, is permitted for funeral homes, ~~single-family homes on individual lots~~single-unit detached and middle housing dwelling units, and for designated employee parking within the ~~RO~~R-F zone~~, residential office district only~~, unless the use has complied with the requirements of Table 18.52.030(7), Parking Quantity Reductions (Valet Service). (Ord. 6388 § 1, 2011; Ord. 6231 § 9, 2009; Ord. 4949 § 1, 1997.)

18.52.130 Off-street loading space.

Buildings devoted to retail trade, retail and wholesale food markets, warehouses, supply houses, wholesale and manufacturing trade, hotels, hospitals, laundry, dry cleaning establishments or other buildings where large amounts of goods are received or shipped shall provide loading and unloading space on the same premises as the building as follows:

A. Buildings of 6,000 square feet or more of floor area, one off-street loading and unloading space plus one additional off-street loading space for each 20,000 square feet of floor area;

B. Each loading space shall be not less than 10 feet in width, 25 feet in length and 14 feet in height;

C. Loading space, exclusive of driveways and/or corridors leading thereto, shall not be considered as providing off-street parking space. (Ord. 6388 § 1, 2011; Ord. 4949 § 1, 1997; Ord. 4229 § 2, 1987.)

18.52.135 Alternate parking layouts.

Layouts and dimensions of off-street parking spaces, maneuvering aisles, driveways, driveway openings, and other related features different from those prescribed in ACC 18.52.050 may be approved by the planning director upon written findings that demonstrate:

A. The number of off-street parking spaces required by ACC 18.52.020 (unless reductions are permitted under ACC 18.52.030) are provided;

B. There is substantial reason for varying the standard; and

C. Ingress and egress is approved by the city engineer where they ensure that adequate ingress to and egress from each required off-street parking space is provided for a vehicle of the appropriate size, and that ingress to

and egress from the off-street parking facility is possible with minimal disruption of traffic on the adjacent street. (Ord. 6388 § 1, 2011.)

The Auburn City Code is current through Ordinance 6904, passed February 21, 2023.

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.

City Website: www.auburnwa.gov
Code Publishing Company, A General Code Company

Chapter 18.55
OUTDOOR LIGHTING

Sections:

18.55.010 Intent.
18.55.020 Applicability.
18.55.030 General requirements.
18.55.040 Prohibited lights.
18.55.050 Exceptions.

18.55.010 Intent.

To discourage excessive lighting of outdoor spaces, encourage energy conservation and promote exterior lighting that promotes safe vehicular and pedestrian access to and within a development while minimizing impacts on adjacent properties. Decorative lighting that is architecturally integrated with the character of the associated structures, site design and landscape is encouraged. (Ord. 6390 § 1, 2011.)

18.55.020 Applicability.

A. A lighting plan shall be required for projects as follows:

1. When an exterior lighting installation is part of a new development proposal requiring site plan review, an administrative or conditional use permit, or other development application that requires outside lighting or is a commercial project adjacent to property zoned residential; and

2. For projects undergoing redevelopment, expansion or remodel when the redevelopment requires site plan approval, or for tenant improvements or other minor building improvements when exterior lighting is proposed to be installed or modified.

B. These regulations do not apply to subdivisions or individual dwelling units, with the exception of common areas. Examples of common areas include, but are not limited to, pathways, clubhouses, parking lots and play areas.

C. These regulations are not applicable to public rights-of-way.

D. These regulations do not apply to lighting necessary for emergency equipment and work conducted in the interests of law enforcement or for the safety, health, or welfare of the public. (Ord. 6390 § 1, 2011.)

18.55.030 General requirements.

A. *Shielding Required.* Except as otherwise exempt, all outdoor lighting fixtures shall be constructed with shielding on all sides. The outdoor light source (bulb or element) shall not be visible at or beyond the property line.

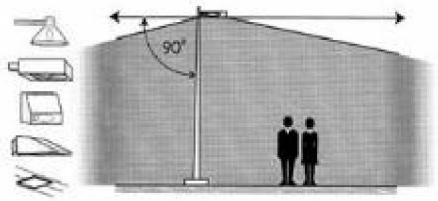


Figure 18.55.030. Examples of light fixtures with shielding on all sides

B. *Fixture Heights.* Lighting fixtures shall not exceed the following maximum heights:

Table 18.55.030.

Outdoor Lighting Location	Fixture Height (Maximum as measured to the top of the fixture from grade)
Within 50' of a residential zoning	16 ft

Outdoor Lighting Location	Fixture Height (Maximum as measured to the top of the fixture from grade)
district	
Surface Parking Area C-1, C-~~23~~, M-1, M-2 All other districts	30 ft 24 ft

C. *Photometric Plan Requirements.* A photometric plan shall be prepared and submitted for review and approval when required under ACC 18.55.020, Applicability. The required elements of the plan shall be specified in application forms to be provided by the city. The photometric plan will be reviewed to ensure compliance with the provisions in this chapter.

D. *Level of Illumination.*

1. Parking lots, driveways, and trash enclosures/areas shall be illuminated with a minimum maintained one foot-candle of light and an average not to exceed four foot-candles of light.

2. Pedestrian walkways shall be illuminated with a minimum maintained one-half foot-candle of light and an average not to exceed two foot-candles of light.

3. In order to minimize light spillage on abutting residential property, illumination measured at the nearest residential structure or rear yard setback line shall not exceed one-tenth foot-candle.

E. *Accent Lighting.* Lighting used to accent architectural features, landscaping or art is permitted to be directed upward; provided, that the fixture shall be located, aimed, or shielded to minimize light spill. No permit is required for this type of lighting.

F. *Periods of Illumination.*

1. All outdoor lighting systems shall be equipped with automatic switches conforming to the requirements of Section C405.2.9.4 ~~1513.6.2~~ of the Washington State Energy Code.

2. The use of sensor technologies, timers or other means to activate lighting during times when it will be needed is encouraged to conserve energy, provide safety and promote compatibility between different land uses. Lower lighting levels at off-peak times are encouraged as a safety measure.

3. However, outdoor lights may remain on during the required off hours when:

   a. Illuminating flags representing country, state, or other civic entity;

   b. Functioning as security lighting (e.g., illuminating a pathway, building entry, etc.);

   c. Associated with special events, etc. (Ord. 6885 § 1 (Exh. A), 2022; Ord. 6390 § 1, 2011.)

18.55.040 Prohibited lights.

The following lights are prohibited unless a temporary use permit is obtained for specific events with specific times of operation:

A. Strobe lights, search lights, laser source lights, or any similar high-intensity light except for emergency use by police and fire personnel or at their direction.

B. Roof-mounted lights except for security purposes with motion detection and full shielding so that the glare of the light source is not visible from any public right-of-way or a neighboring residence.

C. Any light that imitates or causes visual interference with a traffic signal or other necessary safety or emergency light. (Ord. 6390 § 1, 2011.)

18.55.050 Exceptions.

The following light sources are exempt from the requirements of this chapter:

A. Navigation and airport lighting required for the safe operation of boats and airplanes.

B. Temporary lights used for holiday decorations.

C. Emergency lighting required by police, fire, and rescue authorities.

D. Lighting for state and federal highways authorized by the Washington State Department of Transportation.

E. Internal lighting of permitted signs.

F. Outdoor lighting for public monuments.

G. Temporary lighting in use during active construction projects.

H. Stadium and field lighting. (Ord. 6390 § 1, 2011.)

The Auburn City Code is current through Ordinance 6940, passed April 15, 2024.

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.

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Chapter 18.56
SIGNS

Sections:

18.56.010 Intent.
18.56.020 Definitions.
18.56.025 Real estate signs.
18.56.030 General provisions, all districts.
18.56.040 Regulation by district.
18.56.050 Administrative provisions.
18.56.060 Deviations, variances and appeals.
18.56.070 Liability.
18.56.080 Conflicts repealed.

18.56.010 Intent.

The overall purpose of this chapter is to enhance and maintain the aesthetic character, to promote the public health, safety and general welfare, and to increase the effectiveness of visual communication in the city. This chapter is also intended to avoid visual clutter that may adversely impact traffic and pedestrian safety, or be adverse to property values, business opportunities and the city's appearance and to prevent and abate public nuisances. The purpose of this chapter is implemented by controlling the construction, location, use and maintenance of all signs and sign structures. It is also the intent of this chapter to afford noncommercial speech the same or greater protection afforded commercial speech and to not regulate noncommercial speech to a stricter standard than commercial speech. (Ord. 6591 § 2, 2016; Ord. 6501 § 2, 2014; Ord. 5993 § 1, 2006; Ord. 4773 § 1, 1995; Ord. 4229 § 2, 1987.)

18.56.020 Definitions.

The following definitions are specific to this chapter and are to be used only for the implementation of this chapter:

A. “Animated sign” means any sign that flashes or simulates motion with an electronic or manufactured source of supply or contains wind-actuated motion (except for flags and banners). An animated sign may also be a sign that meets the definition of “changing message center” or “revolving sign.”

B. “Banner” means a temporary sign constructed of fabric, vinyl, or other durable material; which is not the primary identification for the organization, event or product advertised; and which is primarily promotional in nature.

C. “Billboard” means a large outdoor advertising sign containing a message, commercial or otherwise, unrelated to the use or activity on the property on which the sign is located and/or to any use or activity in the immediate area (such as is the case with an off-premises sign) and which is customarily leased for commercial purposes. The approximate sizes of the billboard faces range from 12 to 14 feet in height and 24 to 48 feet in width.

D. “Changing message center” means an electronically controlled message center that displays different copy changes on the same lamp bank.

E. “Directional sign” means a sign which is located to guide or direct pedestrian or vehicular traffic to parking entrances, exits, and service areas, and may not exceed six square feet in area or 10 feet in height. For projects that have parking lots in excess of 500 spaces, the sign area may be 10 square feet and the sign height 15 feet.

F. “Double-faced sign” means a sign with two faces.

G. “Electrical sign” means a sign or sign structure in which electrical wiring, connections, and/or fixtures are used as part of the sign proper.

H. “Facade” means the entire building front, or street wall face, including grade to the top of the parapet or eaves, and the entire width of the building elevation.

I. “Flashing sign” means an electrical sign or a portion thereof which changes light intensity in a sudden transitory burst, or which switches on and off in a constant pattern in which more than one-third of the nonconstant light source is off at any one time.

J. “Freestanding sign” means a sign that meets the definition of “ground sign” (also commonly referred to as a monument sign) or “pole sign.” Signs attached to fences or other structures that are not defined as buildings will be considered freestanding signs.

K. “Frontage” means the measurement, in linear feet, of the length of the property line for a single-tenant building or length of leased building frontage for multitenant buildings or multibuilding complexes.

L. “Grade” means the relative existing ground level in the immediate vicinity of the sign.

M. “Ground sign” means a sign attached to the ground and supported by the ground or a built-up landscaped area such that the sign appears solid with the ground. The height of a ground sign shall be measured from the surrounding grade. Also commonly referred to as a monument sign.

N. “Identification sign” means a sign containing the name of the business establishment, occupant of the building or tenant space and/or address of the premises.

O. “Incidental sign” means a sign that is generally informational and of a noncommercial nature intended primarily for the convenience of the public and having a maximum area of two square feet. Incidental signs include, but are not limited to: signs designating restrooms, hours of operation, entrances and exits to buildings and parking lots, help wanted, public telephones, etc. Also included are property control and warning signs such as “no trespassing,” “no dumping,” etc., and plaques, tablets or inscriptions which are an integral part of a building.

P. “Mansard roof” means a sloped roof or roof-like facade architecturally able to be treated as a building wall.

Q. “Marquee” means a permanent structure attached to, supported by, and projecting from a building and providing protection from the weather elements. For the purpose of this chapter, a freestanding, permanent roof-like structure providing protection from the elements, such as a service station gas pump canopy, will also be considered a marquee. The term “marquee” also includes canopy.

R. “Marquee sign” means any sign which forms part of or is integrated into a marquee and which does not extend horizontally beyond the limits of such marquee. For the purpose of this chapter, a marquee sign will be considered as a wall sign.

S. “Median sign” means a sign that is placed within the median of a public street.

T. “Multiple-building complex” means a group of commercial or industrial structures, developed as a group either simultaneously or in phases, with more than one building per parcel.

U. “Multiple-tenant building” means a single structure housing more than one retail business, office or commercial venture but not including residential apartment buildings, which share the same lot, access and/or parking facilities.

V. “On-premises sign” means a sign which carries advertisements incidental to a lawful use of the premises on which it is located, including signs indicating the business transacted, services rendered, goods sold or produced on the premises, name of the person, firm or corporation occupying the premises.

W. “Off-premises sign” means any sign which advertises an establishment, merchandise, service, goods, or entertainment which is sold, produced, and manufactured or furnished at a place other than on the property on which said sign is located.

X. “Parapet” means a false front or wall extension above the roofline.

Y. “Perimeter” means a square or rectangle required to enclose the sign area.

Z. “Portable sign” means any sign made of any material, including paper, cardboard, wood or metal, which is capable of being moved easily and is not permanently affixed to the ground, structure or building. This also includes sidewalk or sandwich board signs, except those worn by a person.

AA. “Premises” means the real estate as a unit, which is involved by the sign or signs mentioned in this chapter.

BB. “Projecting sign” means a sign which is attached to a structure or building wall in such a manner that the leading edge extends more than 16 inches beyond the surface of said structure or wall but does not extend more than five feet beyond the property line, extends no more than six inches above any roofline, and meets all standards for ground clearance. Signs that meet the definition of “marquee sign” or “suspended sign” will not be considered a “projecting sign.”

CC. “Real estate sign” means a portable sign erected by the owner, or the owner’s agent, advertising the real estate upon which the sign is located for rent, lease or sale.

DD. “Revolving sign” means any sign that rotates or turns in motion by electrical or mechanical means in a circular pattern.

EE. “Roof sign” means a sign erected upon or above a roof or parapet of a building or structure. Mansard roof signs shall be considered as wall signs. Roof signs may not extend more than five feet in height above the roof.

FF. “Sign” means any visual communication device, structure, or fixture which is visible from any right-of-way intended to aid a land use in promoting the sale or identification of a product, good or service using graphics, symbols, or written copy. For the purpose of this chapter, a sign shall not be considered to be building or structural design. It shall be restricted solely to graphics, symbols, or written copy that is meant to be used in the aforementioned way. This definition shall include inflatable signs, balloons or other similar devices.

GG. “Sign area” means:

1. The total area of a sign visible from any one viewpoint or direction, excluding the sign support structure, architectural embellishments, or framework that contains no written copy, and includes only one side of a double-faced sign.

2. Individual letter signs using a wall as the background without added decoration or change in wall color shall be calculated by measuring the perimeter enclosing each letter. The combined total area of each individual letter shall be considered the total area of the sign.

3. Module signs consisting of more than one sign cabinet shall be computed by adding together the total area of each module.

4. Perimeter of sign area shall be established by the smallest rectangle enclosing the extreme limits of the letter module or advertising message being measured.

HH. “Sign height” means the vertical distance measured from the adjacent grade to the highest point of the sign.

II. “Sign structure” means any structure that supports or is capable of supporting any sign as defined in this chapter. A sign structure may be a single pole or may or may not be an integral part of the building or structure.

JJ. "Single-tenant building" means a commercial building or structure that contains one enterprise or occupant. Buildings within a multibuilding complex may not be considered a single-tenant building.

KK. "Special event signage" means temporary signs including posters, flags, pennants, and inflatable materials; which are not the primary identification for the organization, event or product advertised; and which are primarily intended for very short-term promotional periods.

LL. "Suspended sign" means a sign that is attached to and suspended from a marquee or canopy, and subject to right-of-way and clearance regulations.

MM. "Temporary sign" means any sign or advertising display constructed of wood, vinyl, cloth, canvas, light fabric, paper, cardboard, or other light materials, with or without frames, intended to be displayed for a limited time only. This definition shall include inflatable signs.

NN. "Traffic hazard" means any sign which does not meet city standards for clear zone or sight distance or which does not meet the requirements of the Americans with Disabilities Act.

OO. "Wall sign" means a sign attached or erected parallel to and extending not more than 16 inches from the facade or face of any building to which it is attached and supported through its entire length, with the exposed face of the sign parallel to the plane of said wall or facade. "Window signs" which do not meet the definition of a "temporary sign" shall be considered as wall signs.

PP. "Window sign" means a sign located inside or affixed to windows of a building, whether temporary or permanent, lighted or unlighted, which may be viewed from the exterior of the building. (Ord. 6591 § 4, 2016; Ord. 6501 § 4, 2014; Ord. 5993 § 1, 2006; Ord. 4705 § 2, 1994; Ord. 4229 § 2, 1987.)

18.56.025 Real estate signs.

No sign permit is required, except as provided in subsection F of this section. All exterior real estate signs must be of wood or plastic or other durable material.

The permitted signs are as follows:

A. *Residential "For Sale" and "Sold" Signs.* Such signs shall be limited to one sign per street frontage not to exceed five square feet in sign area per side, placed entirely on the property for sale, and not to exceed a height of seven feet.

B. *Residential Directional "Open House" Signs.* Such signs shall be limited to one sign per street frontage on the premises for sale and three off-premises signs. However, if a broker/agent has more than one house open for inspection in a single development or subdivision, they are limited to four off-premises "open house" signs in the entire development or subdivision. Such signs are permitted only during daylight hours and when the broker/agent or seller or an agent is in attendance at the property for sale. No such sign shall exceed five square feet in sign area per side. The sign may be placed along the periphery of a public right-of-way, provided it does not interfere with traffic safety, but it may not be attached to a utility pole or traffic safety device.

C. *Undeveloped Commercial and Industrial Property "For Sale or Rent" Signs.* One sign per street frontage advertising undeveloped commercial and industrial property for sale or for rent is permitted while the property is actually for sale or rent. The sign shall not exceed 32 square feet in sign area per side and eight feet in height.

D. *Developed Commercial and Industrial Property "For Sale or Rent" Signs.* One sign per street frontage advertising a commercial or industrial building for rent or sale is permitted while the building is actually for rent or sale. If one face of the building is less than 10 feet from the building line, the sign shall be placed on the building or in a window. The sign shall not exceed eight feet in height; if freestanding, it shall be located more than 15 feet from any abutting property line and a public right-of-way line. Said sign shall not exceed 32 square feet in sign area per side.

E. *Undeveloped Residential Property "For Sale" Signs.* One sign per street frontage advertising undeveloped residential property for sale is permitted not exceeding 32 square feet in area per side, nor exceeding a height of eight feet. If the sign is greater than five square feet in area, it must be placed more than 30 feet from the abutting property line.

F. *Additional Signs.* The planning, building and community director may grant a special permit to allow temporary off-premises signs in addition to those permitted above, not to exceed five square feet in size per side, or 42 inches in height. Notice of adjacent property owners shall not be required. Such additional signs may be used to advertise open houses, to provide directions to new developments, or similar purposes. Such signs may be placed along the periphery of the

public right-of-way, provided they do not interfere with traffic safety, but they may not be attached to utility poles or traffic safety devices. The planning, building and community director shall determine the number and locations of such signs, and the period during which they may be displayed. The planning, building and community director shall take into account the number of existing signs in any proposed location, and shall limit or prohibit new ones so as to prevent a traffic safety hazard or a detrimental effect on neighboring property. (Ord. 5993 § 1, 2006.)

18.56.030 General provisions, all districts.

A. *Community Signs.* The planning, building and community director may approve and permit to be erected entrance signs, at or near the city limits, on city public right-of-way or on privately owned parcels with the owner's permission, on which may be listed institutional names, service clubs or organizations or points of interest or similar public information. Right-of-way use permits may be required for signs located in the public right-of-way.

B. *Temporary Signs.*

1. Special event signage may be allowed subject to the following:

    a. Use of such signage is limited to 10 days per display, not to exceed 10 days in any 90-day period;

    b. The area of any single sign shall not exceed 30 square feet;

2. Banners may be allowed subject to the following:

    a. No more than two such signs may be used per site at any given time;

    b. Use of such signs is limited to 90 consecutive days, and may not exceed 90 days in any 120-day period;

    c. The area of any single banner used by a single business on a site shall not exceed 32 square feet;

3. Signs which are placed upon or within a window and which are intended to be viewed from the right-of-way shall not exceed 50 percent of the window area;

4. Permits are not required, except that signs exceeding the allowable size and time duration must receive a permit issued by the planning, building and community director if special circumstances exist that warrant the additional signage.

C. *Civic Events.* Street banners may be permitted subject to approval and installation in accordance with rules and procedures established by the city of Auburn public works department.

D. *Sign Lighting Provisions.*

1. All lighting shall be arranged to reflect away from any residential zone. No person shall construct, establish, create or maintain any stationary exterior lighting or illumination system or any interior system which is intended to be viewed from a street, highway or other public thoroughfare used for vehicular traffic which system contains or utilizes:

a. Any exposed incandescent lamp with wattage in excess of 25 watts;

b. Any exposed incandescent lamp with a metallic reflector;

c. Any exposed incandescent lamp with an external reflector;

d. Any revolving beacon light;

e. Any continuous or sequential flashing operation, except as allowed for changing message center signs in subsection F of this section;

2. The provisions of subsection (D)(1) of this section shall not apply to:

a. Lighting systems owned or controlled by any public agency for the purpose of directing or controlling navigation, traffic, or highway or street illumination;

b. Aircraft warning lights.

E. *Construction Provisions, Sight Distance, Exposed Angle Iron and Wire.*

1. Each sign shall be adequately constructed in accordance with the requirements of the International Building Code, as amended;

2. Signs containing electrical circuitry shall meet the requirements of the National Electrical Code and all state laws, and shall include an approved testing lab sticker;

3. Signs must meet vehicular sight distance requirements established by the city engineer pursuant to the city of Auburn engineering design standards;

4. When a projecting sign is used, no angle irons, guy wires or braces shall be visible, except those that are an integral part of the overall design, such as decorative metals or woods, or unless they are required for safety.

F. *Changing Message Center Signs.* Where permitted under this chapter, changing message center signs shall comply with the following requirements; provided, that changing message center signs that only display time and temperature or similar public service information shall be exempt from these requirements.

1. *Where Allowed.* Changing message center signs shall only be allowed in the I, P-1, C-1, C-2, DUC, C-3, M-1 and M-2 zones.

a. In the I and C-1 zones, changing message center signs shall only be allowed on frontages along a collector, minor or principal arterial street.

b. In the I zone, no changing message center sign shall operate between the hours of 10:00 p.m. and 6:00 a.m.

c. In the DUC zone, changing message center signs shall only be allowed when located adjacent and oriented to Auburn Way North/Auburn Way South street frontages. (For other sign standards for the DUC zone, see ACC 18.29.060(I).)

2. *Number.* No more than one changing message center sign per street frontage shall be permitted on each property.

3. *Sign Face Area.* Except in the I and P-1 zones, the changing message center shall not constitute more than 75 percent of a sign's total sign face area.

4. *Display.*

a. The display of the sign shall not change more rapidly than once every one and one-half seconds.

b. No scrolling message shall require more than five seconds to be displayed in its entirety.

5. *Light Levels.*

a. Changing message center signs shall have installed ambient light monitors and shall at all times allow such monitors to automatically adjust the brightness level of the sign based on ambient light conditions.

b. At no time shall a changing message center sign be operated at a brightness level greater than the manufacturer's recommended levels.

c. All lighting shall be arranged to reflect away from any residential zone. The director shall have the authority to require a sign permit application to include information to ensure the intent of this requirement is met.

d. The brightness level shall not exceed 8,000 nits when measured from the sign's face at its maximum brightness during daylight hours and 500 nits when measured from the sign's face at its maximum brightness between dusk and dawn.

6. *On-Premises Advertising Only.* Changing message center signs shall only advertise on-premises products and services, or display public service messages or messages on behalf of not-for-profit organizations.

7. *Additional Requirements.* A copy of the manufacturer's operating manual shall be provided to the city upon request.

8. *Amortization.* All changing message center signs that do not comply with the requirements of subsections (F)(4) and (5) of this section shall be brought into compliance with those requirements by April 1, 2009.

G. *Change of Copy.* The holder of a permit, for the duration thereof, shall have the right to change the advertising copy on the structure or sign for which the permit was issued without being required to pay any additional fees.

H. *Exemptions.* Unless otherwise specified or unless expressly prohibited, it is not the intent of this chapter to regulate the following signs:

1. The flag of a government or noncommercial institutions such as schools, with the poles treated as structures;

2. Official public notices, official court notices;

3. Incidental signs (see ACC 18.56.020(O), definitions);

4. Signs not visible from public right-of-way;

5. Lettering or symbols painted directly onto or flush-mounted magnetically onto an operable vehicle;

6. Painting, repainting, cleaning, repairing, and other normal maintenance unless structural or electrical changes are made;

7. Religious symbols not attached to a permitted sign;

8. Memorial signs or tablets, names of buildings, dates of erection and the like, which are incorporated into the building material and facade;

9. Signs required by law, traffic or pedestrian control signs, signs indicating scenic or historic points of interest, which are erected by or on the order of a public officer in the performance of their public duty;

10. Sculptures, fountains, mosaics, and design features which do not incorporate advertising or identification;

11. Temporary signs limited exclusively to noncommercial speech.

I. *Prohibited Signs.* From and after the effective date of the ordinance codified in this chapter it shall be unlawful for any person to erect or place within the city, except as otherwise authorized:

1. A swinging projecting sign;

2. Portable signs, except as permitted by ACC 18.56.025 (Real estate signs), ACC 18.56.040(E) ~~(C-2 Zoning District),~~ and ACC 18.29.060(I) (Signs);

3. Banners, pennants, ribbons, streamers, spinners, rotating or blinking lights, strings of lights, or similar devices, except as permitted by subsection B of this section (Temporary Signs);

4. Flashing signs, except as permitted in subsection D of this section (Sign Lighting Provisions);

5. Changing message center signs, except as allowed in the I, P-1, C-1, C-2, ~~C-3~~, M-1 and M-2 zones;

6. Signs attached to, or placed on, a vehicle or trailer parked on private or public property that is not associated with the business advertised on said sign(s). This provision is not to be construed as prohibiting the identification of a firm or its principal products on a vehicle used in the normal course of business. This does not include automobile for sale signs or signs attached to franchised buses or taxis;

7. Private signs placed in or on a public right-of-way, except for as expressly permitted by this chapter;

8. Any sign which constitutes a traffic hazard or detriment to traffic safety by reason of its size, location, movement, coloring, or method of illumination, or by obstructing the vision of drivers, or detracting from the visibility of any official traffic control device by diverting or tending to divert the attention of drivers of moving vehicles from traffic movement on streets, roads, intersections, or access facilities. No sign shall be erected so that it obstructs the vision of pedestrians by glare or method of illumination or constitutes a hazard to traffic. No sign may use words, phrases, symbols or characters in such a manner as to interfere with, mislead, or confuse traffic;

9. Any sign or advertising structure or supporting structure that is torn, damaged, defaced or destroyed;

10. Signs attached to poles installed by governmental agencies, utility poles, trees, rocks or other natural features;

11. Signs attached to benches, garbage cans, or other street furniture located within the public right-of-way;

12. Rotating signs;

13. Billboards;

14. Any sign which does not structurally or materially conform to the requirements of the city's adopted International Building Code.

J. *Nonconforming Signs.* Permanent signs established legally prior to the adoption of the ordinance codified in this chapter that do not conform to the regulations of this chapter with regard to number, size, height or location shall be allowed to remain as legal nonconforming signs except as follows:

1. Whenever a new building replaces the principal building.

2. When there is an expansion of an existing building, the requirements of this section shall apply only if there is an increase in floor area of 25 percent or more (including the cumulative increase of previous expansions after the effective date of the ordinance amending this section).

3. Whenever a nonconforming use is replaced by a conforming use, the requirements of this section shall apply in full to the new use if and only if there is a change in required signage due to the zoning district.

4. Any sign, including the sign structure, now or hereafter existing which no longer advertises a bona fide business conducted or a product sold. Such sign(s) shall be taken down and removed by the owner, agent or person having the beneficial use of the land, building or structure upon which such sign may be found within 90 days after written notification from the building official.

K. *Master Sign Plans Authorized.* The planning, building and community director has the authority to require a master sign plan to ensure a consistent and coordinated signage scheme for development proposals. In approving master sign plans under the provisions of this subsection, the director has the authority to approve signage schemes that allow for signs greater in area and height than allowed in the particular zone in which the development is located when a coordinated signage scheme is used. Master signage plans shall be recorded.

L. *Maintenance and Safety.* All permanent, temporary and portable signs and components thereof must be maintained in good repair and in a safe, neat, clean and attractive condition. Failure to maintain a sign(s) in accordance with this subsection shall be subject to the code compliance provisions of the Auburn City Code. (Ord. 6828 § 1 (Exh. A), 2021; Ord. 6591 § 6, 2016; Ord. 6501 § 6, 2014; Ord. 5993 § 1, 2006; Ord. 5342 § 2, 2000; Ord. 4705 § 2, 1994; Ord. 4229 § 2, 1987.)

18.56.040 Regulation by district.

A. RC, R-1, R-2, R-3, R-4, and ~~R-R, R-S, LHRS, R-1, LHR-1, R-2, LHR-2, R-3, LHR-3, R-4, LHR-4,~~ R-MHP~~,~~ Zones ~~LHRMHP Zoning Districts~~ (Nonresidential Uses, Except As Noted).

1. *Residential Entry Monument.* A cumulative area of 50 square feet or 10 feet in height (highest point of sign structure) not to exceed two per entrance; provided, that no sign exceeds 32 square feet in area.

2. Maximum sign area of all signs is 40 square feet per frontage.

3. *Freestanding Signs.*

   a. Total number permitted: One per frontage not to exceed two total freestanding signs per property.

   b. Maximum height: 10 feet.

   c. Maximum area: 32 square feet per face, calculated at a rate of one square foot of sign area for every three lineal feet of frontage. The minimum entitlement for freestanding signs shall be one 16-square-foot sign for those sites with frontages less than 48 feet.

4. *Wall Signs (for Building or Tenant Space).*

   a. Total number permitted: One per frontage not to exceed two total wall signs per building.

   b. Maximum area: 32 square feet, calculated at a rate of one square foot of sign area for every three lineal feet of frontage. The minimum entitlement for wall signs shall be one 16-square-foot sign for those sites with frontages less than 48 feet.

5. Signs may be indirectly illuminated only.

B. *R-FO, R-NMO-H, and C-N, C-1 , LHC-1 and B-P Zoning DistrictsZones (Nonresidential Uses).*

1. Maximum sign area of all signs is 150 square feet per frontage.

2. *Freestanding Signs.*

   a. Total number permitted: One per frontage not to exceed two total.

   b. Maximum height: 22 feet, 10 feet in the R-FO zone.

   c. Maximum area: 100 square feet per face, 75 square feet per face in the RO zone, calculated at a rate of one square foot of sign area for every two lineal feet of frontage.

Minimum entitlement for freestanding signs shall be one sign at 32 square feet for those sites with less than 64 feet of frontage.

d. If permitted, the second freestanding sign shall not exceed 50 percent of the area allowed for a single freestanding sign and 150 feet measured in a straight-line distance must separate multiple pole signs.

3. *Wall Signs (for Building or Tenant Space).*

a. Total number permitted: One per frontage.

b. Maximum area: 100 square feet, calculated at a rate of one square foot of sign area for every one and one-half lineal feet of frontage. For multitenant buildings where freestanding signage contains the name of not more than one tenant business (e.g., a prime tenant name or a shopping center name), an additional 25 percent of wall signage per tenant space shall be allowed. This increase in signage shall not apply to minimum entitlement for wall signs, which shall be one sign at 16 square feet.

c. Signs may be directly or indirectly illuminated.

4. *Suspended Signs.*

a. Total number permitted: One per entrance.

b. Maximum area: Six square feet per face.

c. Minimum clearance is eight feet from sign to grade.

5. *Projecting Signs.*

a. Not permitted in ~~C-N,~~ R-FO ~~or~~ R-NMO-H~~.~~.

b. Total number permitted: One in lieu of a permitted freestanding sign.

c. Maximum height: Height requirement of the zoning district.

d. Maximum area: 50 percent of the area allowed for single freestanding sign.

C. *P-1 and, ~~LHP-1,~~ I ~~and LHI~~ Zones.*

1. *Freestanding Signs.*

a. Total number permitted: One per frontage not to exceed two total.

b. Maximum height: 18 feet.

c. Maximum area: 80 square feet per face, calculated at a rate of one square foot of sign area for every two lineal feet of frontage. The minimum entitlement for freestanding signs is one sign at 32 square feet.

d. If permitted, the second freestanding sign shall not exceed 50 percent of the area allowed for a single freestanding sign and 150 feet measured in a straight-line distance must separate multiple pole signs.

e. For projects, parcels or complexes that have a single street frontage and more than 300 feet of street frontage, a changing message center sign may be permitted for a total of two signs per frontage subject to the following:

i. Only one changing message center is provided.

ii. Multiple signs are separated by at least 150 feet.

iii. The combined area of the two signs does not exceed 120 square feet in size and neither sign is greater than 80 square feet in size.

2. *Wall Signs (for Building or Tenant Space).*

a. Total number permitted: Two per street frontage.

b. Maximum area: 50 square feet for total of all wall signs per frontage.

c. Signs may be directly or indirectly illuminated.

D. *L-F, M-1 and M-2 ~~Zoning Districts~~Zones.*

1. Maximum sign area of all signs is 150 square feet per frontage.

2. *Freestanding Signs.*

a. Total number permitted: Two per frontage not to exceed four total.

b. Maximum height: 30 feet.

c. Maximum area: 125 square feet per face, calculated at a rate of one square foot of sign area for every two lineal feet of frontage. Minimum entitlement for freestanding signs is 32 square feet for those sites without 64 feet of frontage.

d. The total area of freestanding signs on any given frontage shall not exceed the area allowed for a single freestanding sign.

e. The maximum height of signs located on a second or third frontage shall be 20 feet.

f. Multiple freestanding signs must be separated by 150 feet measured in a straight-line distance.

3. *Wall Signs (for Building or Tenant Space).*

a. Total number permitted: One per frontage.

b. Maximum area: 100 square feet, calculated at a rate of one square foot of sign area for every one and one-half lineal feet of frontage.

4. *Projecting Signs.*

a. Total number permitted: One in lieu of a permitted freestanding sign.

b. Maximum height: Height requirement of the zoning district.

c. Maximum area: 50 percent of the area allowed for single freestanding sign.

~~E~~E. ~~*C-2 Zoning District.*~~

~~1. Maximum sign area of all signs is 200 square feet.~~

~~2. Hanging signs that are designed to display the availability of a specific product in a business, limited to three square feet and no more than two such signs per business, shall be considered permanent signs, but shall not be calculated as part of the maximum allowed signage.~~

~~3. *Freestanding Signs.*~~

~~a. Freestanding signs are not allowed on properties abutting or oriented toward Main Street.~~

b. Total number permitted: One per frontage not to exceed two total.

c. Maximum height: 20 feet.

d. Maximum area: 75 square feet per face, calculated at a rate of one square foot of sign area for each lineal foot of frontage. Minimum entitlement for freestanding signs shall be one sign at 32 square feet.

4. *Wall Signs.*

a. Total number permitted: One per frontage.

b. Maximum area: 150 square feet, calculated at a rate of one square foot of sign area for every one lineal foot of frontage. For multitenant buildings where freestanding signage contains the name of not more than one tenant business (e.g., a prime tenant name or a shopping center name), an additional 25 percent of wall signage per tenant space shall be allowed. This increase in signage shall not apply to minimum entitlement for wall signs, which shall be one sign at 16 square feet.

5. *Suspended Sign.* One double-face suspended sign, not exceeding three square feet per face, may be allowed for each business entrance. There shall be a minimum of eight feet of clearance between the grade and the sign.

6. *Portable Signs.* One portable sign may be allowed for each business entrance, not to exceed one portable sign per building frontage, subject to the following:

a. May be placed within public right-of-way subject to the guidelines provided by the planning, building and community director in consultation with the city engineer such that sign does not interfere with pedestrian or vehicular traffic and conforms to the requirements of the Americans with Disabilities Act.

b. May not exceed 36 inches in height and 30 inches in width and be limited to two faces.

c. May be displayed during business hours only.

d. Must be constructed of either wood or another sturdy material to ensure stability in the wind.

e. May not move, spin, flash, or otherwise be animated.

~~f. Shall meet applicable supplemental design requirements of the Auburn downtown association.~~

~~7. Supplemental Sign Standards, C2 Zone.~~

~~a. *Sign Design and Construction.*~~

~~i. All signs, other than temporary signs, shall be made of professional, durable materials such as wood, metal, and/or glass.~~

~~ii. Signs that are indirectly illuminated shall have their light sources shielded from view.~~

~~iii. Internally illuminated signs are not permitted abutting or oriented toward Main Street.~~

~~b. *Sign Placement.*~~

~~i. Signs shall be oriented toward pedestrian visibility and shall be positioned at such a height as to be readable by pedestrians.~~

~~ii. Externally mounted wall signs shall not be mounted so as to block building windows.~~

~~F~~. *C-~~3~~2 ~~Zoning District.~~Zone.*

1. *Freestanding Signs.*

a. Total number permitted: Two per frontage not to exceed four total.

b. Maximum height: 30 feet.

c. Maximum area: 200 square feet, calculated at a rate of one square foot of sign area for every two lineal feet of frontage; provided, that the maximum size of any sign does not exceed 125 square feet per face. The minimum entitlement for freestanding signs is 32 square feet for those sites without 64 feet of frontage.

d. The total area of freestanding signs on any given frontage shall not exceed the area allowed for a single freestanding sign.

e. The maximum height of signs located on a second or third frontage shall be 20 feet.

2. *Wall Signs (for Building or Tenant Space).* Maximum area: 125 square feet, calculated at a rate of one square foot of sign area for every one and one-half lineal feet of frontage.

3. *Projecting Signs.*

   a. Total number permitted: One in lieu of a permitted freestanding sign.

   b. Maximum height: Height requirement of the zoning district.

   c. Maximum area: 50 percent of the area allowed for single freestanding sign.

4. *Suspended Signs.*

   a. Total number permitted: One.

   b. Maximum placement height: 25 feet.

   c. Maximum area: Six square feet per face.

   d. Minimum clearance is eight feet from sign to grade.

5. *Off-Premises Signs.*

   a. Total number permitted: One per business and one per parcel.

   b. Location: Off-premises sign must be located in zone that permits off-premises signs.

   c. Maximum height: 20 feet.

   d. Maximum area: 50 percent of the area allowed for single freestanding sign, calculated using the feet of frontage of the site where the sign is located.

   e. Must be within 750 feet of the business being advertised.

   f. Must be separated from any existing pole sign a minimum distance of 150 feet measured in a straight-line distance.

   g. Sign can be no more than two faces.

   h. Signs may be directly or indirectly illuminated. (Ord. 5993 § 1, 2006; Ord. 4229 § 2, 1987.)

18.56.050 Administrative provisions.

A. *Permits Required.* Except as provided in subsection B of this section, no signs shall hereafter be erected, re-erected, constructed, altered, or maintained, except as provided by this chapter and, when required, a building permit for the same has been issued by the building official. A separate permit shall be required for a sign or signs for each business entity and/or a separate permit shall be required for each group of signs on a single supporting structure.

1. *Application for Permits.* Application for sign permits shall be made to the building official on a form as provided by the building division. Such application shall require:

a. Name of business and address where work is to be performed.

b. Name and address of property owner.

c. Name and title of the person completing the application.

d. Name, address and telephone number of the person or firm doing the work and preferably the owner of said establishment.

e. Washington contractor's registration number, industrial use permit number, sales tax number.

f. A site plan showing location of the sign in relation to buildings, property lines and street right-of-way including the size and location of all existing signs on the property.

g. A scale drawing of the proposed sign or sign revision showing size, height, copy, structural and footing details, and material specifications.

h. A description of work to be performed and type of sign.

i. Electrical load with name of electrical contractor responsible for installation of service feed wires if other than sign contractor.

j. Structural engineer's stamp required on those signs and sign structures subject to wind and seismic forces.

2. *Revocation of Permit.* The building official may, in writing, suspend or revoke a permit issued under provisions of this chapter whenever the permit is issued in error or on the

basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this chapter.

3. *Permit Fee Schedule.* The fees prescribed in the city's fee schedule must be paid to the city for each sign installation for which a permit is required by this chapter and must be paid before any such permit is issued by the building official. Fees for building permits for each sign erected, installed, affixed, structurally altered, relocated, or created by painting shall be set in accordance with the city's fee schedule.

4. Sign permits shall be processed in accordance with the relevant timelines and procedures identified in ACC Title 14, Project Review.

B. *Interpretation.* In all applications for permits where a matter of interpretation arises, the most restrictive definition shall prevail. (Ord. 5993 § 1, 2006; Ord. 4705 § 2, 1994; Ord. 4229 § 2, 1987.)

18.56.060 Deviations, variances and appeals.

A. The planning, building and community director may grant up to a 50 percent deviation to the provisions of this sign code related to sign height and sign area. In a petition for a deviation, the planning, building and community director shall have the power and duty to review, decide, grant, grant with conditions or deny the requested deviation. The planning, building and community director may grant a deviation from the provisions of this chapter only when the deviation is within 50 percent of the entitlement and all of the following findings of fact are met:

1. The literal interpretation and strict application of the provisions and requirements would cause undue and unnecessary hardship because of unique or unusual conditions pertaining to the specific building, parcel or property in question; and

2. The granting of the requested deviation would not be materially detrimental to the public welfare or injurious to the property or property owners in the vicinity; and

3. The granting of the deviation would not be contrary to the general objective and intent of this chapter, this title, or the comprehensive plan.

B. An applicant requesting an administrative deviation under the provisions of this chapter shall submit the following, along with the required filing fee:

1. A letter in memorandum format outlining how the request is consistent with the criteria of this subsection.

2. A site plan that accurately drawn to an engineered scale of one inch equals 40 feet, one inch equals 20 feet or one inch equals 10 feet that includes the following information:

a. Boundaries and dimensions of the site;

b. Location of buildings, parking areas and adjacent streets;

c. Graphic representations of all existing signs including their size, height and placement on the site;

d. Graphic representation of the proposed sign(s) subject to the request;

e. Building elevation showing the placement of the sign on that elevation, if applicable.

C. The action of the planning, building and community director rejecting, approving or modifying any decision or application is a final administrative decision subject to appeal to the city's hearing examiner. Appeals of administrative decisions with regard to this chapter shall be processed consistent with ACC 18.70.050.

D. The planning, building and community director shall render a written decision on the requested deviation request within seven business days of submittal of all required elements and filing fee.

E. Requests that exceed the 50 percent deviation or those not related to allowable sign height or sign area shall be processed as a variance in accordance with ACC 18.70.010.

F. The planning, building and community director may allow for the repair or replacement of nonconforming signs that have a significant historical or cultural element or are integral components of a building roof or facade that has a significant historical or cultural element to which the sign is a contributing component. (Ord. 5993 § 1, 2006; Ord. 4229 § 2, 1987.)

18.56.070 Liability.

This chapter shall not be constituted to relieve from or lessen the responsibility of any person owning, building, altering, constructing, removing or moving any sign in the city for damages to anyone injured or damaged either in person or property by any defect therein; nor shall the city, or any agent thereof, be held as assuming such liability by reason of permit or inspection authorized herein or a certificate of inspection issued by the city or any of its agents. (Ord. 5993 § 1, 2006; Ord. 4229 § 2, 1987. Formerly 18.56.110.)

18.56.080 Conflicts repealed.

All sections or parts of sections of the municipal code, all ordinances and all resolutions or parts of resolutions, in conflict herewith, be and the same are repealed to the extent of such conflict. (Ord. 5993 § 1, 2006; Ord. 4229 § 2, 1987. Formerly 18.56.120.)

The Auburn City Code is current through Ordinance 6940, passed April 15, 2024.

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.

City Website: www.auburnwa.gov

Hosted by Code Publishing Company, A General Code Company.

Chapter 18.57
STANDARDS FOR SPECIFIC LAND USES

Sections:

18.57.010 Intent.
18.57.015 Applicability.
18.57.020 Industrial, manufacturing and processing, wholesaling.
18.57.025 Recreation, education and public assembly.
18.57.030 Mixed-use development.
18.57.035 Retail.
18.57.040 Services.
18.57.045 Transportation, communication and infrastructure.
18.57.050 Vehicle sales and services.

18.57.010 Intent.

This chapter provides site planning, development, and/or operating standards for certain land uses that are allowed by individual or multiple zoning districts, and for activities that require special standards to mitigate their potential adverse impacts. (Ord. 6435 § 1, 2012.)

18.57.015 Applicability.

The land uses and activities covered by this chapter shall comply with the provisions of the sections applicable to the specific use, in addition to all other applicable provisions of this zoning code. The standards for specific land uses in this chapter supplement and are required in addition to those in ACC 18.23.040 and 18.35.040, Development standards. (Ord. 6435 § 1, 2012.)

18.57.020 Industrial, manufacturing and processing, wholesaling.

A. *Outdoor Storage, Incidental to Principal Permitted Use on Property.*

1. *C-23 Zone.* Outdoor storage is subject to the following requirements:

   a. Outdoor storage shall be limited to an area no greater than 10 percent of the lot.

   b. Outdoor storage shall be located between the rear lot line and the extension of the front facade of the principal structure; provided also, that for corner lots no outdoor storage is allowed between a building and a side street lot line. For through lots, the location for outdoor storage shall be determined by the planning director.

   c. Outdoor storage shall not be located in a required yard/setback area.

   d. Outdoor storage shall not be permitted on undeveloped lots.

   e. Outdoor storage shall be limited to 15 feet in height. The planning director may authorize an increase in height, up to 50 percent, through an administrative variance, subject to the procedures of ACC 18.70.015(A)(2).

   f. Outdoor storage areas shall be landscaped in accordance with ACC 18.50.040(C)(5).

   g. Outdoor storage areas shall consist of a hard surface material of either gravel or paving.

   h. Outdoor storage shall consist of supplies, materials, and/or equipment that are in working and usable condition.

   i. Outdoor storage of unworkable and/or unusable equipment, supplies or materials is not permitted.

2. *M-1 Zone.* Outdoor storage is subject to the following requirements:

   a. Outdoor storage shall be limited to an area no greater than 50 percent of the lot.

   b. Meet requirements of subsections (A)(1)(b) through (i) of this section.

3. *M-2 Zone.* Outdoor storage is subject to the following requirements:

   a. Outdoor storage shall be landscaped in accordance with ACC 18.50.040(C)(5).

   b. Outdoor storage shall not be permitted on undeveloped lots.

   c. Outdoor storage shall be limited to 30 feet in height.

B. *Storage – Personal Storage Facility (Mini-Storage).*

1. *All Zones Where Permitted.*

a. The design of facades, landscaping and lighting of premises shall be compatible with the intent of the applicable district.

b. Storage unit doors shall be screened or located so as to not be visible from residential property.

c. There shall be no outside storage of goods or materials of any type at the personal storage facility except that of wheeled vehicles (recreational vehicles, campers, trailers, trailer-mounted boats, motorized vehicles, etc. – but not inoperable motor vehicles). Such vehicles may be stored in areas that have been specifically designated and set aside for such use, in accordance with the following:

i. Vehicles shall be screened from view of public, residential and other commercial property with sight-obscuring fencing or berms at least eight feet in height. When berms are used they shall be landscaped with shrubbery and/or trees.

ii. Storage of recreational vehicles and trailer-mounted boats shall not occur in required parking spaces, drives and/or lanes between storage buildings, parking lanes, or within required building setbacks.

iii. No vehicle or boat maintenance, washing, or repair shall be permitted.

d. Storage units shall not be used for manufacturing, fabrication, processing of goods, conducting servicing or repair; nor used to conduct garage sales or retail sales; nor conduct any other commercial or industrial activity.

C. *Warehousing and Distribution.*

1. *All Zones Where Permitted.*

a. Motor freight transportation is permitted but only as an incidental use to the principal use of the property.

b. Loading and unloading docks shall not be visible from the street. If this requirement cannot be met, an additional 10-foot width of landscaping along the

abutting street, meeting the provisions of ACC 18.50.040(C) (Landscape Design and Planting Requirements), is required.

c. All odors, noise, vibrations, heat, glare, or other emissions shall be controlled within the confines of a building unless specifically permitted elsewhere by this title.

d. No on-site hazardous substance processing and handling, or hazardous waste treatment and storage facilities, shall be permitted, unless clearly incidental and secondary to a permitted use. On-site hazardous waste treatment and storage facilities shall be subject to the state siting criteria (Chapter 70.105 RCW). (Ord. 6885 § 1 (Exh. A), 2022; Ord. 6435 § 1, 2012.)

18.57.025 Recreation, education and public assembly.

A. *Commercial Recreation Facility, Outdoor.*

1. *All Zones Where Permitted.*

a. Facility shall not be located within 300 feet of an existing residential zone. The planning director may allow a reduction in this setback, not to exceed a minimum setback of 50 feet, after review of an acoustic study completed by a licensed professional showing that the facility would not exceed maximum noise levels permissible in identified environments as determined by Chapter 173-60 WAC, as amended.

b. The planning director may require an acoustic study for any proposed facility which could have or create a noise exposure greater than that deemed acceptable. Upon review of the study, increased setbacks, noise avoidance or mitigation measures may be imposed.

c. Outdoor speakers and sound amplification shall not be permitted for uses immediately next to residential uses.

d. Access to such facilities shall be from a public arterial or collector road as defined on the currently adopted City of Auburn Street Functional Classification Map. (Ord. 6435 § 1, 2012.)

18.57.030 Mixed-use development.

A. *All Zones Where Permitted.*

1. Multiple-family dwellings shall only occur concurrent with or subsequent to the development and construction of the nonresidential components of the mixed-use development unless a different sequence is allowed in the following code sections.

2. *Vertical Mixed-Use.*

a. Mixed-use development comprised of a maximum of one building on a development site shall have a minimum of 50 percent of the ground floor comprised of one or more of the uses permitted outright, administratively, or conditionally, listed under "Recreation, Education, and Public Assembly," "Retail," or "Services" in Table 18.23.030; provided, that uses normal and incidental to the building including, but not limited to, interior entrance areas, elevators, waiting/lobby areas, mechanical rooms, mail areas, garbage/recycling/compost storage areas, and vehicle parking areas located on the ground floor shall occupy a maximum of 50 percent of the ground floor space.

3. *Horizontal Mixed-Use.*

a. Mixed-use development comprised of two or more buildings shall have a minimum of 25 percent of the cumulative building ground floor square footage comprised of one or more of the uses permitted outright, administratively, or conditionally, listed under "Recreation, Education, and Public Assembly," "Retail," or "Services" in Table 18.23.030; provided, that uses normal and incidental to the building including, but not limited to, interior entrance areas, elevators, waiting/lobby areas, mechanical rooms, mail areas, garbage/recycling/compost storage areas, and vehicle parking areas located on the ground floor shall not be included in this 25 percent requirement.

b. Mixed-use development comprised of two or more buildings (horizontal mixed-use) shall be arranged with the required nonresidential building(s) located adjacent to the public street or private street and the residential building located behind. For a corner lot or through lot, the nonresidential building(s) shall be located adjacent to the higher classification street.

~~B. *C-2 Zone.*~~

~~1. Vertical mixed-use development is required.~~

~~2. All other requirements of subsection A of this section shall apply.~~

BC. *C-~~3~~2 Zone.*

1. One thousand two hundred (1,200) square feet of lot area is required for each dwelling unit.

2. All other requirements of subsection A of this section shall apply.

CD. *C-AG~~4~~ Zone.*

1. Vertical or horizontal mixed-use is allowed.

2. Multiple-family dwellings may be constructed prior to the development and construction of the nonresidential components of the mixed-use development; provided, that the nonresidential components of the master plan are development ready (i.e., wet and dry utilities are extended to future commercial pads) and required frontage improvements as determined by the community development director are completed.

DE. *M-1 Zone.*

1. Vertical mixed-use development is required.

2. Ground floor uses shall be comprised of one or more of the uses permitted outright, administratively, or conditionally, listed under “Retail” or “Services” in Table 18.23.030. All other requirements of subsection A of this section shall apply. (Ord. 6885 § 1 (Exh. A), 2022; Ord. 6728 § 5 (Exh. E), 2019; Ord. 6644 § 3, 2017; Ord. 6478 § 1, 2013; Ord. 6435 § 1, 2012.)

18.57.035 Retail.

A. *Building and Landscape Materials Sales.*

1. *All Zones Where Permitted.*

a. Landscape materials displayed outdoors are limited to plants, soils, gravel, and fertilizer. No soil mixing is allowed.

b. Stored materials other than landscape plant materials shall be completely screened by walls or buildings and shall not protrude above the height of the enclosing walls or buildings or be visible from a public right-of-way or adjacent residential zone or use and shall not be located in any of the required setbacks.

c. Stored building supplies and landscaping materials shall be limited to 15 feet in height. The planning director may authorize an increase in height, up to 50 percent, through an administrative variance, subject to the procedures of ACC 18.70.015(A)(2).

B. *Repealed by Ord. 6885.*

C. *Nursery.*

1. *All Zones Where Permitted.*

a. Aerial application of any pesticides, fungicides, fertilizer or any other chemical shall be prohibited.

b. Operation of heavy equipment is prohibited.

c. Outdoor storage and display of landscape plant materials (excluding elements such as mulch, pebbles, gravel stone, fertilizer, wood, sculptures, furniture, etc.) is permitted, but shall not be located in the required setbacks. Chain link fences, with black or green vinyl covering, are permitted for security purposes.

d. Stored materials other than landscape plant materials shall be completely screened by walls or buildings and shall not protrude above the height of the enclosing walls or buildings or be visible from a public right-of-way or adjacent residential districts or use and shall not be located in any of the required setbacks.

D. *Outdoor Displays and Sales.*

1. *All Zones Where Permitted.*

a. Only the business or entity occupying the principal use or structure shall sell merchandise in the outdoor display areas. Other off-site businesses or vendors may be allowed to sell merchandise or hold a temporary event in the outdoor display areas provided the sale/event is conducted for three days or less, not visible from a public street, does not block required pedestrian or vehicle access, and a party submits a

written description of their intended use of the property to the city a minimum of seven calendar days prior to use and abides by any written conditions of use required by the city. If any of the aforementioned requirements cannot be met, a temporary use permit subject to the provisions of Chapter 18.46A ACC is required.

b. All outdoor displays must be located on the same lot as the principal use.

c. Such outdoor display is permitted in any front or side yard, subject to a minimum setback of 20 feet from an adjoining property line.

d. Merchandise shall not be placed or located where it will interfere with pedestrian or building access or egress, required vehicular parking and handicapped parking, aisles, access or egress, loading space parking or access, public or private utilities, services or drainage systems, fire lanes, alarms, hydrants, standpipes, or other fire protection equipment, or emergency access or egress.

e. The height of displayed merchandise shall not exceed the height of any fence or wall or 10 feet, whichever is less.

f. Outdoor display areas shall not be located on any parking spaces needed to comply with the minimum parking ratios in Chapter 18.52 ACC, Off-Street Parking and Loading. Outdoor display areas shall be considered part of the floor area of the principal use or structure for purposes of computing the minimum number of parking spaces required.
(Ord. 6885 § 1 (Exh. A), 2022; Ord. 6435 § 1, 2012.)

18.57.040 Services.

A. *Animal Daycare.*

1. *All Zones Where Permitted.*

a. All pets shall be properly licensed.

b. For any dog that has been designated as a “dangerous dog” or “potentially dangerous dog” as defined by the Auburn City Code (ACC), the operator shall verify that the owner has complied with the regulations (on noticing, licensing, certificate of registration, restraining, etc.) contained in Chapter 6.35 ACC, Dangerous Dogs. The

owner shall ensure the facility meets the requirements for a “proper enclosure” as set forth in ACC 6.01.010(A)(27).

c. All fenced exercise areas must be at least 50 feet from a habitable residential structure.

d. Adequate screening shall be required when abutting any residential use.

e. General care of pets must be confined to inside of building and under supervision.

f. Pets are permitted to be walked or exercised outside of building only under supervision and in accordance with all other applicable ordinances and laws.

g. The exterior appearance of an animal daycare building must be compatible with the appearance of neighboring properties.

B. *Animal Sales and Services.*

1. *All Zones Where Permitted.*

a. All sales and services shall be for household pets only.

b. Overnight boarding is allowed within a completely enclosed building; however, animal services or sales uses over 20,000 square feet in gross floor area that use a majority of their gross floor area for retail sales shall have no more than 15 percent of their gross floor area devoted to overnight boarding.

c. Animal sales and services use must be completely enclosed except that outdoor animal runs or other areas in which dogs will be allowed outside of an enclosed structure off leash (hereinafter “outdoor run”) are allowed subject to compliance with the following conditions:

i. Outdoor runs shall not be permitted within 50 feet of a habitable residential structure.

ii. The outdoor run may operate only between the hours of 8:00 a.m. and 6:00 p.m.

iii. The facilities shall be constructed, maintained and operated so that neither the sound nor smell of any animals boarded or kept on the premises during the time that full enclosure is required can be discerned on other lots.

C. *Kennels, Animal Boarding.*

1. *All Zones Where Permitted.*

a. All pens shall be enclosed in an enclosed building.

b. The property on which the kennel is to be located shall be no closer than 100 feet to any residential zone.

c. Limited outdoor exercise runs or facilities shall be permitted so long as their hours of use are restricted to the hours between 8:00 a.m. and 6:00 p.m.

d. The facility must be air conditioned.

e. Exercise runs or facilities shall be a minimum of four feet by 10 feet.

f. The facility shall maintain a minimum total of 25 square feet of kennel area per animal. This area may be comprised of cage area, runs, or exercise facilities.

g. Any outdoor areas used for animal containment or exercise shall be maintained by removing animal waste on a daily basis for proper disposal as solid waste.

h. Any runoff, wash-down water, or waste from any animal pen, kennel, containment, or exercise area shall be collected and disposed of in the sanitary sewer after straining of solids and hair and shall not be allowed to enter the stormwater drainage or surface water disposal system.

i. Strained solids and hair shall be properly disposed of as solid waste.

D. *Repair Service – Equipment, Appliances.*

1. *C-1 ~~, C-2,~~ and C-AG~~4~~ Zones.*

a. Any repairing done on the premises shall be incidental only and limited to custom repairing of the types of merchandise sold on the premises at retail. The floor area devoted to such repairing shall not exceed 30 percent of the total floor area occupied by the particular enterprises.

E. *Youth Community Support Facility.*

1. Youth community support facilities shall be located within 500 feet (walking distance) of a transit stop and connected via sidewalks or an approved pedestrian facility. (Ord. 6688 § 1 (Exh. 1), 2018; Ord. 6435 § 1, 2012.)

18.57.045 Transportation, communication and infrastructure.

A. *Towing Storage Yard.*

1. *M-1 and M-2 Zone.*

a. Motor vehicle(s) shall not remain on the property for more than 120 days.

b. Motor vehicle(s) may not be repaired, restored, rebuilt, or otherwise altered on the property.

c. Motor vehicle(s) shall not be stacked vertically.

d. Vehicle parts and scrap metal shall not be stored on the property.

e. The sale of motor vehicles shall not be permitted.

f. The towing storage yard shall be landscaped in accordance with ACC 18.50.040(C)(5).

g. Any motor vehicles which are damaged so as to be leaking fluid shall be brought to a impervious surface where all fluids shall be contained and disposed of in conformance with all state and federal regulations.

h. The applicant shall install a separator or other generally accepted industry device or practice that provides equal protection to prevent any leaking fluids from the motor vehicles from entering the soil or surface waters. (Ord. 6435 § 1, 2012.)

18.57.050 Vehicle sales and services.

A. *Automobile Washes (Automatic, Full or Self-Service).*

1. *All Zones where Allowed.* An automatic, full – or self-service car wash shall comply with the following standards:

a. Proper functioning of the site as related to vehicular stacking, circulation, and turning movements.

b. The use of outdoor speakers is prohibited.

c. Car washes/detailing shall be located at least 50 feet from any residential zone, use, or structure.

d. Car wash openings must be oriented away from residential zones, use or structures.

B. *Auto/Vehicle Sales and Rental.*

1. *C-1 Zone.*

a. The business shall be located on a principal or minor arterial as defined by the comprehensive transportation plan;

b. No repairing, painting or body work shall be conducted outside of a building;

c. If abutting an R zone, a sight-obscuring fence or landscape screen shall be required;

d. A minimum of a 25-foot setback shall be required of any building from any R zone;

e. Other landscaping or architectural improvements may be required to ensure compatibility with present and potential C-1 uses in the vicinity.

C. *Fueling Station.*

~~1. *C-2 Zone.*~~

~~a. The fueling station must be accessory to an existing retail/service establishment in which the principal tenant has a minimum floor area of at least 25,000 square feet. The principal tenant must own and/or manage the station. The station must be located on the same parcel of property as the principal tenant and the property must be at least 100,000 square feet in area.~~

~~b. The station must be located on the property to minimize the amount of conflict to the pedestrian traffic.~~

~~c. The station must be located on and have direct access to an arterial using existing curb cuts and driveways whenever practical. If the curb cuts and driveways do not meet current city standards, then they shall be brought up to such standards.~~

~~d. The station cannot interfere with the existing parking and/or traffic circulation on the property. There shall be enough room on the property to allow for adequate stacking space for vehicles waiting for fuel in order to avoid cars interfering with vehicles on the street. The facility cannot reduce the amount of parking required by the zoning code.~~

~~e. The station shall have a roof that covers all activities including the pay window, refuse containers, fuel pumps and the adjacent parking area for the cars being fueled. The area that is covered by the roof of the facility shall be no larger than 6,000 square feet. The number of pumps shall be limited to five such that no more than 10 vehicles may be fueled at any one time.~~

~~f. Columns or similar architectural features shall be provided that screen the visibility of the pump islands as well as give the visible impression of enclosing the structure. If necessary, provisions must be made to avoid a safety issue of enclosing any fumes associated with the fueling of the vehicles. The overall height of the facility shall not exceed 20 feet.~~

~~g. The design, architectural treatment and streetscape features of the station must be consistent with the design concepts as outlined in paragraph "P" of Section 1.4 of the downtown plan as well as provide some design continuity between the facility and primary structure.~~

~~h. Any other products for sale shall only be displayed within the building containing the pay window and any such products shall be incidental to automobile care/maintenance, or snacks and beverages. No sales of alcoholic beverages will be allowed.~~

~~i. Signs shall be limited to permanent wall signs, attached to the face of the canopy, only.~~

~~j. The application for the administrative use permit shall illustrate how it complies with these standards.~~

~~2~~1. ~~*Other* All~~ *Zones Where Permitted.*

a. Fueling station canopies shall not exceed 20 feet in height or the height of the principal building, whichever is less.

b. Canopies shall be architecturally integrated with the principal building and all other accessory structures on the site through the use of the same or compatible materials, colors, and roof pitch.

c. Any lighting fixtures or sources of light that are a part of the underside of the canopy shall be recessed into the underside of the canopy so as not to protrude below the canopy ceiling surface more than two inches.

d. All surfaces for exterior building facades or canopies shall be finished to match the surfaces of the principal structure.

D. *Vehicle Services – Repair/Body Work.*

~~1. *C-2 Zone.*~~

~~a. No vehicles stored outside that are not operable unless such vehicles are contained within a fenced and paved area. The entire perimeter of the outdoor storage area shall be landscaped with landscaping pursuant to ACC 18.50.040(C)(5). The maximum size of the outdoor storage area shall be no more than 25 percent of the associated building area.~~

2. ~~*Other* All~~ *Zones Where Permitted.*

a. Outdoor work areas shall be fenced, walled or screened to minimize on – and off-site noise, glare, odor, or other impacts.

b. All repair work or lubrication shall be conducted within the principal building. All permanent storage of materials, merchandise, or repair and servicing equipment shall be contained within the principal building.

c. All body work and painting shall be conducted within fully enclosed buildings.

d. No operator shall permit the storage of motor vehicles for a period in excess of 24 hours unless the vehicles are enclosed in the principal building. (Ord. 6435 § 1, 2012.)

The Auburn City Code is current through Ordinance 6940, passed April 15, 2024.

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.

City Website: www.auburnwa.gov

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Chapter 14.22
COMPREHENSIVE PLAN

Sections:

14.22.010 Purpose.
14.22.020 Comprehensive plan adopted.
14.22.030 Early and continuous public participation.
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14.22.110 Decision criteria for plan amendments.

14.22.010 Purpose.

The city of Auburn comprehensive plan establishes the principles, goals, objectives and policies guiding future development of the city in compliance with Chapter 36.70A RCW, the Washington State Growth Management Act. The purpose of this chapter is to establish procedures and review criteria for amending the comprehensive plan and to provide provisions for public participation in the planning process. (Ord. 6172 § 1, 2008.)

14.22.020 Comprehensive plan adopted.

The city of Auburn comprehensive plan, as amended in April 1995 to comply with the Growth Management Act and as may subsequently be amended thereafter, consisting of the following elements, is hereby adopted by reference:

A. *Chapters of the Comprehensive Plan.*

1. Core Comprehensive Plan.

2. ~~The~~ Land Use Element.

3. ~~The~~ Housing Element.

4. ~~The~~ Capital Facilities Element.

5. ~~The~~ Utilities Element.

6. ~~The~~ Transportation Element.

7. ~~The~~ Economic Development Element.

8. ~~The~~ Parks and Recreation Element.

8. Historic Preservation Element

9. Climate Element

10~~9~~. Comprehensive Plan Map.

~~Appendix A – Auburn Community Vision Report.~~

Appendix A~~B~~ – ~~Auburn~~ Housing Needs and Characteristics Assessment.

Appendix B~~C~~ – Agency Checklists~~uburn Housing Element Checklist.~~

Appendix C~~D~~ – ~~Auburn Health Impact Assessment.~~Public Participation Plan

Appendix D~~E~~ – ~~Auburn Public Participation Plan.~~Airport Master Plan

Appendix E.1~~F.1~~ – King County Buildable Lands Analysis.

Appendix E~~F~~.2 – Pierce County Buildable Lands Analysis.

Appendix F~~G~~ – ~~Auburn Airport Master Plan.~~Parks PROS Plan

Appendix G~~H~~ – ~~Auburn Community Profile.~~Comprehensive Transportation Plan

~~Appendix I – Auburn Greenhouse Gas Inventory.~~

~~Appendix J – Parks, Arts and Recreation Open Space Plan.~~Appendix K – Climate Change Framework

Appendix H – Auburn Greenhouse Gas Inventory

Appendix I – City of Auburn Ten-Year Economic Development Strategic Plan

Appendix J – Auburn Community Vision Report

B. *Additional Documents of the Comprehensive Plan, That Are Incorporated by Reference.*

~~1. Comprehensive Transportation Plan.~~

2. Capital Facilities Plan.

3. Shorelines Management Program.

4. Comprehensive Water Plan.

5. Comprehensive Sewer Plan.

6. Comprehensive Storm Drainage Plan.

7. Auburn Downtown Plan (May 2001).

8. Lakeland Hills Plan (1988).

9. Auburn Adventist Academy Plan (1991).

10. Auburn North Business Area Plan (1992). (Ord. 6612 § 1, 2016; Ord. 6329 § 1, 2010; Ord. 6172 § 1, 2008.)

11. Housing Action Plan (2020).

14.22.03~~0~~ Early and continuous public participation.

A. The city of Auburn encourages early and continuous public participation in the comprehensive planning process, and in other city-initiated planning programs that may be carried out under the overall framework of the plan. This chapter contains procedures for the consideration of potential amendments to any chapter or element of the comprehensive plan.

B. The director shall broadly disseminate information regarding the annual docketing and amendment process and identify a deadline for submittal of applications for inclusion in the

annual amendment cycle. Applications submitted after the established deadline will be considered during the following annual amendment process. (Ord. 6172 § 1, 2008.)

14.22.040 Definitions.

A. "Amendment" means any change in the wording, context or substance of the comprehensive plan or a change to the comprehensive land use map or any other map contained or referenced within any plan chapter or element.

B. "Area-wide map amendment" means an amendment to the comprehensive land use map involving four or more contiguous or adjacent parcels under different ownership that would be similarly affected by a proposed map amendment.

C. "City-initiated planning program" means a planning program begun by resolution of the city council, or the planning commission, addressing a geographic sub-area of the city's urban growth area (such as a special area plan) or addressing a specific functional area (such as a utility plan).

D. "Director" means the director of the department of planning and development or designee.

E. "Docket" means a list of suggested amendments to the comprehensive plan maintained by the director.

F. "Planning commission" is an appointed group serving in an advisory capacity to the city council as specified in Chapter 2.45 ACC. (Ord. 6532 § 23, 2014; Ord. 6287 § 2, 2010; Ord. 6172 § 1, 2008.)

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. (Ord. 6172 § 1, 2008.)

14.22.060 Amendments and exceptions.

A. The comprehensive plan may only be amended pursuant to this chapter, no more frequently than once each calendar year as part of the annual cycle established herein, except as provided in subsection C of this section.

B. All amendments shall be considered concurrently so as to assess their cumulative impact.

C. *Exceptions.* Pursuant to Chapter 35A.70 RCW, under the following circumstances, amendments may be processed separately and in addition to the annual amendment cycle:

1. If an emergency exists, which is defined as an issue of community-wide significance that addresses the public health, safety, and general welfare;

2. To resolve an appeal of a comprehensive plan filed with the Growth Management Hearings Board or with the court;

3. To adopt or amend a shoreline master program under the procedures set forth in Chapter 90.58 RCW;

4. The initial adoption of a subarea plan or new element to the comprehensive plan;

5. The amendment of the capital facilities plan may occur concurrently with the adoption or amendment of the city budget;

6. Amendments of the comprehensive plan that are conducted in conjunction with an annexation as set forth in Titles 35 and 35A RCW. (Ord. 6853 § 1 (Exh. A), 2022; Ord. 6172 § 1, 2008.)

14.22.070 Periodic assessment.

A. The director will periodically monitor the comprehensive plan and development regulations that implement the plan, assess the need for any amendments, and may add potential changes to the docket as specified in ACC 14.22.080. The assessment shall be based on, at a minimum:

1. Whether growth and development are occurring at a faster or slower rate than envisioned in the plan;

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

3. The availability of land to meet demand;

4. Whether the assumptions on which the plan is based remain valid;

5. The effect of the plan on land values and housing is contrary to plan goals;

6. Whether sufficient change or lack of change in circumstances dictates the need for an amendment.

B. The city shall complete a comprehensive review of the comprehensive plan and development regulations in order to update it as appropriate and to ensure continued compliance with the Growth Management Act pursuant to RCW 36.70A.130. (Ord. 6329 § 2, 2010; Ord. 6172 § 1, 2008.)

14.22.080 Docketing.

A. In accordance with RCW 36.70A.470, suggested changes to the comprehensive plan which are not specific to any site may be submitted by any individual, organization or general or special purpose government and shall be coordinated by the director. The director shall create appropriate forms for such submittals that require the submittal to address the criteria outlined in subsection C of this section. The list shall be known as the "docket" and is the means to suggest a change or identify a deficiency in the comprehensive plan. An item may be submitted to the docket at any time during the calendar year. There is no fee associated with submitting an item to the docket.

B. Annually, the director shall review such suggestions with the city council and determine whether to direct them to the planning commission for consideration. The city council may decline to consider any item from the docket.

C. Proposed amendments on the docket may be considered appropriate for action if the following criteria are met:

1. A proposed comprehensive plan text amendment addresses a matter appropriate for inclusion in the plan;

2. The proposal demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the plan;

3. The proposal addresses the interests and changed needs of the entire city as identified in the plan;

4. The proposal does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the city council;

5. The proposal can be reasonably reviewed and evaluated, given existing staff and budget resources; and

6. The proposal has not been voted on by the city council in the last three years. This time limit may be waived by the city council if it is demonstrated that there exists either an obvious technical error or a change in circumstances that justifies the need for the amendment.

D. Any item on the docket that is not determined to be appropriate for action may be proposed under ACC 14.22.090, provided it is timely and properly filed. (Ord. 6532 § 24, 2014; Ord. 6172 § 1, 2008.)

14.22.090 Proposals for amendments.

A. *Privately Initiated Amendments.* A proposed amendment to the comprehensive plan, other than docketing pursuant to ACC 14.22.080, may be submitted by any individual, organization, corporation or partnership; general or special purpose government other than the city; or entity of any kind; provided, that if the proposal involves specific real property, the property owner has provided written consent to the proposal.

B. *City – Initiated Amendments.* The city council or the planning commission may initiate a planning program or any type of amendment to the comprehensive plan, regardless of whether site-specific or area-wide in scope.

C. *Application.* Except for city-initiated planning programs or individual amendments, all proposed amendments shall be submitted to the director on an approved form, together with required filing fees. An environmental checklist shall also be submitted if required. A proposed amendment request shall include the following information:

1. Name, address, phone number and e-mail address of the applicant and contact person and written consent of the property owner if the proposal affects specific property;

2. If the amendment concerns specific property, both a general description and legal description of the property;

3. A description of the plan amendment being requested;

4. Written statements addressing the purpose of the amendment, why it is being requested, and how it is consistent with the criteria listed in ACC 14.22.110;

5. If the request is for an amendment to the comprehensive land use map, an indication of what concurrent change in zoning is also being requested.

D. *Department Report.* The director shall prepare an assessment and recommendation on all proposed amendment requests and include this within a report that evaluates all requests concurrently. (Ord. 6532 § 25, 2014; Ord. 6172 § 1, 2008.)

14.22.100 Public hearing required by planning commission.

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.)

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~~;

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. (Ord. 6172 § 1, 2008.)

The Auburn City Code is current through Ordinance 6940, passed April 15, 2024.

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.

City Website: www.auburnwa.gov

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Chapter 17.01
USER GUIDE

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17.01.020 What is a subdivision?
17.01.030 How is a plat reviewed?
17.01.040 What are the criteria for approval?
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17.01.060 What about a simple boundary line adjustment or elimination?
17.01.070 How do you modify an existing subdivision?
17.01.080 How do you change a recorded subdivision?
17.01.090 How do you eliminate a recorded subdivision?
17.01.100 Is there another process by which you can subdivide land?
17.01.110 Can you cluster lots within a subdivision?

17.01.010 Introduction.

This title contains standards, regulations and processes for the division of land and adjustment of property boundaries within the city. (Ord. 6239 § 1, 2009.)

17.01.020 What is a subdivision?

The process of dividing land into smaller lots is often generically referred to as a subdivision. However, in this title, the term “subdivision” refers specifically to the division of land into ten ~~five~~ or more lots, while the division of land into nine ~~four~~ or fewer lots is called a “short subdivision.” Most of the regulations for subdivisions and short subdivisions are the same, but a short subdivision is an administrative process where an application is reviewed and decided upon by city staff whereas a subdivision is reviewed and decided upon by the city’s hearing examiner. A plat is the drawing or map which shows the subdivision or short subdivision. (Ord. 6239 § 1, 2009.)

17.01.030 How is a plat reviewed?

The plat review process for a short subdivision, including the infrastructure improvement requirements for approval, is set forth in Chapter 17.09 ACC. The plat review process for a subdivision, from the pre-application conference to preliminary approval by the hearing examiner, is set forth in Chapter 17.10 ACC. Chapter 17.16 ACC includes additional requirements for planning and other studies to be submitted for review along with the preliminary plat. (Ord. 6239 § 1, 2009.)

17.01.040 What are the criteria for approval?

A plat must be laid out in accordance with the standards and specifications set forth in Chapter 17.14 ACC. (Ord. 6239 § 1, 2009.)

17.01.050 What happens after a plat is approved?

Once the layout of a subdivision has been approved by the city, it is said to have preliminary approval. Then the applicant must submit construction drawings of the infrastructure that was proposed in the preliminary plat. Once these construction drawings are approved by the city and the infrastructure has been built, inspected and accepted by the city, the plat has final approval and can be recorded with the appropriate county. In the case of a subdivision, an additional application, review and approval process is required for this final approval. This final plat process is set forth in Chapter 17.12 ACC. (Ord. 6239 § 1, 2009.)

17.01.060 What about a simple boundary line adjustment or elimination?

Other land adjustment tools are also outlined in this title, including boundary line adjustments (Chapter 17.06 ACC) and boundary line eliminations (Chapter 17.08 ACC). Boundary line adjustments are the movement of a boundary line that does not result in the creation of a new

lot. Boundary line eliminations are the merging of two or more lots by eliminating one or more lot lines. (Ord. 6239 § 1, 2009.)

17.01.070 How do you modify an existing subdivision?

The applicant can request a modification of subdivision standards and specifications through the process set forth in Chapter 17.18 ACC. (Ord. 6239 § 1, 2009.)

17.01.080 How do you change a recorded subdivision?

After a subdivision has been recorded with the county in which it is located, any proposed change to the subdivision is called a subdivision alteration. The alteration process is set forth in Chapter 17.20 ACC. If the applicant proposes to make a change to an approved preliminary plat before final plat approval and recording, then the applicant may request an adjustment to the preliminary plat through the process set forth in ACC 17.10.100. (Ord. 6239 § 1, 2009.)

17.01.090 How do you eliminate a recorded subdivision?

A plat may also be vacated, or eliminated, after recording. Chapter 17.22 ACC outlines the process by which a plat may be vacated, and to whom the title to the vacated property shall vest. (Ord. 6239 § 1, 2009.)

17.01.100 Is there another process by which you can subdivide land?

The binding site plan process is an alternative form of land division. It may be used for the division of land for commercially or industrially zoned property, or for certain types of residential development. This process is set forth in Chapter 17.24 ACC. (Ord. 6239 § 1, 2009.)

17.01.110 Can you cluster lots within a subdivision?

The city of Auburn allows clustering of lots within a subdivision onto a portion of the site, while maintaining the density of the residential zone. Clustering allows future development to occur at an appropriate density for infrastructure services; it also protects environmentally sensitive areas or cultural/historic features by clustering lots away from these areas. The standards by which clustering is allowed are set forth in Chapter 17.26 ACC. (Ord. 6239 § 1, 2009.)

The Auburn City Code is current through Ordinance 6944, passed July 15, 2024.

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Chapter 17.04
DEFINITIONS

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17.04.010 General definitions.

Except where specifically defined in this chapter, all words used in this title shall carry their customary meanings. Words used in the present tense include the future, and the plural includes the singular; the word “shall” is always mandatory, the word “may” denotes a use of discretion in making a decision, the words “used” or “occupied” shall be considered as though followed by the words “or intended, arranged or designed to be used or occupied.” (Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988.)

17.04.020 ACC.

“ACC” means the Auburn City Code. (Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988.)

17.04.025 Alley.

“Alley” means a public travel way or other public right-of-way under the jurisdiction and control of the city and not designated for general travel and used primarily as a means of access to the rear of residential and/or business establishments. (Ord. 6239 § 1, 2009.)

17.04.030 Applicant.

“Applicant” means the owner or owners of record of the property subject to an application for land division or lot line adjustment, or the authorized representative of such owner or owners. (Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988.)

17.04.040 Application.

“Application” means all of the application forms, plans and accompanying documents required by this title for any particular land division, boundary line adjustment or boundary line

elimination request. The city shall not be considered to be in receipt of an application under this title until the planning director has verified that an application is complete. (Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988.)

17.04.045 Area of special flood hazard.

Repealed by Ord. 6295. **17.04.050 Binding site plan.**

"Binding site plan" means a drawing prepared pursuant to Chapter 17.24 ACC and showing the location and general characteristics of streets, utilities and other physical features of property divided under the procedures of Chapter 17.24 ACC. (Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988.)

17.04.055 Boundary line adjustment.

"Boundary line adjustment" means the relocation of the boundaries of a lot, which relocation does not result in the creation of any additional lot or lots. (Ord. 6239 § 1, 2009.)

17.04.060 Boundary line elimination.

"Boundary line elimination" means the removal of one or more interior lot lines of two or more separate lots with contiguous ownership. (Ord. 6239 § 1, 2009.)

17.04.065 City.

"City" means the city of Auburn, Washington. (Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988. Formerly 17.04.060.)

17.04.070 Code.

"Code" means the Auburn City Code. (Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988.)

17.04.080 Commission.

"Commission" means the planning commission of the city as established by Chapter 2.45 ACC. (Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988.)

17.04.090 Comprehensive plan.

"Comprehensive plan" means the comprehensive plan for the Auburn planning area, as now constituted or hereafter amended, or its successor. (Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988.)

17.04.100 Council.

"Council" means the Auburn city council. (Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988.)

17.04.110 Dedication.

"Dedication" means the deliberate conveyance of fee ownership of land, or the granting of a right-of-way, easement, or other interest in land, by an owner or owners of the land to the city for any general and public uses, reserving to the owner or owners no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted. The intention to dedicate shall be evidenced by the owner or owners presenting for filing a final plat showing the dedication thereon. Acceptance by the city shall be indicated by the approval of the city, as evidenced by the presence of the director's signature on the face of the final plat. (Ord. 6654 § 2, 2017; Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988.)

17.04.120 Department.

"Department" means the city department of planning and development, or its successor, unless otherwise specified. (Ord. 6287 § 2, 2010; Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988.)

17.04.130 Development permit.

"Development permit" means any permit issued by the city allowing the physical alteration of real property, including but not limited to building construction or alteration, street construction, utility construction or installation, grading, filling or excavating. Approval of a subdivision, short subdivision, binding site plan, boundary line adjustment or boundary line elimination shall not be considered a development permit for the purposes of this title. (Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988.)

17.04.140 Director, planning.

See "Planning director," ACC 17.04.265. (Ord. 6287 § 2, 2010; Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988.)

17.04.150 EIS or environmental impact statement.

"EIS" or "environmental impact statement" means a document prepared to assess the environmental impacts of a proposal which has been judged to have, or likely to have, a significant adverse effect upon the quality of the environment pursuant to the State Environmental Policy Act of 1971 (Chapter 43.21C RCW), as now constituted or hereafter amended. (Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988.)

17.04.160 Final plat.

"Final plat" means the final drawing of a subdivision and dedication prepared for filing for record with the county auditor, and containing all elements and requirements as set forth in Chapter 17.12 ACC and as set forth in Chapter 58.17 RCW. (Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988.)

17.04.170 Hearing examiner.

"Hearing examiner" means the city hearing examiner, as established by Chapter 2.46 ACC. (Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988.)

17.04.180 Improvements.

"Improvements" means the street/transportation, utilities, and other facilities required by this title, other titles of the Auburn City Code, or the city design and construction standards to be constructed in conjunction with any particular land division. (Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988.)

17.04.190 Land division.

"Land division" means the creation of any new lot or lots for the purpose of sale, lease or transfer of ownership, whether such lot or lots is created by subdivision, short subdivision, or binding site plan. (Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988.)

17.04.200 Lot.

"Lot" means an area of land under single or common ownership, which has been created by any of the various land division methods for the purpose of lease, sale or transfer of ownership, defined by fixed and definite boundaries, and having sufficient area and dimension to accommodate development allowed by the zone in which it is located. As per RCW 58.17.020(9), the term "lot" shall include tracts or parcels. The term shall not include those tracts or parcels which are not buildable, but are created for common or public use, such as road and utility tracts. (Ord. 6239 § 1, 2009; Ord. 6006 § 1, 2006; Ord. 4296 § 2, 1988.)

17.04.202 Lot, parent.

"Lot, parent" means a lot which is subdivided into unit lots through the unit lot subdivision process.

17.04.203 Lot, unit.

"Lot, unit" means a subdivided lot created from a parent lot and approved through the unit lot subdivision process.

17.04.205 Lot area.

"Lot area" means the total horizontal area within the boundary lines of a lot, however, the area contained in access easements, tracts, or panhandles shall not be included in the lot area or any other lot size computation. (Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988.)

17.04.210 Lot line adjustment.

Repealed by Ord. 6239

17.04.220 Lot of record.

"Lot of record" means a lot which has been recorded by the county and appears on the official maps of the county assessor. (Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988.)

17.04.221 Lot Splitting.

"Lot splitting" means unit lot subdivisions or and condominiums as a means of creating separate ownership of each housing unit.

17.04.225 Monument.

“Monument” means a permanent type survey marker which conforms to the city’s design and construction standards, in accordance with Chapter 58.09 RCW, Surveys – Recording. (Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988.)

17.04.230 Original tract.

“Original tract” means a unit of unplatted land held under single or unified ownership, the configuration of which may be determined by the fact that all land abutting said tract is separately owned by others, not including an applicant or applicants; provided, that where a husband and wife own contiguous lots in separate or community ownership, said contiguous lots shall constitute the original tract. (Ord. 6239 § 1, 2009; Ord. 6006 § 2, 2006. Formerly 17.04.235.)

17.04.235 Owner.

“Owner” means the vested owners of the property and the beneficiaries of deeds of trust (owners of financial interest) as indicated in a current title report covering the property. (Ord. 6239 § 1, 2009.)

17.04.240 Panhandle.

“Panhandle” means a lot with access to a street by means of a portion of the lot having less than the required lot width, and situated so that another lot is located between the main portion of the lot and the street. (Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988.)

17.04.245 Parcel.

"Parcel" means an area of land for which rights or ownership and use can be bought. For purposes of this title, see ACC 17.04.200, Lot. (Ord. 6239 § 1, 2009.)

17.04.250 Planning agency.

"Planning agency" means the Auburn department of planning and development, or its successor. (Ord. 6287 § 2, 2010; Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988.)

17.04.260 Planning commission.

"Planning commission" means that body created by Chapter 2.45 ACC. (Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988.)

17.04.265 Planning director.

"Planning director" means the director of the Auburn department of planning and development, or its successor, unless otherwise specified. (Ord. 6287 § 2, 2010; Ord. 6239 § 1, 2009.)

17.04.270 Preliminary plat.

"Preliminary plat" means a neat and approximate drawing of a proposed subdivision showing the general layout of streets and alleys, lots, blocks, utilities and other elements of a subdivision consistent with the provisions of Chapter 17.10 ACC. (Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988.)

17.04.280 Public way.

"Public way" means the surface, the air space above the surface, and the space below the surface of any public street, including, but not limited to, any public alley, bridge, land path,

trail, court, circle, roundabout, boulevard, drive, tract, right-of-way or sidewalk under the jurisdiction of the city as is now, or in the future, laid out, improved or unimproved within the limits of the city presently and as such limits may be hereafter extended. (Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988.)

17.04.290 RCW.

"RCW" means the Revised Code of Washington, as now constituted or hereafter amended. (Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988.)

17.04.300 Regulatory floodway.

"Regulatory floodway" means the channel of a stream or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot at any point. (Ord. 6295 § 5, 2010; Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988.)

17.04.305 Regulatory floodplain.

"Regulatory floodplain" means the area of the special flood hazard area and all protected areas within the city of Auburn. It also includes newly designated special flood hazard areas and protected areas that are delineated pursuant to city ordinance. (Ord. 6295 § 8, 2010.)

17.04.310 Reserved.

(Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988.)

17.04.320 Short plat.

"Short plat" means a neat and accurate drawing of a short subdivision, prepared for filing for record with the county auditor, and containing all elements and requirements as set forth by Chapter 17.09 ACC. (Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988.)

17.04.330 Short subdivision.

"Short subdivision" means the division or redivision of land into nine or fewer lots, tracts, parcels, sites or divisions for the purpose of sale, lease or transfer of ownership, consistent with the provisions of Chapter 17.09 ACC. (Ord. 6654 § 3, 2017; Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988.)

17.04.335 Special flood hazard area (SFHA).

"Special flood hazard area (SFHA)" means the land subject to inundation by the base flood. Special flood hazard areas are identified by the Federal Emergency Management Agency in the scientific and engineering reports entitled "Flood Insurance Study for King County, Washington and Incorporated Areas" dated April 19, 2005, and any revisions thereto, and "Flood Insurance Study for Pierce County, Washington and Unincorporated Areas" dated August 19, 1987, and any revisions thereto, and designated on associated flood insurance rate maps with the letter "A" including AE, AO, AH, A1 – 99. (Ord. 6295 § 9, 2010.)

17.04.340 Street.

“Street,” comprised of a public or private street, means any land legally dedicated or reserved for the purpose of providing for public travel and access to real property. (Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988.)

17.04.350 Street, half.

“Half street” means a street with improvements built only from the centerline to one edge of the ultimate right-of-way, or to a minimum width as defined in the city’s design and construction standards, designed and built in accordance with all applicable ordinances, standards and requirements; provided, that appropriate measures shall be taken to protect the structural integrity of the exposed edge of pavement, as determined by the city engineer. (Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988.)

17.04.360 Street, private.

“Private street” means any street which is not a public street. (Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988.)

17.04.370 Street, public.

“Public street” means any highway, street, or other public right-of-way for motorized or nonmotorized travel under the jurisdiction and control of the city. (Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988.)

17.04.380 Subdivision.

“Subdivision” means the division or redivision of land into five or more lots, tracts, parcels, sites or divisions for the purpose of sale, lease or transfer of ownership, consistent with the provisions of this title; provided, that the term “subdivision” shall also include the redivision of land into four or fewer lots, tracts, parcels, sites or divisions for the purpose of sale, lease or

transfer of ownership where such land has been short subdivided within the previous five years and does not meet the criteria of ACC 17.09.010(B). (Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988.)

17.04.385 Tract.

"Tract" means a piece of land created and designated as part of a land division that is not a lot of record, or a street or public right-of-way. Tracts are created and designed for a specific purpose. Land uses within a tract are restricted to those uses consistent with the stated purpose as described on the plat, or in the maintenance agreements. Examples include but are not limited to stormwater management tracts, private street or alley tracts, tree preservation tracts, environmental resource tracts, and open space tracts. (Ord. 6239 § 1, 2009.)

17.04.387 Unit lot subdivision.

"Unit lot subdivision" means the division of a parent lot into two or more unit lots within a development and approved through the unit lot subdivision process.

17.04.390 USC and GS.

"USC and GS" means the United States Coastal and Geodetic Survey. (Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988.)

17.04.400 USGS.

"USGS" means the United States Geological Survey. (Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988.)

17.04.405 Zero lot line development.

"Zero lot line development" means a development containing one or more dwelling units which have no yard on one or more of the side lot lines. Dwelling units in zero lot line developments are located in such a manner that one or more of a building's sides rest directly on a side lot

line and each dwelling unit is located exclusively on one lot, except for the common wall which is separated by the property line. Zero lot line developments may include attached or detached dwelling units. Zero lot line development is created through the unit lot subdivision process.

17.04.407 Zero lot line.

"Zero lot line" means a side lot line which has no yard.

17.04.410 Zoning ordinance.

"Zoning ordinance" means the Auburn comprehensive zoning ordinance, codified as ACC Title 18, as now constituted or hereafter amended. (Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988.)

The Auburn City Code is current through Ordinance 6940, passed April 15, 2024.

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Chapter 17.12
FINAL SUBDIVISIONS

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17.12.060 Transfer of ownership.
17.12.070 Building, occupancy and model home permits.
17.12.080 Release of improvement guarantee.
17.12.090 Survey requirements.

17.12.005 Purpose.

This chapter establishes specific application materials, review processes and requirements, and terms of approval for final subdivisions. (Ord. 6654 § 5, 2017; Ord. 6239 § 1, 2009.)

17.12.010 Application submittal and contents.

A. *Application.* An application for final subdivision approval meeting all requirements of Chapter 58.17 RCW and this title shall be submitted to the planning department, accompanied by the following:

1. Application materials consistent with the requirements of ACC 17.02.065;

2. A copy of the approved preliminary plat;

3. A final plat meeting the requirements of Chapter 58.17 RCW, including certifications, dedications, and title reports;

4. Agency recommendations pursuant to RCW 58.17.150;

5. A recordable survey and surveyor's signature meeting the requirements of Chapter 58.09 RCW and RCW 58.17.250;

6. Proposed list of public improvements that will be incomplete at the time of final plat approval and the associated cost to complete the work. The list shall be used to determine the financial security required as part of the final plat review process. The engineer's certification is required prior to the director's approval of the final plat. The engineer's certification will not be issued until the requirements of ACC 17.14.010 have been met.

B. *Preparation.* The final plat shall be prepared by a professional land surveyor licensed by the state of Washington. The preparer shall, by placing their signature and stamp upon the face of the plat, certify that the plat is a true and correct representation of the land actually surveyed by the preparer, that the existing monuments shown thereon exist as located and that all dimensional and geodetic details are correct.

C. *Scale and Format.* The final plat shall be drawn with reproducible ink on any standard material consistent with and conforming to Chapter 58.09 RCW and WAC 332-130-150 and acceptable to the city measuring 18 inches by 24 inches in size. The final plat shall be accurate, legible and drawn to an engineering (decimal) scale of 100 feet or fewer to the inch. If more than one sheet is required, an index sheet showing the entire subdivision with street and highway names and block numbers (if any) shall be provided. Each sheet, including the index sheet, shall be of the above-specified size and conform to, and compatible with, the Pierce County auditor's or King County recorder's recording standards and guidelines. All signatures or certifications appearing on a final plat shall be in reproducible black ink.

D. *Final Plat Contents.* A final plat shall contain the following information:

1. The name of the subdivision;

2. Legal description of the property being subdivided;

3. Numeric scale, graphic scale, true north point and date of preparation of the final plat;

4. The boundary line of the plat, referenced to city datum in accordance with the city design and construction standards and based on an accurate traverse, with angular and linear dimensions and bearings;

5. The exact location, width and assigned name of all streets, alleys and other public ways within and adjacent to the subdivision;

6. A table depicting the assigned address for each lot within the subdivision;

7. The exact location, width and purpose of all easements and dedications for rights-of-way provided for public and private services and utilities;

8. True courses and distances to the nearest established street lines, or section or quarter section corner monuments which shall accurately locate the subdivision;

9. Municipal, township, county or section lines accurately tied to the lines of the plat by distances and courses;

10. All lot and block numbers and lines, with accurate dimensions in feet and hundredths of feet;

11. The radii, internal angles, points of curvature, tangent bearings and lengths of all arcs;

12. The accurate location of each permanent control monument. One such monument shall be located at each and every controlling corner on the boundaries of the parcel of land being subdivided; at each street centerline intersection, each point of curvature (PC), each point of tangency (PT), and each point of reverse curve (PRC); and at each intersection of a street centerline with a plat boundary. All permanent control monuments shall be marked with the land surveyor's registration number;

13. All plat meander lines or reference lines along bodies of water shall be established above, but not farther than 20 feet from, the high water line of such body;

14. Accurate outlines and legal descriptions of any areas to be dedicated or reserved for public use, with the purposes of such dedication or reservation and any limitations indicated thereon and in the dedication;

15. Accurate outlines of any areas to be reserved by deed covenant for common use of owners of property within the subdivision, together with the purposes of such reservation;

16. Any restrictions or conditions on the lots or tracts within the subdivision, as required by the hearing examiner, or at the discretion of the property owner;

17. The final recorded subdivision plat shall include a notice to the individual property owners and/or the homeowners' association of the location, responsibilities, and requirements associated with storm water low impact development and management facilities;

18. The name and seal of the licensed land surveyor responsible for preparation of the final plat, and a signed certification on the plat by said surveyor to the effect that it is a true and correct representation of the land actually surveyed by them, that the existing monuments shown thereon exist as located and that all dimensional and geodetic details are correct;

19. A signed certification stating that the subdivision has been made with the free consent, and in accordance with the desires, of the owner or owners. If the plat includes a dedication, the certificate or a separate written instrument shall contain the dedication of all streets and other areas to the public, any individual or individuals, religious society or societies, or to any corporation, public or private, as shown on the plat, and a waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage or maintenance of said street or other areas so dedicated. Such certificate or instrument shall be signed and acknowledged before a notary public by all parties having any interest in the lands subdivided. An offer of dedication may include a waiver of right of direct access to any street from any property. Such waiver may be required by the city engineer as a condition of approval. Roads not dedicated to the public must be clearly marked on the face of the plat. Any dedication, donation or grant as shown on the face of the plat shall be considered as a quit claim deed to the said donee or grantee for use for the purpose intended by the donation or grant. At the discretion of the city engineer conveyances of right-of-way may be required to be by statutory warranty deed. The acceptance of right-of-way by the city shall not obligate the city to improve or develop the lands in the right-of-way;

20. Forms for the appropriate certifications of the finance director, city engineer and director, as follows:

FINANCE DIRECTOR'S CERTIFICATE

I hereby certify that there are no delinquent special assessments for which the property subject to this subdivision may be liable to the city, and that all special assessments on any property

herein contained dedicated as streets, alleys or for any other public use have been duly paid, satisfied or discharged, this _____ day of _____, 20___.

_____

Auburn Director of Finance

CITY ENGINEER'S CERTIFICATE

I hereby certify that this final plat is in compliance with the certificate of improvements issued pursuant to ACC 17.14.015, and is consistent with all applicable City improvement standards and requirements in force on the date of preliminary plat approval, this _____ day of _____, 20___.

_____

Auburn City Engineer

COMMUNITY DEVELOPMENT ~~ASSISTANT~~ DIRECTOR'S CERTIFICATE

I hereby certify on this _____ day of _____, 20___, that this final plat is in substantial conformance with the preliminary plat and any conditions attached thereto, which preliminary plat was approved by the Hearing Examiner for the City of Auburn on the _____ day of _____, 20____.

_____

Auburn ~~Assistant~~ Director of Community Development

21. A form for the certificate of the applicable (King/Pierce) county finance division, as follows, or as required by the applicable county, if different:

FINANCE DIVISION CERTIFICATE

I hereby certify that all property taxes are paid, that there are no delinquent special assessments certified to this office for collection, and that all special assessments certified to this office for collection on any of the property herein contained dedicated as streets, alleys or for other public use are paid in full this ___ day of _____, 20___.

_____

Manager

_____

Deputy

22. A form for the approval of the applicable (King/Pierce) county assessor, as follows, or as required by the applicable county, if different:

ASSESSOR'S APPROVAL

Examined and approved this _____ day of _____, 20___.

_____

County Assessor

_____

Deputy County Assessor

_____

Account number

23. A form for the certificate of the applicable (King/Pierce) county recorder, as follows, or as required by the applicable county, if different:

RECORDING CERTIFICATE

Filed for record at the request of the City of Auburn this _____ day of _____, 20___ at _____ minutes past _____ __.M., and recorded in Volume _____ of Plats, page _____ Records of (King or Pierce) County, Washington.

County Recording Number _____.

_____

Manager

_____

Superintendent of Records

24. Any additional pertinent information as required at the discretion of the city engineer or director as defined in this title. (Ord. 6654 § 5, 2017; Ord. 6617 § 27, 2016; Ord. 6239 § 1, 2009; Ord. 6186 § 7, 2008; Ord. 6061 § 1, 2006; Ord. 5170 § 1, 1998; Ord. 4296 § 2, 1988. Formerly 17.10.010.)

17.12.015 Review process.

A. final plat shall be reviewed in accordance with ACC Title 14 as a Type I decision. (Ord. 6654 § 5, 2017; Ord. 6239 § 1, 2009.)

17.12.020 Administrative review.

A. The director shall forward the plat to the city engineer and to other city departments for review. The city engineer shall review the final plat and determine if it is in compliance with the certificate of improvements issued under ACC 17.14.015, is consistent with all applicable city improvement standards and requirements in effect on the date of preliminary plat approval.

B. The director, or designee, shall review the final plat for consistency with the terms and conditions of the preliminary plat approval; the requirements of Chapter 58.17 RCW and other applicable state laws in effect at the time of preliminary plat approval; and the requirements of this title in effect at the time of preliminary plat approval. (Ord. 6654 § 5, 2017; Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988. Formerly 17.10.020.)

17.12.030 Administrative decision action.

The director shall approve, disapprove, or return to the applicant for modification or correction a proposed final plat within 30 days of the date of filing a complete application unless the applicant agrees, in writing, to an extension of the time period provided by RCW 58.17.140. If the director finds that the subdivision proposed for final plat approval conforms to all terms of the preliminary plat approval, and the said subdivision meets the requirements of Chapter 58.17 RCW, other applicable state laws, and this title, which requirements were in effect on the date of preliminary plat approval, the director shall inscribe and execute a written approval on the face of the final plat. (Ord. 6654 § 5, 2017; Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988. Formerly 17.10.030.)

17.12.040 Terms of approval.

A. subdivision shall be governed by the terms of approval of the final plat, and the zoning ordinance and regulations in effect on the date of preliminary plat approval for a period of five years after final plat approval unless the hearing examiner finds that a change in conditions creates a serious threat to the public health or safety in the subdivision; provided, that for any final plat approved before January 1, 2015, it is vested for a period of seven years from final plat approval and if approved prior to January 1, 2008, it is vested for a period of 10 years from final plat approval. (Ord. 6654 § 5, 2017; Ord. 6317 § 4, 2010; Ord. 6239 § 1, 2009; Ord. 6186 § 8, 2008; Ord. 4296 § 2, 1988. Formerly 17.10.040.)

17.12.050 Distribution and filing.

An original of the plat must be recorded with the appropriate county office within 30 days or the plat shall become null and void. A recorded certified copy on any standard material acceptable to the city shall be returned to the city and kept with the city's records. (Ord. 6654 § 5, 2017; Ord. 6239 § 1, 2009; Ord. 6061 § 2, 2006; Ord. 4296 § 2, 1988. Formerly 17.10.050.)

17.12.060 Transfer of ownership.

Whenever any parcel of land lying within the city is divided under the provisions of this title, no person, firm or corporation shall sell or transfer, or offer or advertise for sale or transfer, any such lot, tract or parcel without having first had an approved final plat of such subdivision filed for record, except as provided by ACC 17.10.090. (Ord. 6654 § 5, 2017; Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988. Formerly 17.10.060.)

17.12.070 Building, occupancy and model home permits.

A. No building permit for a structure other than a temporary contractor's office or temporary storage building shall be issued for a lot or parcel within an approved subdivision prior to a determination by the fire marshal that adequate fire protection for construction needs exists.

B. No building permit for a structure other than a temporary contractor's office or temporary storage building shall be issued for a lot or parcel within an approved subdivision until:

1. The minimum required improvements which will serve the subject lot or parcel have been constructed in accordance with ACC 17.14.070; and

2. All remaining improvements have been financially guaranteed under the requirements of ACC 17.14.010.

C. Prior to final plat approval of an approved preliminary plat, building permits for model homes may be granted by the building official subject to the following conditions:

1. Model homes are ~~single-family~~ dwellings as defined by ACC 18.04.340(A). The purpose of a model home is for sales promotion and display of homes that will be typically built within a subdivision and are open to the public for viewing.

2. Up to two model homes may be allowed for preliminary plats up to 20 lots. Up to four model homes may be allowed for preliminary plats in excess of 20 lots.

3. All model homes shall be served by an all weather surface access as approved by the city engineer and fire marshal.

4. All model homes shall be located within 300 feet of an operating fire hydrant as determined and approved by the fire marshal.

5. Prior to the public being allowed to access a model home, written permission must be received from the building official.

6. Information must be submitted with the final plat application that indicates the model home meets all applicable zoning code standards of the lot on which it is located.

D. Where a plat is approved subject to conditions, no building permit shall be issued for property subject to the subdivision prior to the conditions either being fulfilled or guarantees provided to ensure the conditions are met. (Ord. 6654 § 5, 2017; Ord. 6239 § 1, 2009; Ord. 5094 § 1, 1998; Ord. 4296 § 2, 1988. Formerly 17.10.070.)

17.12.080 Release of improvement guarantee.

A. If a financial security for the improvements has been submitted under ACC 17.12.070 or 17.14.010, such guarantee shall only be released upon acceptance by the city of a properly executed bill of sale for such improvements and submittal of adequate record drawings for which the guarantee was submitted.

B. A portion of the guarantee equivalent to 10 percent of the value of the public improvements guaranteed shall be retained as a maintenance guarantee by the city for a minimum period of one year from the date the city engineer certifies the completion of the plat improvements have been satisfied, to ensure the adequate operation of such improvements, following which any unused portion of such guarantee shall be released. This shall be consistent with the facility extension provisions of ACC Title 13 (Water, Sewers and Public Utilities). (Ord. 6654 § 5, 2017; Ord. 6239 § 1, 2009; Ord. 5094 § 1, 1998; Ord. 4296 § 2, 1988. Formerly 17.10.080.)

17.12.090 Survey requirements.

A. A licensed professional land surveyor shall complete all lot staking prior to the recording of the final subdivision.

B. All lot corners, including interior lot corners, shall be marked with a permanent marker that bears the land surveyor's registration number. When the boundary lines follow a meandering line, the corners shall be set as directed by the city of Auburn.

C. When the legal description of the final subdivision utilizes partial or complete section subdivisional breakdown to establish the boundaries, section subdivision survey information shall be shown in accordance with the requirements of WAC 332-130-030.

D. All reference monuments used in the establishment of the final subdivision corners shall be identified, described and noted as set or found. When appropriate, the survey shall reference previous surveys that served as the basis for the survey.

E. When the final subdivision is adjacent to a constructed public right-of-way and the plat corners or its offset represent a quarter corner, section corner or donation land claim that is not of record or has been lost (or obliterated), a standard monument shall be placed.

F. Whenever a final subdivision is adjacent to existing right-of-way, the centerline of the right-of-way shall be located on the plat drawing. If the constructed improvements fall outside of the documented right-of-way, the surveyor shall identify the existing edge of the pavement and limits of the maintained right-of-way section on the drawing and show its relationship to said centerline.

G. All requirements of Chapter 58.09 RCW and Chapter 332-130 WAC governing minimum standards for land boundary surveys shall be met and a note shall be placed that reads:

> THIS SURVEY COMPLIES WITH ALL THE STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT" CHAPTER 58.09 RCW AND WAC 332-130.

H. The side lot lines of each lot, which if extended would intersect with the curb, shall be marked on the curb. The offset distance from the curb mark to the property corner shall be noted on the face of the plat. Curb pins shall be marked with a permanent marker bearing the land surveyor's registration number. (Ord. 6654 § 5, 2017; Ord. 6239 § 1, 2009.)

The Auburn City Code is current through Ordinance 6944, passed July 15, 2024.

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.

City Website: www.auburnwa.gov

Hosted by General Code.

Chapter 17.14
IMPROVEMENT REQUIREMENTS – SUBDIVISIONS

Sections:

17.14.005 Plan preparation, submittal and approval.
17.14.010 Improvement methods.
17.14.015 City engineer's certificate of improvements.
17.14.020 Street, utilities and grading plans.
17.14.030 Public water service.
17.14.040 Public sanitary sewer service.
17.14.050 Street requirements.
17.14.060 Block requirements.
17.14.070 Minimum improvement requirements for approval of subdivisions and short subdivisions.
17.14.080 Underground utilities.
17.14.090 Lot requirements.
17.14.100 Parks and playgrounds.
17.14.110 Floods and flood control.
17.14.120 Additional requirements.

17.14.005 Plan preparation, submittal and approval.

A. Plans for improvements shall be prepared, signed, dated and stamped by a professional civil engineer registered in the state of Washington and shall be in accordance with city standards and specifications. Plans shall be submitted to the city, following preliminary plat approval, for circulation and review. No construction permit or approval shall be issued and no construction activity shall commence relating to subdivision improvements until the plans required by this chapter have been approved and signed by the city engineer. Plans shall be consistent with the approved preliminary plat. All sanitary sewer, water, drainage and street improvements to be dedicated to the city shall be covered by a public facilities extension agreement, as required by ACC Titles 12 and 13.

B. For preliminary plats that were approved, but not constructed, prior to the effective date of the amendments to this chapter as adopted by the ordinance codified in this chapter, the owner/developer may choose to use the standards in effect at the time of the preliminary plat approval or, if approved by the city engineer, use the standards adopted pursuant to this chapter.

C. Notwithstanding the previous requirement that civil plans for improvements shall be submitted following approval of the preliminary plat, the city may, in its sole discretion, allow an applicant/developer to submit plans after the department issues its recommendation to the hearing examiner and prior to preliminary plat approval; provided, that the applicant/developer recognizes and acknowledges that the city's willingness to receive civil plans in advance of preliminary plat approval does not constitute a submittal which would vest any rights for the applicant/developer, and that the applicant/developer bears all risks of submitting plans in advance of preliminary plat approval. Furthermore, early submittal shall be allowed by the city only upon the applicant/developer entering into an agreement with the city whereby the applicant/developer agrees to the following:

1. That the application shall not be considered "complete" for any purpose under federal, state, or city law until after the preliminary plat is approved, and all possible appeal periods of that approval have expired.

2. That since the application is not "complete," an early submitted application is not vested. Further, that the applicant/developer has no vested rights based on the filing of these plans, and that any comprehensive plan provisions, development regulations, or administrative regulations adopted prior to the date the preliminary plat is approved shall apply to the application.

3. That the applicant/developer waives, on behalf of itself, heirs, assigns, successors, etc., any claim based on the city agreeing to allow plan submission and review before preliminary plat approval.

4. That the applicant/developer will defend, indemnify, and hold the city harmless against any and all claims based on the city's agreement to allow submission and review before preliminary plat approval.

5. That the city's acceptance of plans before preliminary plat approval does not create an obligation upon the city to accept plans prior to plat approval in the future. (Ord. 6611 § 1,

2016; Ord. 6239 § 1, 2009; Ord. 6186 § 9, 2008; Ord. 5164 § 1, 1998; Ord. 4296 § 2, 1988. Formerly 17.12.010.)

17.14.010 Improvement methods.

Following preliminary plat approval and approval of all plans required by this chapter, and prior to final plat approval, the applicant/plat developer shall guarantee the public improvements required for the plat are completed by one of the following methods:

A. By completion of construction of the minimum required plat improvements in conformance with ACC 17.14.070 (minimum improvement requirements) and furnishing to the city an assignment of funds or an irrevocable letter of credit or guarantee bond or other similar security satisfactory to the city engineer, in which assurance is given the city that the installation of the remaining required public improvements will be carried out as provided by plans submitted and approved pursuant to this chapter and in accordance with the city's design and construction standards, and under the supervision of the city engineer.

1. The amount of the assignment of funds or irrevocable letter of credit or other security shall be 150 percent of the estimated construction cost of all remaining required public improvements, as determined by the applicant and approved by the city engineer. A substantial portion of the remaining required public improvements, subject to the satisfactory security, shall be completed within the initial 12-month period of the satisfactory security for the plat improvements. The remainder of the improvements shall be completed within six months. During construction, the city engineer may allow a partial release of the financial security as construction progresses:

a. The city engineer shall allow not more than one partial release of the financial security during plat construction;

b. The sequencing of the partial release of the financial security is to be determined by the city engineer prior to the acceptance of the security.

2. The city engineer may allow a single incremental six-month extension of the satisfactory security time frame, beyond the initial 18-month period, if there are unforeseen circumstances, beyond the control of the plat developer, that do not allow the completion of the public improvements.

3. As a condition of the plat improvement permitting approval, the developer shall agree that in the case of the developer's default or failure to complete the improvements as per the approved plans and conditions, including time schedules, the city shall have the authority to complete the construction of public improvements utilizing the above-described satisfactory security.

4. The city engineer may further agree to allow the developer to utilize assignment of funds or irrevocable letter of credit or other security acceptable to the city engineer to cover the minimum warranty period.

B. By the formation of a local improvement district consistent with the provisions of Chapter 3.20 ACC and any other applicable requirement of the city and the state.

C. By actual installation of the required improvements in accordance with the provisions of this chapter, and in accordance with the city's design and construction standards and under the supervision of the city engineer.

D. By a combination of these methods.

E. For any of the above combinations of methods, other than subsection C of this section, the plat developer shall execute and record against the plat properties a statement approved by the city attorney which holds the city harmless and limits the city's financial obligation to construct any defaulted private utility facilities and public infrastructure for streets, water utility, sanitary sewer utility, or storm water utility systems to the face value of the bond shall be memorialized on the plat documents. The statement shall also recognize the city's reserved, unilateral rights to establish the schedule for construction of defaulted plat infrastructure. Such statements shall be legally binding upon the heirs and assigns of the developer, subsequent property owners and their the and assigns. (Ord. 6654 § 6, 2017; Ord. 6239 § 1, 2009; Ord. 5093 § 1, 1998; Ord. 4296 § 2, 1988. Formerly 17.08.010.)

17.14.015 City engineer's certificate of improvements.

Prior to final approval and after completion of all required improvements and/or the financial guarantee of the construction of all required improvements, the city engineer shall provide a certificate stating the required improvements, in accordance with the provisions of this title and in accordance with city design and construction standards, have been completed or guaranteed

or a combination to the satisfaction of the city engineer. (Ord. 6239 § 1, 2009; Ord. 5093 § 1, 1998; Ord. 4296 § 2, 1988. Formerly 17.08.020.)

17.14.020 Street, utilities and grading plans.

Street, water, sanitary sewer, storm drainage and grading plans shall be prepared in conformance with the city's design and construction standards. (Ord. 6239 § 1, 2009; Ord. 5164 § 1, 1998; Ord. 4296 § 2, 1988. Formerly 17.12.020.)

17.14.030 Public water service.

Each lot in a subdivision created under this title shall be served by a public water system owned and operated by the city unless the city finds that:

A. City water service is not practical due to topography, distance from city water facilities of adequate capacity, extreme low proposed developmental density, or similar factor; and

B. Private water service will not be detrimental to the implementation of the adopted comprehensive water plan; and

C. Private water service will not pose a threat to the public health, safety or welfare; and

D. Private water service is necessary to accomplish the purposes of this title.

If private water service is approved, preliminary plat approval shall be conditioned on the ability of the subdivider to obtain all necessary approvals for the private water system or systems, and the final plat shall not be approved until the subdivider demonstrates, to the satisfaction of the city engineer, that the proposed water system or systems will adequately serve the domestic water needs of future owners of property within the subdivision. (Ord. 6239 § 1, 2009; Ord. 5164 § 1, 1998; Ord. 4296 § 2, 1988. Formerly 17.12.040.)

17.14.040 Public sanitary sewer service.

Each lot in a subdivision created under this title shall be served by the Auburn sanitary sewer system, consistent with the sewer comprehensive plan, unless the city finds that:

A. City sanitary sewer service is not practical due to topography, distance from city sanitary sewer facilities, extreme low proposed developmental density, or similar factor; and

B. On-site sewage disposal systems will not pose a threat to the public health, safety or welfare; and

C. On-site sewage disposal systems are necessary to accomplish the purposes of this title; and

D. The city engineer has reported favorably on the use of on-site sewage disposal systems.
(Ord. 6239 § 1, 2009; Ord. 5164 § 1, 1998; Ord. 4296 § 2, 1988. Formerly 17.12.050.)

17.14.050 Street requirements.

The subdivision shall abut on and/or be served by an open, maintained public street(s) and the street and block layout shall conform to the most advantageous development of adjoining areas, the entire neighborhood, and shall meet the requirements of Chapter 12.64A and~~the~~ city design and construction standards. (Ord. 6239 § 1, 2009; Ord. 5164 § 1, 1998; Ord. 4296 § 2, 1988. Formerly 17.12.060.)

17.14.060 Block requirements.

A block shall consist of any two or more contiguous lots which are not separated by a street. Blocks shall meet the requirements of the city design and construction standards. (Ord. 6239 § 1, 2009; Ord. 5164 § 1, 1998; Ord. 4296 § 2, 1988. Formerly 17.12.070.)

17.14.070 Minimum improvement requirements for approval of subdivisions and short subdivisions.

A. Prior to final approval of a subdivision or short subdivision, the following minimum improvements shall be constructed consistent with the approved plans, except that the city engineer may allow posting of a financial guarantee and/or the execution of a delay of improvement agreement, based on a finding that the deferral of the required improvements is in the best interests of the city.

1. Drainage facilities and erosion control measures consistent with the approved plans;

2. Water mains, services, and hydrant installed, operational, and fire flow available, if required, consistent with the approved plans;

3. Underground electrical and telecommunication improvements required for all public or private utilities and public illumination or traffic signal systems, if required, consistent with the approved plans;

4. Sewer facilities installed and operational, if required, consistent with the approved plans;

5. All curbs and gutters installed in all streets within the subdivision or short subdivision consistent with the approved plans;

6. All streets paved up to the final lift of pavement to all lots within the subdivision or short subdivision, consistent with the approved plans;

7. Street name signage installed consistent with the approved plans;

8. Specific site improvements required by the preliminary plat approval ordinance or preliminary short plat approval decision, if the decision requires completion prior to plat recording;

9. Delineation of critical areas that are to remain undeveloped and protected by easement or placement in a separate tract pursuant to ACC Title 16 (Environment);

10. Temporary control monuments set by a land surveyor licensed in the state of Washington, located in conformance with this title, and in place prior to final approval of the subdivision or short subdivision. Permanent monuments and control points shall be set

and verified by a land surveyor licensed in the state of Washington within 90 days of the final lift of pavement; and

11. Improvements without which the director determines a safety hazard would exist.

B. The city shall have right of entry onto any lot, tract, easement or parcel that is part of the final plat or short plat to ensure compliance with the minimum subdivision improvements required in subsection A of this section. (Ord. 6239 § 1, 2009.)

17.14.080 Underground utilities.

A. Consistent with ACC Titles 12 and 13 and the city's 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 way. Television conduit and miscellaneous hardware shall be installed according to the requirements of Chapter 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 applicant's expense, of underground conduit which will be necessary for and will facilitate such future signalization. (Ord. 6799 § 1 (Exh. A), 2020; Ord. 6239 § 1, 2009; Ord. 5164 § 1, 1998; Ord. 4296 § 2, 1988. Formerly 17.12.240.)

17.14.090 Lot requirements.

A. The area, width and depth of lots shall conform to the requirements of ACC Title 18, except for development utilizing cluster subdivision, as provided for in Chapter 17.26 ACC. The area within a panhandle access to a lot shall not be considered for the purpose of determining conformance with lot requirements.

B. The size, shape and orientation of lots shall be appropriate for the location, topography and other natural features of the site and for the type of development contemplated.

C. Every lot shall have a minimum of frontage on an improved public street or private access tract, as provided in ACC Title 18, unless otherwise approved by this title.

D. Corner lots designated for residential uses shall be platted at least five feet wider than required by the zoning ordinance.

E. Every lot shall border on an opened, improved and maintained public street or private access tract. (Ord. 6239 § 1, 2009; Ord. 5542 § 1, 2001; Ord. 5164 § 1, 1998; Ord. 4296 § 2, 1988. Formerly 17.12.250.)

17.14.100 Parks and playgrounds.

Where dedication of land for park and recreation purposes is required, the hearing examiner shall be guided by the policies and recommended standards of the Auburn parks, recreation, and open space plan. It is the policy of the city to require park land dedication where a proposed subdivision will result in a substantial increase in demand for park land or is needed to prevent or abate public nuisances. Generally, this will occur where a subdivision will result in the creation of lots capable of supporting 50 or more residential dwelling units; however, where it is determined that the proposed subdivision, together with any reasonably anticipated future development on adjacent or nearby land, will act in a cumulative manner to substantially increase demand for park land, dedication may be required of smaller subdivisions. The acceptability of the size, configuration and location of land proposed for park dedication shall be determined by the hearing examiner based upon such factors as topography, drainage, natural amenities and access. (Ord. 6239 § 1, 2009; Ord. 6186 § 10, 2008; Ord. 5164 § 1, 1998; Ord. 4772 § 1, 1995; Ord. 4296 § 2, 1988. Formerly 17.12.260.)

17.14.110 Floods and flood control.

The city may disapprove a proposed subdivision because of flood, inundation or swamp condition if the city finds that such condition poses a threat to the public health, safety or general welfare or causes a public nuisance.

Where any portion of the proposed subdivision lies within the regulatory floodplain, the hearing examiner shall impose a condition on the preliminary plat requiring the subdivider to

conform to the city's floodplain development requirements as set forth in Chapter 15.68 ACC. In such cases, no development permit associated with the proposed subdivision shall be issued by the city until said flood hazard area regulations have been met.

The city may require dedication of land to any public body and/or the construction of improvements and may impose other conditions necessary to protect against flooding or inundation. (Ord. 6295 § 7, 2010; Ord. 6239 § 1, 2009; Ord. 6186 § 11, 2008; Ord. 5164 § 1, 1998; Ord. 4772 § 1, 1995; Ord. 4296 § 2, 1988. Formerly 17.12.270.)

17.14.120 Additional requirements.

The standards and requirements established or referenced by this chapter are minimum requirements. These standards may be increased, and additional requirements may be imposed for the purpose of preventing or abating public nuisances or mitigating identified adverse environmental impacts pursuant to the State Environmental Policy Act of 1971 (Chapter 43.21C RCW) as now established or hereafter modified. Such additional requirements may include but shall not be limited to off-site improvements to any public facility, the dedication and/or improvement of parks and open spaces, and monetary contributions to any city fund established to finance the provision of public services required by the subdivision. (Ord. 6239 § 1, 2009; Ord. 5164 § 1, 1998; Ord. 4772 § 1, 1995; Ord. 4296 § 2, 1988. Formerly 17.12.280.)

The Auburn City Code is current through Ordinance 6944, passed July 15, 2024.

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City Website: www.auburnwa.gov

Hosted by General Code.

Chapter 17.27
UNIT LOT SUBDIVISONS

Sections:

17.27.010 Purpose.
17.27.020 Scope.
17.27.025 Process.
17.27.030 Requirements.

17.27.010 Purpose.

The purpose of this chapter is to provide for the creation of residential ownership opportunities in conjunction with development of middle housing and accessory dwelling units.

17.27.020 Scope.

Any lot conforming to the standards of Chapter 18.07 ACC which will be or has been developed with middle housing, detached single-family residences, accessory dwelling units or some combination thereof and in which no dwelling units are stacked on another dwelling unit or other use may be subdivided into individual unit lots as provided herein.

17.27.025 Process.

A. Unit lot subdivisions shall follow the application, review, and approval procedures as outlined in Chapter 17.09 ACC (short subdivision) or Chapters 17.10 and 17.12 ACC (formal subdivision), based upon the number of lots being created. (Ord. 6239 § 1, 2009.)

B. Effect of Preliminary Approval. Preliminary approval constitutes authorization for the applicant to develop the required facilities and improvements, upon review and approval of

construction drawings by the public works department. All development shall be subject to any conditions imposed by the city on the preliminary approval.

C. Revision and Expiration. Unit lot subdivisions follow the revision and expiration procedures for a short subdivision.

17.27.030 Requirements.

A. Development as a whole on the parent lot, rather than individual unit lots, shall comply with applicable design, development, and off-street parking standards of ACC Title 18.

B. Subsequent platting actions and additions or modifications to structure(s) may not create or increase any nonconformity of the parent lot.

C. Access easements, joint use and maintenance agreements, and covenants, conditions and restrictions (CC&Rs) identifying the rights and responsibilities of property owners and/or the homeowners' association shall be executed for use and maintenance of common garage, parking, and vehicle access areas; bike parking; solid waste collection areas; underground utilities; common open space; shared interior walls; exterior building facades and roofs; and other similar features shall be recorded with the county auditor.

D. Portions of the parent lot not subdivided for individual unit lots shall be owned in common by the owners of the individual unit lots, or by a homeowners' association comprised of the owners of the individual unit lots.

F. Notes shall be placed on the face of the plat or short plat as recorded with the county auditor to state the following:

1. The title of the plat shall include the phrase "Unit Lot Subdivision."
2. Approval of the development on each unit lot was granted by the review of the development, as a whole, on the parent lot.

Figure 17.27.030. Examples of unit lot subdivision configurations.

FIGURE PLACEHOLDER.

Chapter 18.02
GENERAL PROVISIONS

Sections:

18.02.010 Short title.
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18.02.010 Short title.

This title shall be known as “the comprehensive zoning ordinance” of the city, which shall constitute Title 18 of the Auburn City Code and shall hereafter be referred to as “this title.” (Ord. 6245 § 2, 2009; Ord. 5026 § 1, 1997; Ord. 4229 § 2, 1987.)

18.02.020 Authority to adopt code.

A. The city of Auburn comprehensive zoning ordinance is adopted by city of Auburn ordinance, pursuant to Article XI, Section 11 of the Washington State Constitution, the State Growth Management Act, RCW Title 35A, Optional Municipal Code, and Chapter 36.70B RCW. In accordance with ACC 1.04.060.

B. Notwithstanding any provisions otherwise, this title does not permit or allow any action, use or conduct which is in violation of or prohibited by any state or federal laws, regulations or codes. Any action, use or conduct which is prohibited by state or federal law is prohibited hereby. It is provided, however, that the provisions of this subsection B do not apply to any person or persons who has/have a valid, lawful license issued by the state of Washington to produce, process or sell marijuana, marijuana concentrates, usable marijuana and/or marijuana-infused products and is acting in full conformity with the requirements of the state of Washington related to such license pursuant to RCW 69.50.301 through 69.50.369, and WAC 314-55-005 through 314-55-540. In such instances, the state of Washington, not the city, is the permitting and licensing entity. It is provided, however, that this provision does not preclude the city from taking enforcement action in instances where conduct or activity that is licensed or permitted under RCW 69.50.301 through 69.50.369, and WAC 314-55-005 through 314-55-540 occurs within the city of Auburn but is not in compliance with or violates the requirements of such state licensing or permitting. For the purposes of this section only, the provisions of RCW 69.50.325 through 69.50.369, and WAC 314-55-515 through 314-55-535 are hereby adopted by reference and incorporated herein. (Ord. 6525 § 5, 2014; Ord. 6416 § 4, 2012; Ord. 6245 § 2, 2009.)

18.02.030 Purpose.

A. The purpose of this title is to implement the city's comprehensive plan. This title will be used to further the growth and development of the city consistent with the adopted comprehensive plan and its implementing elements. This title will also further the purpose of promoting the health, safety, morals, convenience, comfort, prosperity, and general welfare of the city's population and to prevent and abate public nuisances.

B. The specific zones and regulations set out in this title are designed to:

1. Provide adequate public facilities and services, including utilities, roads, schools, and parks in conjunction with development;

2. Provide housing with essential light, air, privacy, and open space;

3. Facilitate the safe and efficient movement of traffic on the city's streets;

4. Stabilize and enhance property values;

5. Facilitate adequate provisions for doing public and private business and thereby safeguard the community's economic structure upon which the prosperity and welfare of all depends; and

6. Through such achievements, help ensure the safety and security of home life, foster good citizenship, and create and preserve a more healthful, serviceable and attractive municipality and environment in which to live.

C. To most effectively accomplish these purposes, this title divides the city into zones wherein the location, height and use of buildings, the use of land, the size of setback areas and other open space, and the provision of off-street parking and loading are regulated and restricted in accordance with the comprehensive plan for the city. These zones and regulations are deemed necessary and are made with reasonable consideration, among other things, as to the character of each zone and its particular suitability for specific uses, the need for such uses, the common rights and interests of all within the zone as well as those of the general public, and with the view of conserving and encouraging the most appropriate use of land throughout the city and to prevent and abate public nuisances. (Ord. 6245 § 2, 2009; Ord. 5026 § 1, 1997; Ord. 4773 § 1, 1995; Ord. 4229 § 2, 1987. Formerly 18.02.020.)

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, Land Adjustments and Divisions.

E. This title is not intended to regulate the public ways as defined in ACC 20.02.020. (Ord. 6799 § 3 (Exh. C), 2020; Ord. 6245 § 2, 2009; Ord. 5026 § 1, 1997; Ord. 4773 § 1, 1995; Ord. 4229 § 2, 1987. Formerly 18.02.030.)

18.02.050 Minimum requirements.

A. In interpretation and application, the requirements set forth in this title shall be considered the minimum requirements necessary to accomplish the purpose of this title.

B. It is not the intent of this title to interfere with, abrogate or annul any easements, covenants or other agreements between private parties. However, where this title imposes a greater restriction upon the use of land and/or buildings or in general requires higher standards than other ordinances, rules, or private agreements, the provisions of this title shall govern. (Ord. 6245 § 2, 2009.)

18.02.060 Rules for administrative interpretations.

A. The planning director shall be authorized to interpret the meaning of words, phrases and sentences which relate to the determining of uses permitted in the various zones, approval or disapproval of development plans, or other related zoning actions. Any interpretations regarding implementation of this title shall be made in accordance with the intent or purpose statement of the specific regulation and the comprehensive plan. Life, safety and public health regulations are assumed to prevail over all other regulations.

B. The planning director may authorize uses in a zone other than those which are listed, if the planning director determines the use is consistent with the intent of the zone and is of the same general character of the uses permitted within the zone. Further guidance on administrative interpretations of land uses can be found in ACC 18.02.120.

C. Administrative interpretations may be appealed to the hearing examiner as prescribed in Chapter 18.70 ACC.

D. Administrative interpretations made by the planning director shall be documented, made available for public review, and docketed for inclusion to this title, when consistent with the title format and level of detail required. The city shall incorporate administrative interpretations

upon approval of the legislative authority. (Ord. 6245 § 2, 2009; Ord. 5026 § 1, 1997; Ord. 4229 § 2, 1987. Formerly 18.02.040.)

18.02.065 Methods of calculating density.

For subdivision purposes, the permitted number of dwelling units or lots shall be determined as follows:

A. Gross Site Area. The gross site area shall be used to calculate both the minimum and maximum number of allowed dwelling units or lots.

1. When calculations result in a fraction, the fraction shall be rounded to the nearest whole number as follows:

   a. Fractions of one-half or above shall be rounded up; and

   b. Fractions below one-half shall be rounded down.

2. Calculating Minimum Density. Minimum density is calculated by multiplying the gross site area by the minimum units or lots per acre allowed within the zone. For example, in the R-2 zone, 7 units or lots per acre are allowed:

4.3 acres gross site area x 7 units per acre = 30.1 (rounded down to 30)

3. Each lot shall meet the requirements established in Chapter 18.07 ACC for lot area, dimensions, setbacks, and other development standards.

4. Where a proposed area for subdivision cannot meet the minimum density due to encumbrance by critical areas, critical area buffers, or other similar types of features that preclude development, the applicant may seek to deviate from the minimum density which will be reviewed as an administrative decision as part of the subdivision application. If the applicant seeks a variance from the development standards in Chapter 18.07 ACC the variance shall be processed utilizing the provisions of ACC 18.70.010. Alterations of a critical area or its buffer shall be processed in accordance with Chapter 16.10 ACC. Compliance with the density requirements of the underlying zone shall not be used as justification for alteration of a critical area.

B. The minimum density requirements shall not apply to short plats that are processed under Chapter 17.09 ACC.

C. Bonus density, where applicable, shall be computed by adding the bonus units authorized by Chapter 18.25 ACC to the base units computed under this section. (Ord. 6661 § 1, 2018; Ord. 6245 § 2, 2009.)

18.02.067 Units allowed per lot.

A. *Applicability.* The standards in this section apply to all residential uses in residential and mixed-use zones.

B. *Units.* For the purposes of this section, "units" refer to dwelling units, including accessory dwelling units (ADUs).

C. *Base units allowed per lot.* All lots in residential zones greater than 1,000 sf in area may be developed with up to the number of units shown in 18.07.030(D)(1) when in compliance with all other relevant standards of this chapter and ACC 18.25. Example: If 4 units are the base units on a given lot, and a fourplex has been developed, no ADUs may be added.

D. *Middle Housing Base units per lot allowed with transit or affordability bonus. Unit bonuses specific to middle housing are required to comply with RCW 36.70A.635.*

1. All lots in residential zones may be developed with up to the number of middle housing units shown in 18.07.030(D)(2) under the following conditions:

a. The lot is within one-quarter mile of a major transit stop (as defined in ACC 18.04.597), or

b. At least two units on the lot are affordable housing meeting the requirements of subsections (D)(2) through (D)(6) below.

Note: Bonus units for (a) and (b) above are not cumulative. Single-unit detached housing lots are not eligible for bonuses and are not allowed as a component of the bonus development.

2. To qualify for additional units under the affordable housing provisions, applicant shall commit to renting or selling the required number of units as affordable housing.

3. Dwelling units that qualify as affordable housing shall have costs, including utilities other than telephone, that do not exceed 30 percent of the monthly income of a household whose income does not exceed the following percentages of median household income adjusted for household size, for the county where the household is

located, as reported by the United States Department of Housing and Urban Development:

a. Rental housing: 60 percent.

b. Owner-occupied housing: 80 percent.

4. The units shall be maintained as affordable for a term of at least 50 years, and the property shall satisfy that commitment and all required affordability and income eligibility conditions.

5. The applicant shall record a covenant or deed restriction that ensures the continuing rental or ownership of units subject to these affordability requirements consistent with the conditions in chapter 84.14 RCW for a period of no less than 50 years. The covenant or deed restriction must address the following:

a. How affordability will be defined, managed, and controlled under scenarios for both ownership and rental housing. The covenant must commit to renting or selling the required number of units as affordable housing and, for rental units, ensure the continuing rental of units consistent with Chapter 84.14 RCW.

b. Criteria and policies to maintain public benefit if the property is converted to a use other than that which continues to provide for permanently affordable housing.

6. The units dedicated as affordable housing shall:

a. Be provided in a range of sizes comparable to other units in the development.

b. The number of bedrooms in affordable units shall be in the same proportion as the number of bedrooms in units within the entire development.

c. Generally, be distributed throughout the development and have substantially the same functionality as the other units in the development.

E. *Lot area per unit above base allowance.* Additional units beyond what is allowed under 18.25.040(A) are allowed based on lot area above the minimum lot size threshold. One additional unit is allowed above the base for each interval of the value shown in 18.07.030(D)(3) up to the maximum number of units per lot (18.07.030)(D)(4), except for courtyard housing. For example: a lot with an area of 5,650 sf in the R-2 zone may have one additional unit above the base of four because it is 1,250 ft larger than the minimum lot size.

F. *Maximum units per lot.*

1. Except for courtyard housing, the total number of units shall not exceed the value listed in 18.07.030)(D)(4).

2. The maximum number of units for courtyard housing is two times the number of units listed in 18.07.030)(D)(4).

18.02.070 Establishment of zones.

A. The city is divided into the following classes of zones:

1. RC, residential conservancy zone (one dwelling unit per four acres);
2. R-1, residential one unit per acre zone
3. R-2, residential low zone
4. R-3, residential moderate zone
5. R-4, residential high zone
6. R-MHC, manufactured/mobile home community zone;
7. RF, residential flex zone
8. R-NM, residential neighborhood mixed-use zone
9. C-1, light commercial zone;
10. C-2, heavy commercial zone;
11. M-1, light industrial zone;
12. M-2, heavy industrial zone;
13. LF, airport landing field zone;
14. P-1, public use zone;
15. UNC, unclassified use zone;
16. I, institutional use zone;
17. DUC, downtown urban center – 125 district
18. DUC, downtown urban center - 75 District

19. DUC, downtown urban center - 55 District

20. DUC, neighborhood residential district

21. DUC, health and wellness district

22. DUC, residential-flex district

23. DUC, light commercial district

24. DUC, heavy commercial district

25. DUC, light industrial district

26. OS, open space zone.

B. The zones set out in subsection A of this section are established as the designations, locations, and boundaries thereof as set forth and indicated on the zoning map.

C. The intent statement for each zone set forth in this title shall be used to guide the application of the zones to all lands in the city of Auburn. The intent statements shall guide interpretation and application of land use regulations within the zones, and any change to the range of allowed uses within each zone through amendment to this title. (Ord. 6885 § 1 (Exh. A), 2022; Ord. 6677 § 1, 2018; Ord. 6245 § 2, 2009.)

18.02.080 Zoning map.

A. "Zoning map," as used in this title, is that certain map, three copies of which are on file in the office of the city clerk, labeled "Comprehensive Zoning Map of the city of Auburn, Washington," dated June 1, 1987, and adopted by Ordinance No. 4230 and signed by the mayor and city clerk, along with all amendments thereto. The types of zoning map amendments are listed in ACC 18.68.030(A).

B. Current copies of the zoning map are available for examination and/or purchase at the community development department. The zoning map is adopted and made a part of the comprehensive zoning ordinance, with the most current amended copy serving as the official zoning map. (Ord. 6779 § 2, 2020; Ord. 6287 § 2, 2010; Ord. 6245 § 2, 2009.)

18.02.090 Zone boundary interpretation.

Where uncertainty exists as to the boundaries of zones as shown on the official zoning map, the following rules shall apply:

A. Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be construed to follow such lines;

B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;

C. Boundaries indicated as approximately following city limits shall be construed as following city limits;

D. Boundaries indicated as following railroad lines shall be construed as to be midway between the main tracks;

E. Boundaries indicated as parallel to or extensions of features indicated in subsections A through D of this section shall be so construed. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map;

F. Where physical or cultural features existing on the ground are at a variance with those shown on the official zoning map, or in other circumstances not covered by subsections A through E of this section, the planning director shall interpret the zone boundaries;

G. When the city vacates a street or alley, the vacated property will be zoned consistent with the adjacent property it is being vacated to. (Ord. 6245 § 2, 2009.)

18.02.100 Zoning for annexed land.

Prior to any parcel of land being annexed to the city, the property may be zoned consistent with the rezone requirements of this title and the comprehensive plan may be amended if necessary.

Application for the rezone and any necessary amendment may be done simultaneously with the request for annexation.

For property that is not assigned a zone classification by the city of Auburn at annexation, the property shall assume the UNC unclassified use designation upon annexation.

In such case, the planning director shall initiate an application to rezone from the UNC unclassified use designation to a zone compatible with the comprehensive plan within six months of the date of annexation. (Ord. 6245 § 2, 2009; Ord. 5354 § 2, 2000; Ord. 5026 § 1, 1997; Ord. 4229 § 2, 1987. Formerly 18.02.050.)

18.02.110 Zoning for property influenced by Auburn Municipal Airport.

Refer to Chapter 18.38 ACC to determine if property will be required to comply with additional regulations that are associated with the airport. (Ord. 6245 § 2, 2009; Ord. 5026 § 1, 1997. Formerly 18.02.060.)

18.02.120 Permitted land uses established.

A. Categories of Uses Established. Chapters 18.07 through 18.44 ACC establish permitted, administrative, conditional, and prohibited uses, by zone, for all properties within the Auburn city limits. All principal uses in a given zone are one of four types:

1. Permitted use (see ACC 18.04.696);
2. Administrative use (see ACC 18.04.025);
3. Conditional use (see ACC 18.04.260);
4. Prohibited use (see ACC 18.04.752).

Uses which are incidental and customary to a principal use may be considered an accessory use as defined in ACC 18.04.020.

Uses not specifically identified as principal uses or determined to be an accessory use shall be classified utilizing the procedures outlined in subsection (C)(6) of this section.

B. Zoning Use Tables Established for Residential Zones. The zone use tables in ACC 18.07.020 and 18.09.020 establish whether a specific use is permitted in a zone and whether the use is

allowed as a permitted, administrative, conditional, or prohibited use. The zone is located on the horizontal row and the specific use is located on the vertical column of these tables.

C. Interpretation of Zone Use Tables.

1. *Legend.* The following letters have the following meanings when they appear in the box at the intersection of the column and the row on the zone use tables:

Symbol	Description
P	Permitted Use
A	Administrative Use
C	Conditional Use
X	Prohibited Use

2. *Other Requirements Applicable.* The above uses are subject to the other application requirements, citywide property development standards, and applicable overlay district regulations specified in the zoning code, the project review procedures specified in ACC Title 14, the building and construction standards of ACC Title 15, the environmental review procedures and regulations specified in ACC Title 16, and the regulations for the division of land in ACC Title 17.

3. *Additional Use-Related Conditions.* If a number also appears at the intersection of the column and the row, the use is also subject to the additional requirements as listed in the corresponding endnote immediately following the use table in the specified code chapter. All applicable requirements shall govern a use whether specifically identified in the zone chapter or not.

4. Accessory Use Interpretation. The planning director or designee may determine if a use that is not specifically described as accessory is permitted as an accessory to a principal use in a zone. Upon inquiry by an applicant, an administrative interpretation shall be made by the planning director or designee to determine if a proposed use is allowed as an accessory

use within the zone utilizing the purpose and intent of the zone, comprehensive plan policy guidance, and the definition of accessory use contained in Chapter 18.04 ACC.

5. *Prohibited Uses.* If an "X" appears in the box at the intersection of the column and the row, the use is prohibited in that zone. Similarly, if a use is listed in one zone use table but not another zone use table, it shall be considered prohibited in the zone use table in which it is not listed. For example, a use listed in the industrial zone use table of Chapter 18.16 ACC, but not listed in the residential zone use table of Chapter 18.07 ACC, shall be considered prohibited in the residential zones listed in Chapter 18.07 ACC even though the land use does not appear with an "X" in the use table.

6. *Unclassified Uses.* Upon inquiry by an applicant, an administrative interpretation shall be made by the planning director or designee to determine if a proposed use not specifically listed in any zone use table is allowed within a specific zone utilizing the criteria in this subsection. Should an interpretation be made that a proposed, unlisted use not be allowed in a specific zone, the planning director or designee shall indicate which zones, if any, do permit the use.

a. Criteria for Unclassified Uses. In order to make a determination that an unclassified use is permitted, administratively permitted, conditionally permitted, or accessory, the planning director or designee must find that the use is:

i. In keeping with the intent of the zone, and consistent with Auburn comprehensive plan policies; and

ii. Similar in nature to, and no more intense than, specifically listed permitted, conditional or accessory uses; and

iii. Consistent with subsection (C)(4) of this section, if determined to be permissible as an accessory use. (Ord. 6269 § 1, 2009; Ord. 6245 § 2, 2009.)

18.02.130 Neighborhood review meeting.

A. *Purpose.* The purpose of the neighborhood review meeting is for a developer/applicant of a proposed project to hold a meeting with surrounding and adjacent neighboring residents, property owners, homeowners' associations, residents and businesses (hereinafter collectively

referred to as “neighbors”) prior to submitting an application to the city. The neighbors would have an early opportunity to become familiar with either a residential subdivision, multifamily or mixed development proposal of a certain size and scale early in the development review process and to identify any associated issues. The neighborhood review meeting is intended to assist in producing applications that are responsive to neighborhood concerns, and to reduce the likelihood of delays and appeals. The city expects an applicant to take into consideration the reasonable concerns and recommendations of the neighbors and other interested persons when preparing an application.

B. *Applicability.* A neighborhood review meeting shall be required for the following types of new land use application in any applicable zoning district within the city:

1. A residential subdivision project comprising 40 or more lots or units; or

2. A multifamily residential project comprising 40 or more units; or

3. A mixed-use development project comprising 40 or more units.

C. *Time Frames.*

1. Prior to submittal of an application, an applicant shall provide an opportunity to meet with neighboring residents, property owners, homeowners’ associations, residents and businesses (hereinafter collectively referred to as “neighbors”) within the city-specified notice radius to review the proposal.

2. The applicant shall not be required to hold more than one neighborhood review meeting.

D. *Procedures.*

1. The applicant shall select the meeting time and place. The starting time selected shall be limited to a weekday evening after 6:00 p.m. or a weekend at any reasonable time and shall not occur on a federally recognized holiday. The meeting shall be held at a location open to the public and in compliance with the Americans with Disabilities Act. The public meeting shall be held within the Auburn city limits, at a location no further than two miles from the project site, unless an alternate meeting location is approved by the planning director. A sign at least 22 inches by 28 inches in size with minimum two-inch lettering shall be placed at the main entrance of the building where the meeting will take place at least

one hour prior to the meeting. Such sign will announce the meeting purpose, that the meeting is open to the public and that interested persons are invited to attend. This sign shall be removed upon conclusion of the meeting by the applicant.

2. The applicant shall send by regular mail a written notice announcing the neighborhood review meeting to the director of the city of Auburn planning and development department and property owners within 300 feet of the property(ies) involved in the development review application. The notice shall include the date, time and location of the meeting and briefly discuss the nature and location of the proposal. The notice shall be mailed not less than 20 calendar days prior to the meeting date. The mailing list shall be obtained by the applicant and based on the most recent property tax assessment rolls of the King County department of assessments or the Pierce County assessor-treasurer's office, whichever is applicable.

3. Not less than 20 calendar days prior to the neighborhood review meeting, the applicant shall post a notice on the property which is the subject of the proposed application. The notice shall be posted at the property in a visible and accessible location. The notice shall state that the site may be subject to a proposed development and shall set forth the name of the applicant and a telephone number where the applicant or applicant's contact person can be reached for additional information. The site shall remain posted until the conclusion of the neighborhood review meeting. The city will not be responsible for posting of any signs.

4. The sign at the building entrance under subsection (D)(1) of this section, the notices sent by mail under subsection (D)(2) of this section and the site posting under subsection (D)(3) of this section shall each contain the following statement:

> The intent of this meeting is to facilitate an early informal discussion between the project developer and the neighbors regarding the project. While required by the City of Auburn, this meeting is not conducted by the City of Auburn and is in addition to any future hearings or public comment opportunities available under city development review processes.

5. At the neighborhood review meeting, the applicant shall describe the proposed application to persons in attendance. The attendees may identify any issues that they

believe should be addressed in the application and recommend that those issues be submitted for city consideration and analysis.

6. The applicant shall prepare and make available the following materials for review and discussion at the public meeting:

a. Total number of dwelling units/lots expected to be built;

b. Conceptual site plan/plat layout showing buildings, road layout, landscape, parking, topography and open space areas, and adjacent properties; and

c. Aerial photograph showing the subject property and adjacent properties.

7. At the neighborhood review meeting, a sign-in sheet shall be distributed to all meeting attendees that specifies the date, time and location of the neighborhood review meeting and asks for the name, address, phone number and electronic mail address of each meeting attendee.

8. At the neighborhood review meeting, the applicant shall take notes of the discussion on the proposed application for eventual submittal to the city.

E. *Submittal Requirements.* The applicant shall submit the following information with the submittal of a development application:

1. A copy of the notice provided to surrounding property owners within 300 feet of the proposed development site.

2. A copy of the mailing list used to send out meeting notices.

3. A written statement containing the information posted on the property.

4. An affidavit of mailing and posting notices.

5. A copy of the meeting sign-in sheet.

6. Copies of written materials and eight-and-one-half-inch by 11-inch size plans presented at the neighborhood review meeting.

7. Notes of the meeting including a summary of oral and written comments received.

8. If responses to the meeting notice were not received by the applicant and no one attended the neighborhood review meeting or persons in attendance made no comments, the applicant shall submit evidence as indicated above, with the notes reflecting the absence of comment, attendance, or both.

F. *Notice.*

1. All property owners who receive notice of the neighborhood review meeting shall be eligible to receive a copy of the written city decision for the development proposal.

2. All neighbors receiving notice of or attending the neighborhood review meeting shall be eligible to receive a copy of the written city decision for the development proposal through a request made to the city.

G. *Consideration.* The city shall consider as part of the development review process the concerns and issues raised by the neighbors and applicant at the neighborhood review meeting, including any agreed-upon solutions or resolutions to outstanding issues or areas of contention. The city, however, shall not be bound in its decision-making by any agreements or understandings made between the neighbors and applicants. Nothing in this section shall be construed to delegate design or project review decision-making authority to the participants in the public meeting.

H. *City Involvement.* The neighborhood review meeting is intended to be a developer-neighborhood interaction. City staff are not required to attend and/or participate in neighborhood review meetings. There will be other official opportunities for residents and neighbors to make comment during the development review process that would follow the neighborhood review meeting. The director of the planning and development department or designee shall be notified a minimum of seven calendar days prior to the scheduled date of the neighborhood review meeting. Any city staff attendance at a neighborhood review meeting is for informational purposes only, does not represent the city's position on the merits of the development proposal and does not constitute an approval or denial of an application, now or submitted in the future. (Ord. 6287 § 2, 2010; Ord. 6245 § 2, 2009.)

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.

City Website: www.auburnwa.gov

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DEFINITIONS

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18.04.828 Sponsoring agency.
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18.04.891 Supportive housing.
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18.04.930 Yard, front.
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18.04.954 Youth community support facility.
18.04.960 Zone.
18.04.1001 Child care center.
18.04.1005 Marijuana or marihuana.
18.04.1007 Marijuana cooperative.
18.04.1009 Marijuana-infused products.
18.04.1011 Marijuana processor.
18.04.1013 Marijuana producer.
18.04.1015 Marijuana related business.
18.04.1017 Marijuana retailer.
18.04.1019 Marijuana researcher.
18.04.1021 Marijuana transporter.
18.04.1023 Public or private park.
18.04.1025 Public or private playground.
18.04.1027 Public or private recreational center.
18.04.1029 Public transit center.

18.04.010 General definitions.

Except where specifically defined in this chapter, all words used in this title shall carry their customary meanings. Words used in the present tense include the future, and the plural includes the singular, the word "shall" is always mandatory, the word "may" denotes a use of discretion in making a decision, and the words "used" or "occupied" shall be considered as though followed by the words "or intended, arranged or designed to be used or occupied." (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.018 Accessory dwelling unit.

An "accessory dwelling unit" is a self-contained residential unit that is accessory to a single-unit detached housing or middle housing units located on individually owned lots, where the accessory dwelling unit is located on the same lot. An accessory dwelling unit has its own bathroom, kitchen facilities, living and sleeping areas, though it can share other features with the primary unit including the yard, parking, storage or laundry facilities. The accessory dwelling unit may be attached or detached to the single-unit detached housing or middle housing unit(s). An accessory dwelling unit excludes accessory residential uses as defined in ACC 18.04.023. (Ord. 6245 § 3, 2009; Ord. 5399 § 1, 2000.)

18.04.019 Accessible electric vehicle charging station.

"Accessible electric vehicle charging station" means an electric vehicle charging station where the battery charging station equipment is located within accessible reach of a barrier-free access aisle (minimum 44-inch width) and the electric vehicle. (Ord. 6365 § 1, 2011.)

18.04.020 Accessory use.

"Accessory use" means a use, a building or structure, part of a building or other structure, which is subordinate to and the use of which is incidental to that of the main building, structure or use on the same lot, including a residential garage. If an accessory building is attached to the main building by a common wall or roof, such accessory building shall be considered a part of the main building. Parking areas will not be considered an accessory use under this definition. See related definitions for "Accessory use, manufactured home community" and "Accessory use, residential." (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.021 Accessory use, manufactured home community.

“Manufactured home community accessory use” is a subordinate use which supports the principal manufactured home community use without displacing it. Manufactured home community accessory uses include but are not limited to recreation facilities, clubhouses, park offices, and utility rooms to serve the residents of the park only. (Ord. 6245 § 3, 2009.)

18.04.022 Adult book and video establishment. *Repealed by Ord. 5835.*

18.04.023 Accessory use, residential.

“Residential accessory use” means a subordinate use which supports the principal residential use without displacing it. The accessory residential use is typically located on the same lot occupied by the principal residential use. Residential accessory uses include residential garage, guest cottage, recreation room, tool shed, swimming pool, noncommercial greenhouse, private stable, barn, pen, coop, or similar structure. This use excludes accessory dwelling units, as defined in ACC 18.04.018, and manufactured home community accessory uses. (Ord. 6245 § 3, 2009.)

18.04.024 Adult entertainment establishment. *Repealed by Ord. 5835.*

18.04.025 Administrative use.

“Administrative use” means a use permitted in a zone only after review and approval by the planning director or designee. Administrative uses are those which typically have some potential for impacts to neighboring properties, but which may be permitted within a zone following review by the city to establish conditions mitigating impacts of the use and to assure compatibility with other uses in the zone. (Ord. 6269 § 27, 2009.)

18.04.027 Adult entertainment. *Repealed by Ord. 5835.*

18.04.030 Adult motion picture theater. *Repealed by Ord. 5835.*

18.04.031 Adult family home.

"Adult family home" means a residential home licensed by the state in which a person or persons provide personal care, special care, room, and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services. Adult family homes are not communal residences. (Ord. 6560 § 1, 2015; Ord. 6245 § 3, 2009.)

18.04.032 Adult uses. *Repealed by Ord. 5835.*

18.04.035 Agricultural enterprise.

"Agricultural enterprise" means a business enterprise which is engaged in, or related to, farming or agricultural production and other businesses and services supporting and promoting agriculture practices and the practice of locally and regionally grown foods. The term shall include the following:

A. "Agritourism" means a business enterprise activity that includes operation of a working farm or any agricultural or horticultural operation that, while not an exclusive function, is open to the public on a seasonal basis for enjoyment, recreation, personal entertainment, or education.

B. "Agricultural entertainment" means any event or activity that allows for recreation, entertainment, education and tourism associated with agricultural activities. (Ord. 6363 § 1, 2011.)

18.04.036 Agricultural store.

"Agricultural store" means a retail food establishment, housed in a permanent structure, whose primary economic activity is the sale of local and regional agricultural products directly to consumers. An agricultural store may also include the sale of sundries, prepackaged food, bottled or canned beverages and freshly prepared food and beverages for consumption on site. (Ord. 6363 § 1, 2011.)

18.04.039 Aircraft operations.

“Aircraft operations” means the movement of aircraft operating in the airport traffic pattern or within sight of the airport. A landing or takeoff is one operation. An aircraft that takes off and then lands creates two aircraft operations. (Ord. 6838 § 1 (Exh. A), 2021.)

18.04.040 Airport, heliport or aircraft landing field.

“Airport,” “heliport,” or “aircraft landing field” means any runway, landing area or other facility whether publicly or privately owned or operated, and which is designed, used or intended to be used either by public carriers or by private aircraft for landing and taking off of aircraft. This definition includes all necessary taxiways, aircraft storage and tie-down areas, hangars and other necessary buildings and open spaces. This definition does not include manufacturing, servicing or testing facilities located in the vicinity of any landing area associated with the manufacturing or testing of commercial or military aircraft or activities associated therewith. (Ord. 6838 § 1 (Exh. A), 2021; Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.050 Airport elevation.

“Airport elevation” means the established elevation of the highest point on the usable landing area. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.060 Airport hazard.

“Airport hazard” means any structure, tree or use of land which obstructs the airspace required for, or is otherwise hazardous to, the flight of aircraft in landing or taking off at the airport. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.070 Airport landing area.

“Airport landing area” means the area of the airport used for the landing, taking off or taxiing of aircraft. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.072 Airport manager.

Airport Manager. See definition in Chapter 12.56 ACC. (Ord. 6838 § 1 (Exh. A), 2021.)

18.04.080 Airport reference point.

"Airport reference point" means the point established as the approximate geographic center of the airport landing area and so designated. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.090 Alley.

"Alley" means a public travel way or other public right-of-way under the jurisdiction and control of the city and not designated for general travel and used primarily as a means of access to the rear of residential and/or business establishments. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.100 Amusement device, mechanical.

"Mechanical amusement device" means any machine which, upon the insertion of a coin, slug, token, plate, disk, monetary bill or credit card, may be operated by the public generally for use as a game, entertainment or amusement, whether or not registering a score. It includes such devices as marble machines, pinball machines, skill ball, mechanical grab machines, video games and all games, operations or transactions similar thereto under whatever name they may be indicated to specify. "Mechanical amusement device" does not include pool tables. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.105 Animal shelter, public.

"Animal shelter, public" means a facility that is used to temporarily house or contain stray, homeless, abandoned or unwanted animals. The facility must be owned, operated, or maintained by one or more of the following: an animal care and control agency; humane society, or society for the prevention of cruelty to animals registered under Chapter 16.52 RCW, or another nonprofit organization devoted to the welfare, protection, and humane treatment of animals, when such society or organization is then under contract with an animal care and control agency. An animal shelter, public may provide supporting services, including medical care. (Ord. 6407 § 2, 2012.)

18.04.110 Apartment building.

“Apartment Building” means:

(a) A building containing seven or more attached dwelling units, including a building containing nonresidential units if the building also contains seven or more attached dwelling units, but excluding the following classes of buildings:

(i) Hotels and motels;
(ii) Dormitories;
(iii) Care facilities;
(iv) Floating homes;
(v) Middle Housing
(vi) A building that contains attached dwelling units that are each located on a single platted lot;
(vi) A building in which all of the dwelling units are held under one ownership and is subject to a recorded irrevocable sale prohibition covenant;
(viii) A building with six or fewer units that is no more than three stories; and
(iv) A building with six or fewer units that is no more than three stories so long as one story is utilized for parking, either above or below ground, or retail space.

18.04.115 Apiary.

“Apiary” (“apiaries”) means a place where honey bees (Apis mellifera) are kept; a collection of beehives. “Beekeeping” is included under this definition. (Ord. 6600 § 1, 2016.)

18.04.120 Arcade.

“Arcade” means an entertainment venue featuring primarily video games, simulators, and/or other amusement devices where persons under 21 years of age are not restricted. (Ord. 6642 § 14, 2017; Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.125 Assisted living facility.

“Assisted living facility” means a combination of housing, supportive services, personalized assistance, and health care designed to respond to the individual needs of those who need help with activities of daily living. An establishment with a central or private kitchen, dining, recreational, and other facilities, with separate bedrooms or living quarters, where the emphasis of the facility remains residential. An assisted living facility is not a communal residence. (Ord. 6560 § 2, 2015; Ord. 6245 § 3, 2009; Ord. 6140 § 1, 2007.)

18.04.130 Automobile repair.

“Automobile repair” includes fixing, incidental body or fender work, painting, and upholstering, engine tune-up, adjusting lights, installation/repair of electrical or electronic components, brakes, supplying and installing replacement parts to passenger vehicles and trucks. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.140 Automobile service station. *Repealed by Ord. 6433.*

18.04.150 Automobile wrecking.

“Automobile wrecking” means the dismantling or disassembling of used motor vehicles or trailers, the storage, sale or dumping of dismantled, obsolete, or wrecked vehicles or their parts, and the towing of such vehicles or parts in connection with such activity. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.160 Automobile wrecking yard.

“Automobile wrecking yard” means any premises devoted to automobile wrecking. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.170 Automobile, trailer, equipment sales area.

“Automobile, trailer and equipment sales area” means an open area, other than a street or alley, used for the display, sale or rental of new or used automobiles, trucks, trailers or other equipment. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.171 Battery charging station.

“Battery charging station” means an electrical component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles, which meet or exceed any standards, codes, and regulations set forth by Chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540. (Ord. 6365 § 1, 2011.)

18.04.172 Battery electric vehicle (bev).

“Battery electric vehicle (BEV)” means any vehicle that operates exclusively on electrical energy from an off-board source that is stored in the vehicle’s batteries, and produces zero tailpipe emissions or pollution when stationary or operating. (Ord. 6365 § 1, 2011.)

18.04.173 Battery exchange station.

“Battery exchange station” means a fully automated facility that will enable an electric vehicle with a swappable battery to enter a drive lane and exchange the depleted battery with a fully charged battery through a fully automated process, which meets or exceeds any standards, codes, and regulations set forth by Chapter 19.27 RCW and consistent with rules adopted under RCW 19.27.540. (Ord. 6365 § 1, 2011.)

18.04.175 Bed and breakfast.

“Bed and breakfast” means a residential home maintained by an on-premises owner that provides no more than six guest rooms which are used, rented, or hired out to guests to be occupied for sleeping purposes, and which may also offer communal dining services. (Ord. 6245 § 3, 2009.)

18.04.180 Boardinghouse. *Repealed by Ord. 6477.*

18.04.185 Brew pub. *Repealed by Ord. 6368.*

18.04.190 Building.

“Building” means any structure having a roof supported by columns or walls used or intended to be used for the shelter or enclosure of persons, animals or property of any kind. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.192 Building and landscape materials sales.

“Building and landscape material sales” means a retail or wholesale establishment selling hardware, lumber and other large building materials, plant materials, and other landscaping materials. (Ord. 6433 § 3, 2012.)

18.04.194 Building contractor, heavy.

“Building contractor, heavy” means businesses relating to the heavy construction trades including but not limited to: excavation work, highway and street construction; heavy construction, masonry and concrete work and water well drilling. These types of businesses generally have heavy equipment that may be stored outside. (Ord. 6433 § 4, 2012.)

18.04.195 Building contractor, light.

“Building contractor, light” means businesses relating to the building trades including but not limited to: plumbing, heating, air conditioning; painting, paperhanging and decorating; electrical; carpentry and flooring; roofing and sheet metal. These types of businesses generally do not have heavy equipment or building materials stored outside. (Ord. 6433 § 5, 2012.)

18.04.200 Building height.

“Height of building” means the vertical distance measured from the finished grade to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and to the mean height between eaves and ridge for gable, hip and gambrel roofs. If a structure has none of the above features then the height shall be measured from the finished grade to the highest portion of the structure. See Figure 18.04.200. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

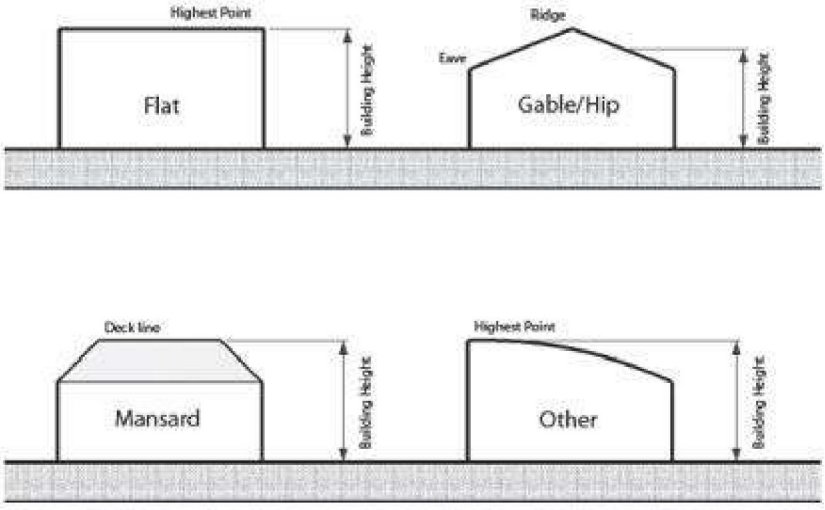


Figure 18.04.200 Building Height

18.04.210 Building, main.

“Main building” means the principal building or buildings on a lot or building site designed or used to accommodate the primary use to which the premises are devoted. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.220 Building official. *Repealed by Ord. 6245.*

18.04.230 Building site.

“Building site” means a parcel of land assigned to a use, to a main building, or to a main building and its accessory buildings, together with all yards and open spaces required by this title. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.235 Built green.

“Built green” means an environmental building program locally administered by the Master Builders Association of King and Snohomish Counties which provides rating systems which quantify environmentally friendly building practices for remodeling and new residential construction. The construction must qualify for a minimum number of points in order to be certified as “built green.” Each building receives a one – to five-star rating based on the builder’s ability to meet the sustainable design standards. (Ord. 6245 § 3, 2009; Ord. 6036 § 5, 2006.)

18.04.235.1 Caretaker apartment.

“Caretaker apartment” means an accessory housing unit that is permitted in association with a commercial or industrial use where no residential dwelling exists, for the express purpose of providing a housing unit for on-site security or operations personnel. (Ord. 6433 § 6, 2012.)

18.04.236 Charging levels.

“Charging levels” means the standardized indicators of electrical force, or voltage, at which an electric vehicle’s battery is recharged. The terms “1,” “2,” and “3” are the most common EV charging levels, and include the following specifications:

A. Level 1 is considered slow charging.

B. Level 2 is considered medium charging.

C. Level 3 is considered fast or rapid charging. (Ord. 6365 § 1, 2011.)

18.04.237 Chicken coop.

"Chicken coop" means a building for housing and weather protection for domestic fowl. The chicken coop is treated as an accessory structure. (Ord. 6600 § 2, 2016.)

18.04.238 Chicken run.

"Chicken run" or "chicken pen" means an area enclosed by fencing or netting which may or may not be connected to a coop within which domestic fowl can move about freely within a limited portion of the property or site. (Ord. 6600 § 3, 2016.)

18.04.240 Commercial use.

"Commercial use" shall mean any activity or use of land which involves the buying, selling, processing or improving of things not produced on the land and having financial gain as the primary aim of the activity or use; whether or not such activity or use be for hire or on account of the buyer, seller, processor, or improver. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.245 Commercial vehicle.

"Commercial vehicle" means semi-truck tractors and/or semi-trailers (over 26,001 pounds gross vehicle weight rating) used in any commercial enterprise. (Ord. 6245 § 3, 2009; Ord. 6019 § 1, 2006.)

18.04.246 Commercial recreation facility, indoor.

"Commercial recreation facility, indoor" means a private for-profit or nonprofit establishment offering recreation or providing entertainment or games of skill to the general public for a fee or charge and wholly enclosed in the building. Typical uses include athletic and health club, pool or billiard hall, indoor swimming pool, bowling alley, skating rink or climbing gyms. (Ord. 6433 § 7, 2012.)

18.04.247 Commercial recreation facility, outdoor.

“Commercial recreation facility, outdoor” means a private for-profit or nonprofit establishment offering recreation or providing entertainment or games of skill to the general public for a fee or charge where any portion of the activity takes place in the open, excluding public parks. Typical uses include: racetracks; miniature golf; skateboard park; swimming and wading, therapeutic facilities; and tennis, handball, basketball courts; batting cages, trampoline facilities. (Ord. 6433 § 8, 2012.)

18.04.248 Community retail establishment.

“Community retail establishment” means stores, shops and businesses either individually or in a shared space setting serving a geographic area of the city that engage in merchandise sales. (Ord. 6433 § 9, 2012.)

18.04.249 Communal residence.

“Communal residence” is a business operated out of a single residential home without an owner occupant residing therein, where the residential home, or portions thereof, is/are rented to more than one individual through separate, unrelated lease or rental agreements. The fact that the individuals rent the residence or a portion thereof through separate, unrelated lease or rental agreements shall be prima facie evidence that the individuals are unrelated and do not meet the definition of “family” per ACC 18.04.360. Adult family homes, foster care homes, group residence facilities, special needs housing, and supportive housing are not communal residences. (Ord. 6560 § 3, 2015; Ord. 6477 § 10, 2013.)

18.04.250 Comprehensive plan.

“Comprehensive plan” means the comprehensive plan for the Auburn planning area, as now constituted, or hereafter amended, or its successor. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.260 Conditional use.

“Conditional use” means a use permitted in a zone only after review and approval by the hearing examiner. Conditional uses are such that they may be compatible only on certain conditions in specific locations in a zone, or if the site is regulated in a certain manner in order to achieve the purposes of this title. (Ord. 6245 § 3, 2009; Ord. 6185 § 1, 2008; Ord. 4229 § 2, 1987.)

18.04.265 Condominium.

“Condominium” means a form of ownership in which individuals purchase and own individual units in a multi-unit complex and jointly own and share financial responsibility for certain common areas. Residential condominiums in multifamily buildings differ from apartments in that each unit is individually owned, and any land in the project is owned in common by all householders. (Ord. 6245 § 3, 2009.)

18.04.270 Conforming use.

“Conforming use” means an activity the nature and type of which is permitted in the zone in which the property on which it is established is located. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.280 Contract rezone. *Repealed by Ord. 6245.*

18.04.282 Convenience store.

“Convenience store” means a small retail establishment that offers convenience goods for sale, such as prepackaged food items, beverages, tobacco, personal care items, and other household goods and often characterized by 24 hours a day operations. These stores can be part of a fueling station or an independent facility. (Ord. 6433 § 10, 2012.)

18.04.283 Crematorium.

“Crematorium” means a facility for the burning of corpses, human or animal, to ashes either as a principal use or as an accessory use. Crematoriums do not include establishments where incinerators are used to dispose of toxic or hazardous materials, infectious materials or narcotics. (Ord. 6433 § 11, 2012.)

18.04.285 Dangerous waste.

“Dangerous waste” means those solid wastes designated in WAC 173-303-070 through 173-303-103 as dangerous waste. (Ord. 6245 § 3, 2009; Ord. 4294 § 2, 1988.)

18.04.290 Daycare center, nursery school, preschool.

“Daycare center,” “nursery school,” or “preschool” means any type of group daycare programs, for children or adults, including nursery schools for children under minimum age for education in public schools, parent cooperative nursery schools, playgroups for preschool children, covering afterschool care for school children, and programs which provide organized learning and education experiences, provided such establishments are licensed by the state and conducted in accordance with state requirements. For the purpose of this title the following shall also apply to daycare center, nursery schools or preschools:

A. “Babysitting care” means a dwelling which provides occasional custodial care to children, for periods of less than 24 hours, who do not reside within the residence of the person providing the care. Babysitting care is not necessarily provided in exchange for compensation.

B. “Home based daycare” means a licensed daycare that regularly provides daycare for not more than 12 children or adults in the provider’s home in the family living quarters, for periods of less than 24 hours.

C. “Mini daycare center” means a place, other than the home of the provider, which provides regular custodial care for one to 12 children, for periods of less than 24 hours.

D. “Daycare center” means a place, other than the home of the provider, which provides regular custodial care for 12 or more children, for periods of less than 24 hours.

E. “Preschool/nursery school” means a place, other than the home of the provider, which provides regular custodial care and/or organized learning and educational experiences for children. (Ord. 6245 § 3, 2009; Ord. 4705 § 2, 1994; Ord. 4229 § 2, 1987.)

18.04.294 Designated accessible space.

“Designated accessible space” means a required accessible parking space designated for the exclusive use of parking vehicles with a state disabled parking permit, in accordance with WAC 51-50-005, the International Building Code requirements for barrier-free accessibility. (Ord. 6365 § 1, 2011.)

18.04.295 Designated facility zone.

“Designated facility zone” means a zone in which hazardous waste treatment and storage facilities are allowed uses, subject to the state siting criteria designated in Chapter 70.105 RCW. (Ord. 6245 § 3, 2009; Ord. 4294 § 2, 1988.)

18.04.300 Density.

“Density” is a measure of population, housing units, or building area related to land area, and is expressed as a ratio, e.g., units per acre or square feet of lot area per unit . See ACC 18.02.065 for the methodology for calculating density. (Ord. 6661 § 2, 2018; Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.302 Density bonus.

“Density bonus” refers to residential units allowed in excess of the base density of a particular zone. Density bonuses may be granted to residential developers within a certain distance of a high capacity transit stop, inclusion of affordable housing, or in exchange for recognized public benefits pursuant to Chapter 18.02 and Chapter 18.25ACC. (Ord. 6245 § 3, 2009.)

18.04.303 Density, minimum.

“Minimum density” refers to the least number of dwelling units or lots allowed per land area in a specific zone, expressed as a ratio. For example, in a zone with a minimum density of 12 units per acre, development of a two-acre lot would require a minimum of 24 units. (Ord. 6245 § 3, 2009.)

18.04.310 Development standards.

“Development standards” means regulations pertaining to setbacks, landscaping, height, site coverage, signs, building layout, site design and related features of land use. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.318 Dripline.

“Dripline” means an area encircling the base of a tree, the minimum extent of which is delineated by a vertical line extending from the outer limit of a tree’s branch tips down to the ground. (Ord. 6387 § 2, 2011.)

18.04.320 District. *Repealed by Ord. 6245.*

18.04.325 Domestic fowl and poultry.

"Domestic fowl and poultry" includes all species of chickens, turkeys, geese, ducks, pigeons or other fowl or poultry of similar size and character. Roosters and peafowl are not included in this definition and are not permitted. (Ord. 6600 § 6, 2016; Ord. 6369 § 5, 2011.)

18.04.330 Dwelling.

"Dwelling" means a building designed exclusively for residential purposes for occupancy by a person, family, or unrelated group with one or more rooms for living and sleeping purposes, containing kitchen facilities and rooms with internal accessibility, including single-unit detached housing, middle housing, apartments, , and accessory dwelling units, but not including recreational vehicles, or hotels or motel units without kitchens. (Ord. 6565 § 1, 2015; Ord. 6477 § 3, 2013; Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.340 Dwellings, types of.

"Types of dwellings" means:

A. Dwelling, Single-Unit Detached. "Single-unit detached" dwelling means a detached building, not connected to another building, designed exclusively for occupancy by one family or communal residence and containing one dwelling unit that is permanently attached to the ground. A manufactured home may be considered a single-unit detached dwelling if sited per ACC 18.31.050. This dwelling-type was previously called "Single Family" and is synonymous with "Single-unit detached housing".

B. Dwelling, Middle Housing. "Middle Housing" dwellings includes the following housing types:

1. "Townhouse" means a detached structure that contains three or more attached dwelling units that extend from foundation to roof and that have a yard or public way on not less than two sides, each with its own front and rear access to the outside.2. "Duplex" means a detached structure consisting of two individual dwelling units that is in a horizontal or stacked layout, does not have interior openings between dwelling units, and which dwelling units share common walls.

3. "Triplex" means a detached structure consisting of three individual dwelling units that is in a horizontal or stacked layout, does not have interior openings between dwelling units, and which dwelling units share common walls.

4. “Fourplex” means a detached structure consisting of four individual dwelling units that is in a horizontal or stacked layout, does not have interior openings between dwelling units, and which dwelling units share common walls.

5. “Fiveplex” means a detached structure consisting of five individual dwelling units that is in a horizontal or stacked layout, does not have interior openings between dwelling units, and which dwelling units share common walls.

6. “Sixplex” means a detached structure consisting of six individual dwelling units that is in a horizontal or stacked layout, does not have interior openings between dwelling units, and which dwelling units share common walls.

7. “Stacked flat” means dwelling units in a residential building of no more than three stories on a lot in which each floor may be separately rented or owned. Duplexes and triplexes may be arranged as stacked flats.

8. “Cottage housing” means residential units on a lot with a common open space that either: (a) Is owned in common; or (b) has units owned as condominium units with property owned in common and a minimum of 20 percent of the lot size as open space. Courtyard housing standards in 18.25.050 apply to cottage housing. This definition of cottage housing does not apply to “guest cottages” of ACC 18.04.450.

9. "Courtyard apartments” means a residential structure consisting of multiple attached side-by-side and/or stacked dwelling units oriented around a yard or court on two or three sides.

C. Dwelling, Apartment. “Apartment” means a building designed for occupancy by seven or more families or communal residences living independently of each other and containing seven or more dwelling units. Apartment units may be located in a mixed-use development. This dwelling-type was previously called “Multiple-Family” dwellings.

(Ord. 6477 § 4, 2013; Ord. 6245 § 3, 2009; Ord. 6162 § 1, 2008; Ord. 4229 § 2, 1987.)

18.04.350 Dwelling unit.

“Dwelling unit” means one or more rooms designed for or occupied by one family or communal residence for living or sleeping purposes and containing kitchen facilities. All rooms comprising a dwelling unit shall have access through an interior door to other parts of the dwelling unit. An efficiency apartment, also known as a studio apartment, constitutes a dwelling unit within the meaning of this title. (Ord. 6477 § 5, 2013; Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.351 Electric scooters and motorcycles.

“Electric scooters and motorcycles” means any two – or three-wheel vehicle or scooter or motorcycle under state law that operates exclusively on electrical energy from an off-board source that is stored in the vehicle’s batteries and produces zero emissions or pollution when stationary or operating. (Ord. 6365 § 1, 2011.)

18.04.352 Electric vehicle.

“Electric vehicle” means any vehicle that operates, either partially or exclusively, on electrical energy from the grid, or an off-board source, that is stored on-board for motive purpose. “Electric vehicle” includes: (1) a battery electric vehicle; (2) a plug-in hybrid electric vehicle; (3) a neighborhood electric vehicle; and (4) a medium-speed electric vehicle. (Ord. 6365 § 1, 2011.)

18.04.353 Electric vehicle charging station.

“Electric vehicle charging station” means a public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle. An electric vehicle charging station equipped with Level 1 or Level 2 charging equipment is permitted outright as an accessory use to any principal use. (Ord. 6365 § 1, 2011.)

18.04.354 Electric vehicle charging station – Restricted.

“Electric vehicle charging station – restricted” means an electric vehicle charging station that is (1) privately owned and restricted access (e.g., single-family home, executive parking, designated employee parking) or (2) publicly owned and restricted (e.g., fleet parking with no access to the general public). (Ord. 6365 § 1, 2011.)

18.04.355 Extremely hazardous waste.

“Extremely hazardous waste” means those solid wastes designated in WAC 173-303-070 through 173-303-103 as extremely hazardous waste. (Ord. 6245 § 3, 2009; Ord. 4294 § 2, 1988.)

18.04.356 Electric vehicle charging station – Public.

“Electric vehicle charging station – public” means an electric vehicle charging station that is (1) publicly owned and publicly available (e.g., park and ride parking, public library parking lot, on-street parking) or (2) privately owned and publicly available (e.g., shopping center parking, nonreserved parking in multifamily parking lots). (Ord. 6365 § 1, 2011.)

18.04.357 Electric vehicle infrastructure.

“Electric vehicle infrastructure” means structures, machinery, and equipment necessary and integral to support an electric vehicle, including battery charging stations, rapid charging stations, and battery exchange stations. (Ord. 6365 § 1, 2011.)

18.04.358 Electric vehicle parking space.

“Electric vehicle parking space” means any marked parking space that identifies the use to be exclusively for the parking of an electric vehicle. (Ord. 6365 § 1, 2011.)

18.04.359 Emergency Housing

“Emergency housing” means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

18.04.360 Emergency Shelter

“Emergency shelter” means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.

18.04.361 Entertainment, commercial.

“Entertainment, commercial” means spectator entertainment for commercial purposes. This use includes theaters, concert halls, nightclubs, or comedy clubs, but does not include cabarets, licensed under ACC 5.20.130(B), and adult entertainment, licensed under Chapter 5.30 ACC. (Ord. 6433 § 12, 2012.)

18.04.362 Family.

“Family” means a person living alone, two or more persons related by blood or marriage, or any other analogous family union recognized under federal and/or state statute, as distinguished from a group occupying a hotel, club, or communal residence. For the purposes of this definition, minors living with a parent shall not be counted as part of the maximum number of residents. The purpose of defining family is to assist in the regulation of occupancy standards within dwelling units and to define different types of structures; it is not intended to interfere with the civil rights of individuals who establish relationships under the terms of state and federal laws. (Ord. 6477 § 6, 2013; Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.365 FAR Part 77 surfaces.

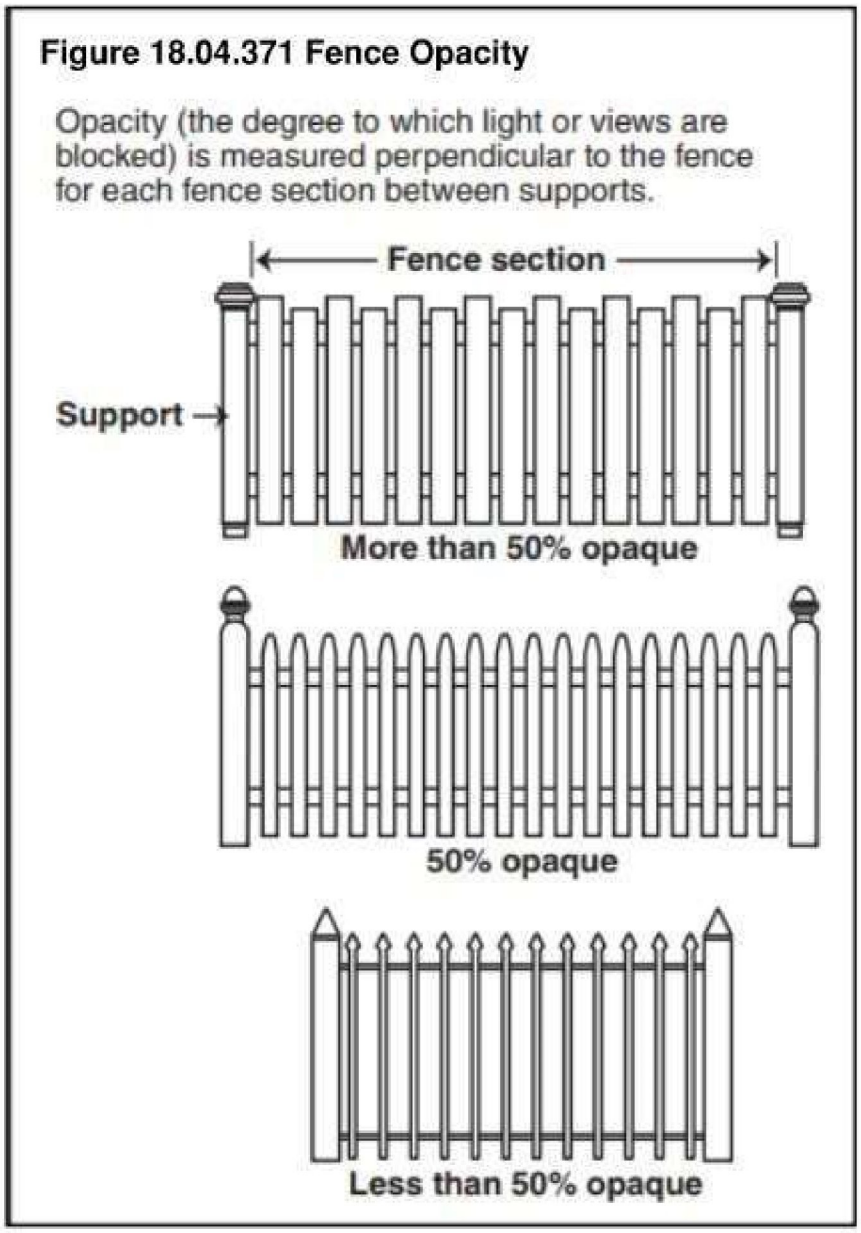
FAR Part 77 Surfaces. The Federal Aviation Administration’s Federal Aviation Regulations (FAR) Part 77 surfaces are the imaginary airspace surfaces established with any relation to each runway of an airport. There are five types of surfaces: (A) primary, (B) approach, (C) transitional, (D) horizontal, and (E) conical. These surfaces are above and around airports and require protection from potential obstructions that might interfere with airport traffic and potentially create a safety risk to aircraft occupants and persons on the ground. An object or structure with an elevation higher than the FAR Part 77 surface elevation is considered to penetrate the FAR Part 77 surfaces and constitutes an obstruction to navigable airspace. “Navigable airspace” is defined by the FAA pursuant to CFR Title 14, Part 77, imaginary surfaces. (Ord. 6838 § 1 (Exh. A), 2021.)

18.04.370 Fence.

“Fence” means a masonry wall or a barrier generally composed of posts connected by boards, rails, panels, or wire for the purpose of enclosing space, functional areas, or separating parcels of land. The term “fence” does not include retaining walls or rockeries when a separate structure. The term also does not include hedges, trees, or other natural growth. (Ord. 6884 § 1 (Exh. 1), 2022; Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.371 Fence, opacity.

“Fence opacity” is the degree to which light or views are blocked. Opacity is measured perpendicular to the fence for each fence section between supports.



(Ord. 6884 § 1 (Exh. 1), 2022.)

18.04.372 Fence, screened.

“Screened fence” means a fence that is between 70 to 100 percent opaque, and provides a high degree of visual buffering between two areas. A screened fence may consist of wood, vinyl, or metal. A chain link fence interwoven with slats in every row or available space is considered a screened fence. (Ord. 6884 § 1 (Exh. 1), 2022; Ord. 6245 § 3, 2009.)

18.04.373 Fence, visibility.

A fence that is 50 percent or less opaque is generally considered to provide visibility. (Ord. 6884 § 1 (Exh. 1), 2022.)

18.04.374 Fence, 100 percent sight-obscuring.

“One hundred percent sight-obscuring fence” means a fence that is 100 percent opaque, completely obstructs view between two areas or completely obstructs view between two adjoining uses. A sight-obscuring fence shall be constructed of solid wood, metal, concrete, or other appropriate material which totally conceals the subject use from adjoining uses. (Ord. 6884 § 1 (Exh. 1), 2022; Ord. 6245 § 3, 2009.)

18.04.376 Retaining wall.

“Retaining wall” means a structure designed and constructed to hold soil, earth, or like material in place, or to resist lateral pressure of materials to create or maintain a change in ground elevation. Such walls can be of various types including gravity, cantilevered, anchored, or piling walls and can be comprised of various materials including concrete, stone, or masonry units. The term “retaining wall” does not include fences. (Ord. 6884 § 1 (Exh. 1), 2022.)

18.04.380 Floor area.

“Floor area” means total floor area within the walls of all buildings on a lot or building site, except for the spaces therein devoted to vents, shafts and light courts and except for the area devoted exclusively to loading and unloading facilities and to parking of motor vehicles. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.390 Foster care home.

“Foster care home” means a home which provides regular care for up to four developmentally disabled adults, or up to four adults who are recipients of state or federal financial assistance services, or up to four foster children under the age of 18, or up to three expectant mothers in a residential structure of the person or persons under whose direct care and supervision the people are placed. A foster care home is not a communal residence. (Ord. 6560 § 4, 2015; Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.395 Fueling station.

“Fueling station” means a retail business selling gasoline or other motor vehicle fuels primarily to passenger vehicles. Includes alternative fuels and recharging facilities which are commercial facilities offering motor vehicle fuels not customarily offered by commercial refueling stations (e.g., liquid propane gas) as well as equipment to recharge electric powered vehicles. This classification includes customary incidental activities when performed in conjunction with the sale of fuel, such as vehicle maintenance and repair, vehicle washing, and electric vehicle battery swap-out, but excludes body and fender work or repair of heavy trucks or vehicles. (Ord. 6433 § 13, 2012.)

18.04.400 Garage or carport, residential.

“Residential garage or carport” means a building or a portion of a building principally used for vehicular equipment such as automobiles, boats, etc., in which only motor vehicles used by the tenants of the building or buildings on the premises are stored or kept. (Ord. 6245 § 3, 2009; Ord. 4304 § 1(1), 1988; Ord. 4229 § 2, 1987.)

18.04.410 Garage, commercial.

“Commercial garage” means any garage not a residential garage, and which is used for storage, repair, rental, servicing or supplying of gasoline or oil to motor vehicles. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.411 Golf course.

See ACC 18.04.746, Private country clubs and golf courses, excluding driving ranges. (Ord. 6245 § 3, 2009.)

18.04.412 Governmental facilities.

“Governmental facilities” means facilities of any unit of city, county, state, federal, or special district government. Types of facilities include community centers, vehicle and driver licensing offices, public works maintenance and operations facilities, courts of law, school support facilities, and other types of city, county, state, school district, special district, or federal facilities. This definition excludes jails, municipal parks, transit facilities, sewage treatment plants, schools, municipally owned airports, libraries, and utility facilities and substations as defined in this chapter. (Ord. 6245 § 3, 2009.)

18.04.420 Grade.

“Grade” means the average of the finished ground level at the center of all exterior walls of a building. In case walls are within five feet of a public sidewalk, alley or other public way, the grade shall be the elevation of the sidewalk, alley or public way. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.425 Green building practices.

“Green building practices” (as defined by the U.S. Green Building Council, Leadership in Energy and Environmental Design [LEED] Program) means practices that conserve resources, use recycled content materials, maximize energy efficiency, and otherwise consider environmental, economic, and social benefits in the design and construction of a building project. See ACC 18.04.525 for more information on LEED. (Ord. 6245 § 3, 2009; Ord. 6036 § 6, 2006.)

18.04.430 Gross floor area.

“Gross floor area” includes all floor area within the exterior walls of the building including area in halls, storage, and partitions, but excluding furnace and similar utility space used solely to maintain the building for occupancy. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.440 Group residence facility.

“Group residence facility” means a facility licensed by the state and operated with full-time supervision for housing resident persons who, by reason of their mental or physical disability, addiction to drugs or alcohol, or family and social adjustment problems, require a transitional nonmedical treatment program for rehabilitation and social readjustment. For the purposes of this title, a nonmedical treatment program consists of counseling, vocational guidance, training, group therapy and other similar rehabilitative services but does not include drug

and/or alcohol detoxification. Monitoring the taking of prescription medication shall be permitted. The use of medication by any resident shall be incidental to that person's residence in the facility and shall not be a criterion for residence in the facility. This definition does not include residential dwellings which meet all other requirements of this title, that provide programs related to this definition or which provide services of a nursing home as defined by ACC 18.04.660. A group residence facility is not a communal residence. (Ord. 6560 § 5, 2015; Ord. 6245 § 3, 2009; Ord. 4590 § 2 (Exh. A), 1992; Ord. 4304 § 1(2), 1988; Ord. 4229 § 2, 1987.)

18.04.445 Growth Center

"Growth Centers" are walkable, pedestrian-oriented, compact, areas of the city and are the basis for achieving neighborhoods where residents can meet more of their everyday needs within an easy walk of their home. They are complete neighborhoods with commercial development (grocery stores, restaurants, markets, shops, etc.), housing options, a variety of employment types, open space and parks, and other public gathering places. They are located adjacent to the public transit network. Growth Centers allow for a mix of commercial and residential uses in vertical or horizontal configurations, with the central core of a Growth Center.

18.04.450 Guest cottage.

"Guest cottage" means an accessory, detached building with bathroom, living and sleeping areas without any kitchen facilities designed for and used to house nonpaying guests of the occupants of the main dwelling. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.452 Hazardous material.

"Hazardous material" means a substance or materials in a quantity or form that may pose an unreasonable risk to health, safety or property when stored, transported or used in commerce. For specific definitions of hazardous materials see Code of Federal Regulations, Title 49, as amended; the International Fire Code, as amended; and the Valley Regional Fire Authority General Hazardous Materials Guidelines, as amended. (Ord. 6245 § 3, 2009; Ord. 4294 § 2, 1988; Ord. 4229 § 2, 1987.)

18.04.453 Hazardous substance.

“Hazardous substance” means any liquid, solid, gas or sludge, including any material, substance, product, commodity or waste, regardless of quantity, that exhibits any of the characteristics or criteria of hazardous waste as defined by Chapter 713-303 WAC. (Ord. 6245 § 3, 2009; Ord. 4294 § 2, 1988.)

18.04.454 Hazardous substance processing or handling.

“Hazardous waste processing or handling” means the use, storage, manufacture, production or other land use activity involving hazardous substances. Hazardous substances processing and handling activities do not include individually packaged household consumer products or quantities of hazardous substances of less than five gallons in volume per container. (Ord. 6245 § 3, 2009; Ord. 4294 § 2, 1988.)

18.04.455 Hazardous waste.

“Hazardous waste” means and includes all dangerous (see ACC 18.04.285) and extremely hazardous waste (see ACC 18.04.355). (Ord. 6245 § 3, 2009; Ord. 4294 § 2, 1988.)

18.04.456 Hazardous waste storage.

“Hazardous waste storage” means the holding of hazardous waste for a temporary period. Accumulation of waste on the site of generation is not storage as long as the storage complies with applicable requirements of Chapter 173-303 WAC. (Ord. 6245 § 3, 2009; Ord. 4294 § 2, 1988.)

18.04.457 Hazardous waste treatment.

“Hazardous waste treatment” means the physical, chemical or biological processing of dangerous waste to make such wastes nondangerous or less dangerous, safer for transport, or amenable for energy or material resource recovery. (Ord. 6245 § 3, 2009; Ord. 4294 § 2, 1988.)

18.04.458 Hazardous waste treatment and storage facility, off-site.

“Off-site hazardous waste treatment and storage facility” means the treatment and storage of hazardous wastes from generators on properties other than that on which the off-site facility is located. (Ord. 6245 § 3, 2009; Ord. 4294 § 2, 1988.)

18.04.459 Hazardous waste treatment and storage facility, on-site.

“On-site hazardous waste treatment and storage facility” means the treatment and storage of hazardous wastes generated on the same site. (Ord. 6245 § 3, 2009; Ord. 4294 § 2, 1988.)

18.04.460 Home occupation.

“Home occupation” means any activity undertaken for gain or profit and carried on in a dwelling, or building accessory to a dwelling. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.465 Homeless encampment.

“Homeless encampment” means an emergency homeless encampment hosted by a church or other organization, which provides temporary housing to homeless persons. (Ord. 6245 § 3, 2009; Ord. 6014 § 2, 2006.)

18.04.466 Horse riding, commercial.

“Commercial horse riding” means a land use established for the purpose of providing equestrian trails or other facilities for riding and keeping horses for a fee. This use includes bridle trails. (Ord. 6245 § 3, 2009.)

18.04.470 Hospital.

“Hospital” means an institution specializing in giving clinical, temporary and emergency services of a medical or surgical nature to human patients and which is licensed by state law to provide facilities including overnight accommodations and services in surgery, obstetrics and general medical practice. This definition does not include small animal hospitals or clinics, or veterinary clinics, as defined in ACC 18.04.480. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.480 Hospital or clinic, small animal.

“Small animal hospital or clinic” means an establishment in which veterinary medical services and/or clipping, bathing and similar services are rendered to dogs, cats and other small animals and domestic pets, not including kennels. This definition does not include hospitals as defined in ACC 18.04.470. (Ord. 6245 § 3, 2009; Ord. 4304 § 1(3), 1988; Ord. 4229 § 2, 1987.)

18.04.485 Host agency.

“Host agency” means the owner of the property, being a religious institution or other organization, that joins a sponsoring agency in an application for a temporary use permit for providing basic services and support to homeless encampment residents, such as hot meals, coordination of other needed donations and services, etc. (Ord. 6245 § 3, 2009; Ord. 6014 § 3, 2006.)

18.04.490 Hotel.

“Hotel” means any building containing six or more guest rooms intended or designed to be used, or which are used, rented, or hired out to be occupied, or which are occupied for sleeping purposes by guests, and includes additional amenities such as banquet halls and meeting facilities. Hotels include but are not limited to motels and extended stay hotel accommodations. Hotels do not include renting of rooms, boardinghouses, or bed and breakfast accommodations. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.495 Household pet.

Recodified to ACC 18.04.823by Ord. 6600. (Ord. 6369 § 1, 2011; Ord. 6245 § 3, 2009; Ord. 5777 § 1, 2003; Ord. 4229 § 2, 1987. Formerly 18.04.720.)

18.04.496 Housing rehabilitation.

“Housing rehabilitation” means the renovation of an existing housing unit for the purpose of preserving existing housing stock, often as a means to provide affordable housing within an established residential neighborhood. See Chapter 18.49 ACC. (Ord. 6245 § 3, 2009.)

18.04.497 Impervious surface.

“Impervious surface” means a hard surface area which either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development. A hard surface which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. (Ord. 6245 § 3, 2009.)

18.04.498 Incidental.

“Incidental” means reasonably related, as determined by the planning director. One use is incidental to another when it is reasonably related to another (i.e., a garage is incidental to the single-family dwelling unit). (Ord. 6245 § 3, 2009.)

18.04.499 Intensity.

“Intensity” refers to the level of development or activity on a site, in terms of both the nature of uses and the concentration of those uses as indicated by residential density (dwelling units per acre) or floor area ratio. For example, a site with a mixed-use complex with a commercial retail component and a high density multifamily residential component would display a higher level of intensity than the same sized property with a low density, single-family residential development. (Ord. 6245 § 3, 2009.)

18.04.500 Junkyard.

“Junkyard” includes automobile wrecking yards and salvage yards or any premises devoted wholly or in part to the storage, buying or selling of, or otherwise handling or dealing in, old rags, sacks, bottles, cans, papers, metal, rubber or other articles commonly known as junk. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.510 Kennel.

“Kennel” means a place where four or more adult dogs or cats or any combination thereof are kept, whether by owners of the dogs or cats or by persons providing facilities and care, whether or not for compensation, but not including a small animal hospital or clinic. An “adult dog or cat” is one of either sex, altered or unaltered, that has reached the age of four months. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.515 Kitchen.

“Kitchen” means any room or portion of a room designed to be used for cooking or the preparation of food, having a kitchen-type sink and provisions available for an installed gas or electric stove or range. (Ord. 6245 § 3, 2009; Ord. 4304 § 1(4), 1988.)

18.04.520 Landscaping.

“Landscaping” means vegetative cover including shrubs, trees, flowers, seeded lawn or sod, ivy and other similar plant material. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.522 Reserved.

Reserved. (Ord. 6245 § 3, 2009; Ord. 5354 § 2, 2000.)

18.04.523 Large domestic animal.

“Large domestic animal” means horses, ponies, donkeys, cows, standard size goats, llamas, oxen, standard size pigs, and other similar sized animals. (Ord. 6600 § 4, 2016.)

18.04.525 Leadership in energy and environmental design (leed).

“Leadership in energy and environmental design (LEED)” means a national standard for developing high-performance, sustainable buildings. (Ord. 6245 § 3, 2009; Ord. 6036 § 7, 2006.)

18.04.527 Live/work unit.

“Live/work unit” means an integrated housing unit and working space, occupied and utilized by a single household in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and includes a complete dwelling unit and working space reserved for and regularly used by one or more occupants of the dwelling unit. Within a live/work unit the “work” component of a live/work unit is secondary to its residential use. Live/work units are allowed within mixed-use developments.

18.04.530 Lot.

“Lot” is defined in ACC 17.04.200. (Ord. 6245 § 3, 2009; Ord. 5170 § 1, 1998; Ord. 4229 § 2, 1987.)

18.04.540 Lot area.

“Lot area” means the total horizontal area within the boundary lines of a lot; however, the area contained in access easements, tracts or panhandles shall not be included in the lot area or any other lot size computation. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.550 Lot coverage.

“Lot coverage” means that percentage of the plot or lot area covered by all buildings including accessory buildings and uses. Coverage is determined by measuring along a horizontal plane from the outermost edge of eaves, cornices, overhangs, or areas covered by a weathertight roof. The first two feet of an eave overhang will, however, not be used in the lot coverage calculation. See Figure 18.04.550.

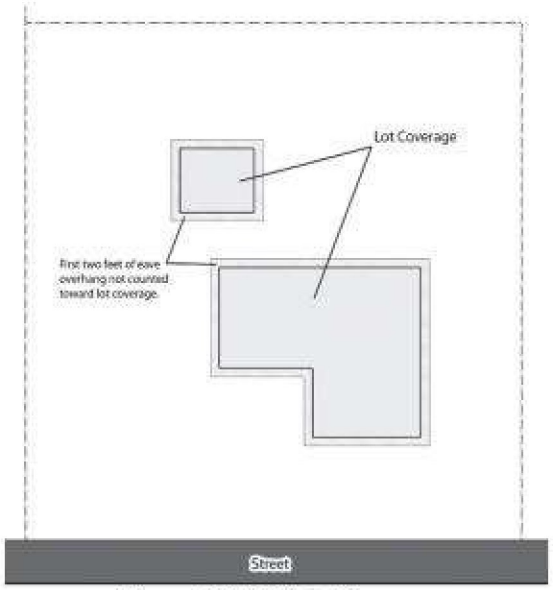


Figure 18.04.550 Lot Coverage

(Ord. 6245 § 3, 2009; Ord. 4705 § 2, 1994; Ord. 4229 § 2, 1987.)

18.04.560 Lot dimensions.

A. “Lot depth” means:

1. If the front and rear lines are parallel, the shortest distance between such lines;

2. If the front and rear lines are not parallel, the distance between the midpoint of the front lot line and the midpoint of the rear lot line. See Figure 18.04.560(A).

B. “Lot width” means the horizontal distance between the lot side lines measured at right angles to the line comprising the depth of the lot at a point midway between the lot front line and the lot rear line. See Figure 18.04.560(B).

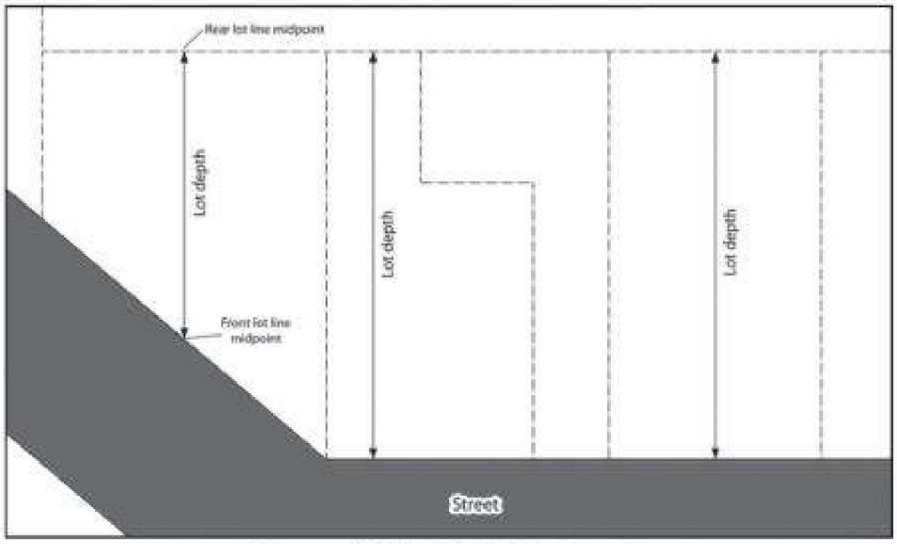


Figure 18.04.560(A) Lot Depth

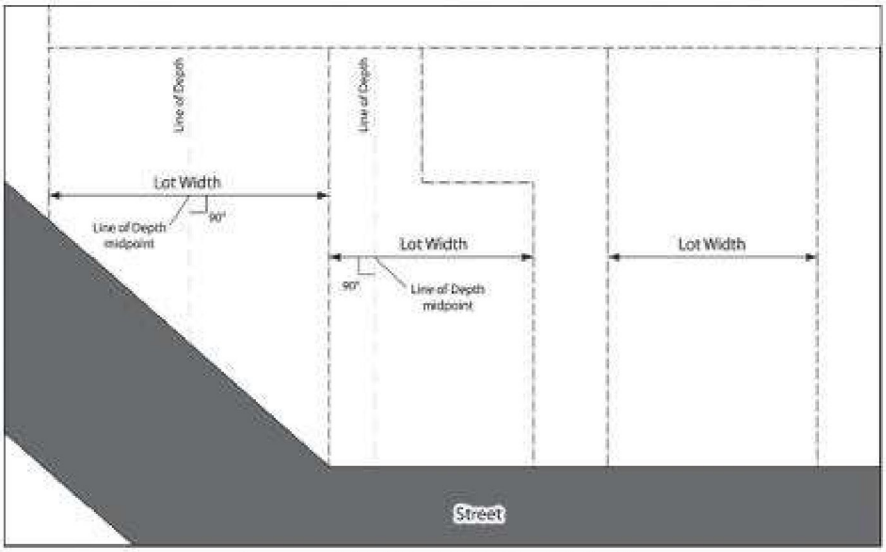


Figure 18.04.560(B) Lot Width

(Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.570 Lot lines.

"Lot lines" means the lines bounding the lot. For purposes of establishing a setback line for a lot, "lot lines" shall also mean the limits of a private street, when such a street is located on the lot. See Figures 18.04.570(A) and (B).

A. *Front Lot Line.*

1. For an interior lot, the front lot line shall be that lot line which abuts the street right-of-way.

2. For a corner lot, the front lot line shall be that lot line which abuts a street right-of-way and bests conforms to the pattern of existing site development and/or the pattern of adjacent development, as determined by the planning director.

3. For a through lot, the front lot line shall be that lot line which abuts a nonarterial street or from which primary access is provided.

B. *Rear Lot Line.* The line opposite, most distant and most parallel with the front lot line. For a biangular or gore-shaped lot, a line 10 feet in length within the lot and farthest removed from the front lot line and at right angles to the line comprising the depth of the lot shall be used as the rear lot line.

C. *Side Lot Line.* All lot lines which do not qualify as a rear or front lot line.

D. *Panhandle Lot Lines.* For a panhandle lot, the lot lines shall be approved by the planning director. The lot lines shall be most consistent with the adjoining lot lines and shall take into consideration any unique physical characteristics of the property.

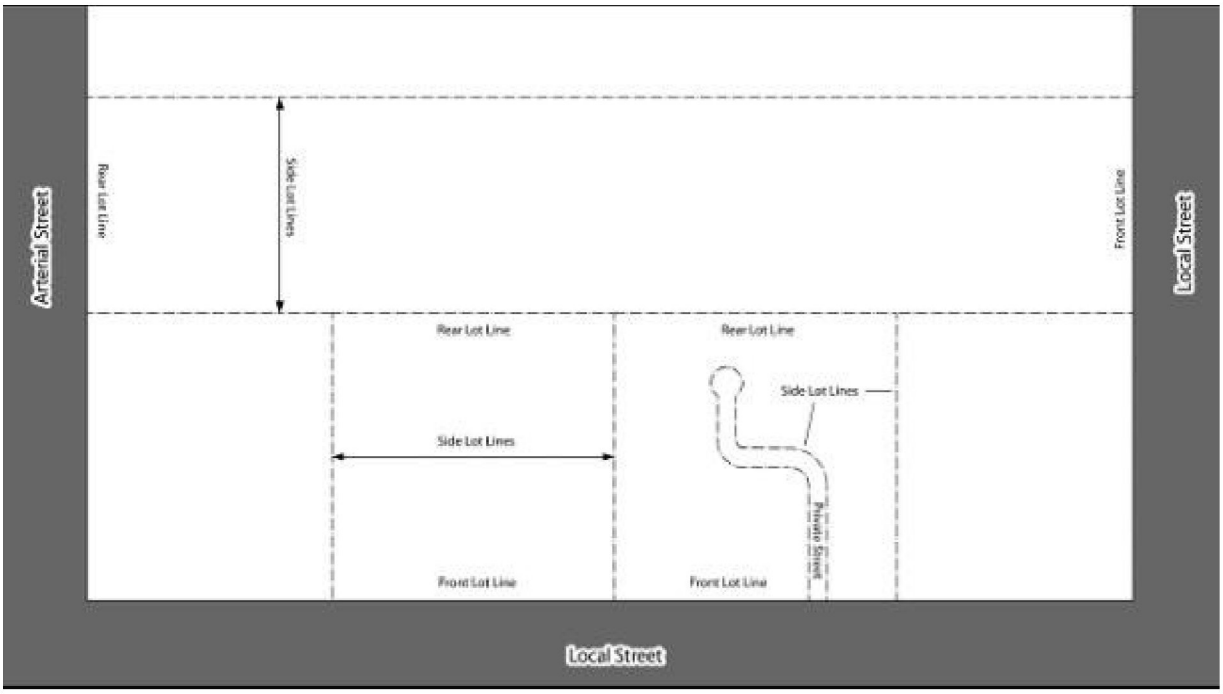


Figure 18.04.570(A). Lot Lines

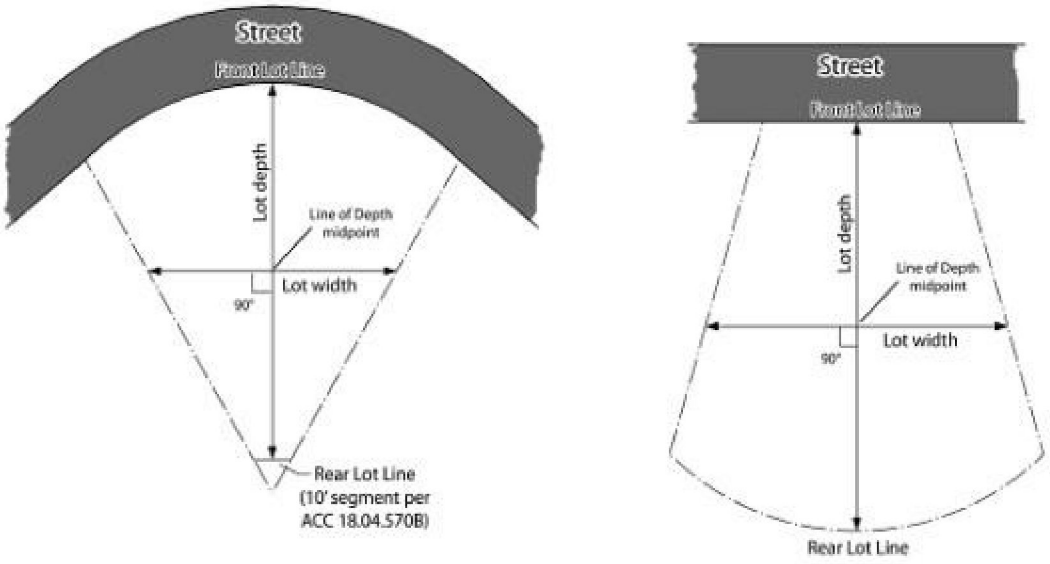


Figure 18.04.570(B). Lot Dimensions and Lot Lines for Gore-Shaped Lots

(Ord. 6245 § 3, 2009; Ord. 6031 § 1, 2006; Ord. 4503 § 1, 1991; Ord. 4229 § 2, 1987.)

18.04.580 Lot of record.

"Lot of record" is defined in ACC 17.04.220. (Ord. 6245 § 3, 2009; Ord. 5170 § 1, 1998; Ord. 4503 § 1, 1991; Ord. 4229 § 2, 1987.)

18.04.590 Lot types.

A. "Corner lot" means a lot situated at the intersection of two or more streets.

B. "Interior lot" means a lot that is neither a corner or through lot.

C. "Through lot" means a lot other than a corner lot which abuts two streets.

D. "Panhandle lot" means a lot accessed from the abutting street by a narrow corridor of land within the same lot.

The area within the panhandle access shall not be included in any lot size calculation including lot area, lot width, lot depth or lot coverage.

No buildings shall be erected within the panhandle access.

See ACC 17.10.120 for development standards for panhandle lots. See Figure 18.04.590.

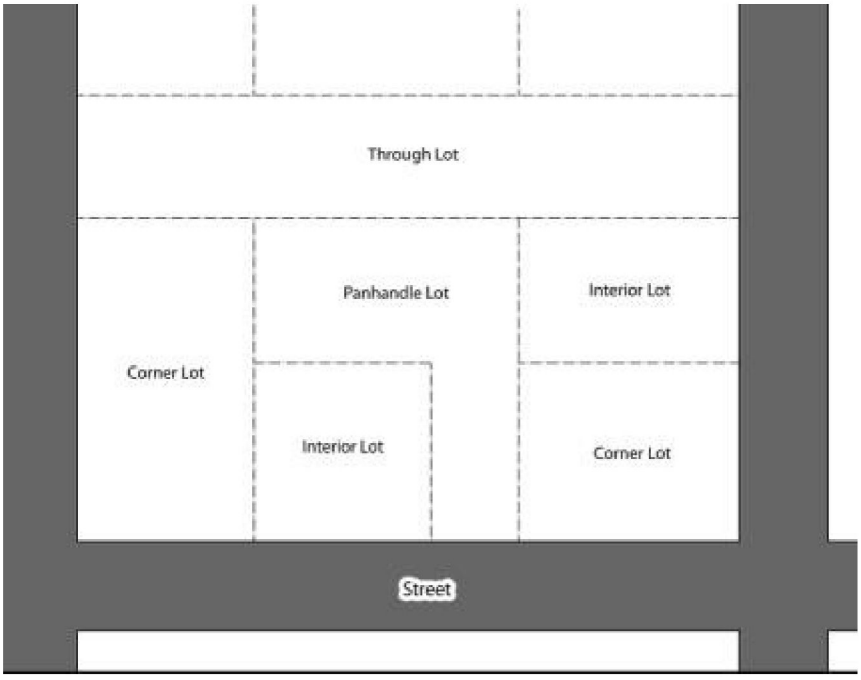


Figure 18.04.590. Lot Types

(Ord. 6245 § 3, 2009; Ord. 5543 § 1, 2001; Ord. 4503 § 1, 1991; Ord. 4229 § 2, 1987.)

18.04.595 Low impact development.

“Low impact development” means a stormwater management and land development strategy that emphasizes conservation and use of on-site natural features integrated with engineered, small-scale hydrologic controls to more closely mimic pre-development hydrology. The goal is to prevent measurable harm to streams, lakes, wetlands, and other natural aquatic systems from commercial, residential or industrial development sites. (Ord. 6245 § 3, 2009; Ord. 6036 § 8, 2006.)

18.04.597 Major transit stop.

A “major transit stop” means:

(a) A stop on a high capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW;

(b) Commuter rail stops;

(c) Stops on rail or fixed guideway systems; or

(d) Stops on bus rapid transit routes.

18.04.600 Manufactured home.

“Manufactured home” means a single-family dwelling which:

A. Is comprised of at least two fully enclosed parallel sections each of not less than 12 feet wide by 36 feet long;

B. Was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of nominal 3:12 pitch; and

C. Has exterior siding similar in appearance to siding materials commonly used on site-built single-family homes built in accordance with the International Building Code (IBC).

This definition does not include a mobile home as defined by ACC 18.04.630 or a recreational vehicle as defined by ACC 18.04.780. A manufactured home may be considered a single-family dwelling if sited per ACC 18.31.050. (Ord. 6245 § 3, 2009; Ord. 6162 § 2, 2008; Ord. 4350 § 2, 1989; Ord. 4229 § 2, 1987.)

18.04.610 Manufactured home community.

“Manufactured home community” means an area of not less than five acres designed to accommodate individual manufactured homes within the approved community boundaries. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.612 Manufacturing, assembling and packaging – Heavy intensity.

“Manufacturing, assembling and packaging – heavy intensity” means a facility accommodating manufacturing processes that involve and/or produce basic metals, building materials, chemicals, fabricated metals, paper products, machinery, textiles, and/or transportation equipment, where the intensity, scale, and/or characteristics of operation and materials used have the potential to result in externalities or effects on surrounding land uses or the community. Examples of heavy intensity manufacturing uses include, but are not limited to, chemical products manufacturing, paving and roofing materials manufacturing and glass products manufacturing. (Ord. 6433 § 15, 2012.)

18.04.614 Manufacturing, assembling and packaging – Light intensity.

“Manufacturing, assembling and packaging – light intensity” means a facility accommodating manufacturing processes involving and/or producing: apparel; food and beverage products; electronic, optical, and instrumentation products; ice; jewelry; and musical instruments. Light manufacturing also includes other establishments engaged in the assembly, fabrication, and conversion of already processed raw materials into products, where the intensity, scale, and/or characteristics of operation and materials used are unlikely to result in externalities or effects on surrounding land uses or the community because they can be controlled within the building. Examples of light intensity manufacturing uses include, but are not limited to, clothing and fabric product manufacturing and food and beverage products. (Ord. 6433 § 16, 2012.)

18.04.616 Manufacturing, assembling and packaging – Medium intensity.

“Manufacturing, assembling and packaging – medium intensity” means a facility accommodating manufacturing processes that involve and/or produce building materials, fabricated metal products, machinery, and/or transportation equipment, where the intensity, scale, and/or characteristics of operation and materials used are greater than those classified under “Manufacturing, assembling and packaging – light intensity,” but where externalities or effects on surrounding land uses or the community can typically be reduced or avoided when appropriately located and developed. Examples of medium intensity manufacturing uses include lumber and wood product manufacturing and stone and cut stone product manufacturing. (Ord. 6433 § 17, 2012.)

18.04.617 Medium domestic animal.

“Medium domestic animal” means potbelly pigs, miniature goats, miniature horses, and other similar sized animals that are larger than a small domestic animal and smaller than a large domestic animal. (Ord. 6600 § 5, 2016.)

18.04.619 Medium-speed electric vehicle.

“Medium-speed electric vehicle” means a self-propelled, electrically powered four-wheeled motor vehicle, equipped with a roll cage or crush-proof body design, whose speed attainable in one mile is more than 25 miles per hour but not more than 35 miles per hour and otherwise meets or exceeds the federal regulations set forth in 49 CFR 571.500. (Ord. 6365 § 1, 2011.)

18.04.620 Medical-dental clinic.

“Medical-dental clinic” means an establishment for treatment of outpatients, and providing no overnight care for patients. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.621 Middle Housing.

"Middle housing" means buildings that are compatible in scale, form, and character with single-unit detached dwellings and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, cottage housing, and accessory dwelling units.

18.04.622 Miniature goat.

“Miniature goats” include species of goats commonly known as pygmy (Capra hircus hircus pygmy) or Nigerian dwarf (Capra hircus hircus nigerian dwarf). (Ord. 6600 § 7, 2016; Ord. 6369 § 6, 2011.)

18.04.623 Microbrewery or a small craft brewery.

“Microbrewery or a small craft brewery” means a production facility that manufactures beer. A microbrewery may sell beer of its own production at retail for on – and off-premises consumption, and may act as a distributor for beer of its own production. (Ord. 6368 § 2, 2011.)

18.04.625 Mixed-use development.

“Mixed-use development” means a single unified development that incorporates the planned integration of two or more different land uses consisting of some combination of office, light industrial, hotel, retail, entertainment, public uses, along with residential uses. Mixed-use development may be vertically oriented in one or more buildings, or horizontally distributed on a development site. When horizontally distributed, the different uses may be constructed concurrently and in separate phases, and should incorporate common and/or complementary features and/or elements such as pedestrian walkways, access driveways, parking areas, architectural themes, or other techniques that provide integration between uses on the site. (Ord. 6644 § 1, 2017; Ord. 6253 § 2, 2009.)

18.04.630 Mobile home.

“Mobile home” means a factory-constructed residential unit with its own independent sanitary facilities, that is intended for year-round occupancy, and is composed of one or more major components which are mobile in that they can be supported by wheels attached to their own integral frame or structure and towed by an attachment to that frame or structure over the public highway under license or by special permit. This definition does not include a manufactured home as defined by ACC 18.04.600 or a recreational vehicle as defined by ACC 18.04.780. (Ord. 6245 § 3, 2009; Ord. 6162 § 3, 2008; Ord. 4350 § 2, 1989; Ord. 4229 § 2, 1987.)

18.04.635 Motor freight terminal.

“Motor freight terminal” means a facility with more than one dock per 5,000 square feet of warehouse, storage, or related use and used for either (A) the loading, unloading, dispensing, receiving, interchanging, gathering, or otherwise physically handling freight for shipment or (B) any other location at which freight is exchanged by motor carriers between vehicles. This includes but is not limited to cross-dock operations and does not include a package delivery service. Excludes buildings with six or fewer loading docks. (Ord. 6433 § 18, 2012.)

18.04.640 Motel.

“Motel” or “motor hotel” means a group of buildings containing individual sleeping or living units, designed for use by automobile tourists or transients, with garage attached or parking space conveniently located to each unit. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.641 Multimodal transportation corridor.

“Multimodal transportation corridor” refers to a transportation route that accommodates and contains facilities for more than a single form or mode of transportation. Multimodal corridors provide opportunities for travel by automobile, transit, and nonmotorized transportation and include relevant infrastructure improvements, such as dedicated bicycle lanes, sidewalks, and transit stations and shelters. (Ord. 6245 § 3, 2009.)

18.04.642 Municipal park.

“Municipal park” means a parcel or tract of land provided by a unit of government to meet the active and/or passive recreational needs of people. This definition includes associated playgrounds and active recreation areas. (Ord. 6245 § 3, 2009.)

18.04.643 Museum.

“Museum” is a cultural facility established and used for the education and enjoyment of the public through exhibits and displays of historical, cultural, or other related subjects. (Ord. 6245 § 3, 2009.)

18.04.643.1 Neighborhood electric vehicle.

“Neighborhood electric vehicle” means a self-propelled, electrically powered four-wheeled motor vehicle whose speed attainable in one mile is more than 20 miles per hour and not more than 25 miles per hour and conforms to federal regulations under 49 CFR 571.500. (Ord. 6433 § 1, 2012; Ord. 6365 § 1, 2011. Formerly 18.04.643A.)

Code reviser’s note: Ordinance 6365 adds these provisions as Section 18.04.643. The section has been renumbered to avoid duplication of numbering.

18.04.644 Neighborhood recreation buildings.

“Neighborhood recreation buildings” means facilities owned and managed by a neighborhood homeowners’ association for recreational and community gatherings. (Ord. 6245 § 3, 2009.)

18.04.644.1 Neighborhood retail establishment.

“Neighborhood retail establishment” means stores and shops serving the immediate surrounding neighborhood in which they are located, including but not limited to a beauty shop, laundry and dry cleaning, sales of retail goods and such others of a similar nature. (Ord. 6433 § 19, 2012.)

18.04.645 Neighborhood services.

“Neighborhood services” as listed herein are intended to include commercial establishments that provide goods and services that are considered to be basic to the needs of a local neighborhood, and the provision of which would typically be primarily within the local market area. For the purposes of Chapter 18.49 ACC, neighborhood services establishments include: bakery and pastry shops (products made must be sold at retail on the premises); produce markets; retail grocery stores; delicatessens, restaurants or sandwich shops, limited to a seating area of 25 seats; hardware stores; retail banks or bank branches; pharmacies; daycare facilities; or other services subject to the approval of the planning director. See Chapter 18.49 ACC. (Ord. 6245 § 3, 2009.)

18.04.648 Net density.

“Net density” is a measure of the net site area as defined in ACC 18.02.065. (Ord. 6245 § 3, 2009.)

18.04.649 Nonelectric vehicle.

“Nonelectric vehicle” means any motor vehicle that does not meet the definition of “electric vehicle.” (Ord. 6365 § 1, 2011.)

18.04.650 Nonconforming use.

“Nonconforming use” means a use which when commenced, complied with use regulations applicable at the time when such use was commenced, and which does not conform to the existing use regulations of the zone

where the use is now being conducted or carried on. The term “nonconforming use” shall be applicable to uses of buildings, structures, and land. This definition does not include those uses existing in the zone, prior to the adoption of this title, which would now require an administrative or conditional use permit to operate in the zone. Any expansion of the space, volume or area of the use would then require an administrative or conditional use permit as this title may require. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.660 Nursing home.

“Nursing home,” “rest home,” “convalescent home,” “guest home” and “home for the aged” mean a home operated similarly to a boardinghouse but not restricted to any number of guests or guest rooms, the operator of which is licensed by the state or county to give special care and cure to their charges, and in which nursing, dietary and other personal services are furnished to convalescents, invalids and aged persons, and in which homes are performed no surgery, maternity or any other primary treatments such as customarily provided in hospitals, and in which no persons are kept or served who normally would be admitted to a mental hospital or to a group residence facility. This definition does not include group residence facilities as defined in this title. A nursing home is not a communal residence. (Ord. 6560 § 6, 2015; Ord. 6245 § 3, 2009; Ord. 4304 § 1(5), 1988; Ord. 4229 § 2, 1987.)

18.04.670 Occupancy.

“Occupancy” means the purpose for which a building is used or intended to be used. The term shall also include the building or room housing such use. Change of occupancy is not intended to include change of tenants or proprietors. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.672 Outdoor sales.

“Outdoor sales” means an open area used for the display, sale, or rental of goods and/or materials that are actively marketed and readily available for general public consumption. This does not include storage areas of materials that are sold elsewhere on the premises or junkyards as defined by ACC 18.04.500. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.676 Outdoor storage.

“Outdoor storage” means the keeping of materials, supplies, equipment, machinery and vehicles which are not currently licensed or capable to operate on public streets or highways, in an open, uncovered yard or nonwalled

buildings. This definition includes junkyards as defined by ACC 18.04.500, but excludes outdoor sales as defined by ACC 18.04.672. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.676.1 Overlay zone.

“Overlay zone” is supplemental to the underlying zoning district and may establish additional or stricter standards and criteria for properties in addition to those of the underlying zoning district. (Ord. 6838 § 1 (Exh. A), 2021.)

18.04.677 Owner occupied unit.

“Owner occupied unit” means a dwelling unit in which the owner resides on a regular, permanent basis. (Ord. 6477 § 11, 2013.)

18.04.678 Panoram or peepshow. *Repealed by Ord. 5835.*

18.04.680 Parking area.

“Parking area” includes an off-street parking area together with driveways and the access to a public street. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.690 Parking space or stall.

A. parking space” is any off-street space intended for the use of vehicular parking with ingress or egress to the space which is easily identifiable. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.692 Parking structure.

“Parking structure” means a single or multi-level structure intended for the use of vehicular parking, as opposed to an uncovered surface parking lot. This definition includes both stand-alone parking garages and structured parking as incorporated into a building, the primary purpose of which is not parking (i.e., rooftop or basement parking areas). (Ord. 6245 § 3, 2009.)

18.04.694 Permanent Supportive Housing.

“Permanent Supportive Housing” is subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW.

18.04.696 Permitted use.

“Permitted use” means a land use that is allowed outright within a zone. (Ord. 6245 § 3, 2009.)

18.04.700 Person.

“Person” means natural person, joint venture, joint stock company, partnership, association, club, company, corporation, business, trust, organization, or the manager, lessee, agent, servant, officer or employee of any of them. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.710 Personal service shop.

“Personal service shop” means premises devoted to hair styling, cutting or permanents, manicurists, custom tailoring, and similar related uses. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.730 Planning commission.

“Planning commission” means that body created by Chapter 2.45 ACC. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.740 Planning director.

“Planning director” means the director of the Auburn department of planning and development, or its successor, unless otherwise specified. (Ord. 6287 § 2, 2010; Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.741 Plug-in hybrid electric vehicle (PHEV).

“Plug-in hybrid electric vehicle (PHEV)” means an electric vehicle that (1) contains an internal combustion engine and also allows power to be delivered to drive wheels by an electric motor; (2) charges its battery primarily by connecting to the grid or other off-board electrical source; (3) may additionally be able to sustain battery charge using an on-board internal-combustion-driven generator; and (4) has the ability to travel powered by electricity. (Ord. 6365 § 1, 2011.)

18.04.742 Potbelly pig.

Miniature “potbelly pigs” are that type of swine commonly known as Vietnamese, Chinese, or Asian potbelly pig (Sus scrofa bittatus). (Ord. 6369 § 7, 2011.)

18.04.744 Prerelease facility.

“Prerelease facility” has the same meaning as “work release facility” for the purposes of this title. See ACC 18.04.914. (Ord. 6245 § 3, 2009; Ord. 4590 § 3 (Exh. B), 1992.)

18.04.745 Print and copy shop.

“Print and copy shop” means a facility for the custom reproduction of written or graphic materials on a custom order basis for individuals or businesses. Typical processes include, but are not limited to, photocopying, blueprint, facsimile sending and receiving, and including offset printing. (Ord. 6433 § 20, 2012.)

18.04.746 Private country clubs and golf courses, excluding driving ranges.

“Private country club and golf course, excluding driving range” means an area designed and used for playing golf, including all accessory uses incidental to the operation of the facility. This definition may include private country clubs or golf courses open to the general public. This definition excludes other outdoor recreational

facilities such as driving ranges, municipal parks, or commercial horse riding and bridle trails. (Ord. 6245 § 3, 2009.)

18.04.748 Privately owned and operated parks and playgrounds.

“Privately owned and operated park and playground” means a parcel or tract of land provided by a private entity to meet the active and/or passive recreational needs of people. This definition includes associated playgrounds and active recreation areas. This use excludes municipal parks. (Ord. 6245 § 3, 2009.)

18.04.750 Professional offices.

“Professional offices” means offices maintained and used as places of business conducted by professionals including engineers, attorneys, realtors, architects, accountants, clerical, and other recognized general office occupations. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.752 Prohibited use.

“Prohibited use” means any use which is not specifically enumerated or interpreted by the city as allowable in that zone. Any use not specifically listed as a permitted, administrative, conditional, or accessory use is prohibited, except those determined to be unclassified and permitted by the planning director pursuant to ACC 18.02.120(C)(6). Any prohibited use is illegal. (Ord. 6269 § 2, 2009; Ord. 6245 § 3, 2009.)

18.04.754 Public art.

“Public art” refers to works of art, regardless of medium, that are primarily designed for, and presented in, the public domain, including work displayed in common areas of publicly accessible buildings. (Ord. 6245 § 3, 2009.)

18.04.756 Public recreational amenity.

“Public recreational amenity” is any recreational facility that is incorporated into a development for public use including but not limited to children’s playgrounds, tennis, basketball, or other sport courts or fields. (Ord. 6245 § 3, 2009.)

18.04.760 Public use.

“Public use” means a use operated exclusively by a public body, such use having the purpose of serving the public health, safety, or general welfare, and including uses such as public schools, parks, playgrounds, and administrative and service facilities. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.770 Quasi-public use.

“Quasi-public use” means a use operated by a private nonprofit educational, religious, recreational, charitable, or medical institution having the purpose primarily of serving the general public, and including uses such as churches, private schools and universities, community, youth and senior citizen recreational facilities, private hospitals, and the like. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.779 Rapid charging station.

“Rapid charging station” means an industrial grade electrical outlet that allows for faster recharging of electric vehicle batteries through higher power levels and that meets or exceeds any standards, codes, and regulations set forth by Chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540. (Ord. 6365 § 1, 2011.)

18.04.780 Recreational vehicle, camping trailer, travel trailer, motor home and truck camper.

“Recreational vehicle,” “camping trailer,” “travel trailer,” “motor home” and “truck camper” mean vehicular-type units primarily designed as temporary living quarters for recreational, camping or travel use, with or without motive power, being of such size or weight as not to require a special highway movement permit and licensed by the state as a recreational vehicle. (Ord. 6245 § 3, 2009; Ord. 4350 § 2, 1989; Ord. 4229 § 2, 1987.)

18.04.790 Recreational vehicle park.

“Recreational vehicle park” means a parcel of land designed and improved to accommodate two or more recreational vehicles on a temporary basis. Spaces are typically rented for overnight use, not to exceed 120 days. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.791 Regional retail establishment.

“Regional retail establishment” means a large-scale retail establishment intended to serve customers within and outside the city. A regional retailer may accommodate a wide range of retail commodities (e.g., apparel and accessories, consumer electronics, hardware, building materials, sporting goods and automotive supplies). (Ord. 6433 § 21, 2012.)

18.04.792 Religious institution.

“Religious institution” means an establishment that provides religious worship, religious services or religious ceremonies as its principal use with the sanctuary or principal place of worship contained within a principal building. Incidental and accessory uses that include chapels or subordinate places of worship, school rooms, daycares, classrooms, kitchens, library rooms or reading rooms, recreation halls or offices are permitted in the principal building or in separate buildings. Caretaker’s quarters or living quarters for employees are also permissible as an accessory use. The following incidental and accessory uses to a religious institution are not permitted unless allowed under a valid temporary use permit issued pursuant to ACC 18.46A.070: (A) facilities for training of religious orders; (B) nonemployee rooms for rent, boarding rooms or similar facilities; or (C) public showers or other public health services. (Ord. 6245 § 3, 2009; Ord. 6014 § 1, 2006; Ord. 5550 § 1, 2001.)

18.04.794 Renting of rooms.

“Renting of rooms” means the provision of rooms for lodging purposes to not more than two persons in addition to the owner occupied unit, and/or family who lives in the residence. (Ord. 6477 § 7, 2013; Ord. 6245 § 3, 2009.)

18.04.796 Repair services – Equipment, appliances.

“Repair services – equipment, appliances” means repair of products, not to include vehicles or heavy equipment. These uses include consumer repair services for individuals and households for items such as household appliances, musical instruments, cameras, household electronic equipment, and similar uses. (Ord. 6433 § 22, 2012.)

18.04.800 Residence.

“Residence” means a building or structure, or portion thereof, which is designed for and used to provide a place of abode for human beings, but not including hotels or motel units having no kitchens. The term “residence” includes the term “residential” as referring to the type of, or intended use of a building or a structure. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.804 Restaurant, full-service.

“Full-service restaurant” means a public eating place that is used, maintained, advertised and held out to the public as a place that has a full dinner and/or lunch menu serving full course meals, daily prepared in its own kitchen, that are typically served at a table or counter. Food prepared to go or for take-out is allowed as an accessory use as long as the same menu and kitchen are used as for the full-service restaurant. This definition excludes fast food, drive-in types of restaurants, which have characteristics including but not limited to a drive-through window, counter-only service and no waiters or waitresses.

A. full-service restaurant may serve alcoholic beverages that are incidental and complementary to the serving of food. A full-service restaurant may contain a lounge where the primary function is the sale, serving and consumption of alcoholic beverages, but the size of this lounge may not exceed 30 percent of the total gross floor area of the establishment. Any eating place that serves alcoholic beverages and does not meet the requirements of this definition will be considered a tavern as defined by ACC 18.04.895. (Ord. 6245 § 3, 2009; Ord. 5382 § 1, 2000. Formerly 18.04.805.)

18.04.805 Right-of-way.

“Right-of-way” is property in which the city has any form of ownership or title and which is held for public purposes as provided for under ACC Title 12 and the city design and construction standards. (Ord. 6245 § 3, 2009.)

18.04.806 Schools, elementary and middle/junior high.

“Schools, elementary and middle/junior high” are institutions of learning offering instruction in the several branches of learning and study required by the education code of the state of Washington in grades kindergarten through nine, including associated meeting rooms, auditoriums and athletic facilities. (Ord. 6245 § 3, 2009.)

18.04.807 Schools, secondary or high school.

“Schools, secondary or high school” are institutions of learning offering instruction in the several branches of learning and study required by the education code of the state of Washington in grades nine through 12, including associated meeting rooms, auditoriums and athletic facilities. (Ord. 6245 § 3, 2009.)

18.04.808 Secure community transition facility.

“Secure community transition facility” means a residential facility for persons civilly committed under Chapter 71.09 RCW, Sexually Violent Predators, who are conditionally released under said chapter to a less restrictive alternative (to total confinement or imprisonment). A secure community transition facility has supervision and security, and either provides or ensures the provision of sex offender treatment services. Secure community transition facilities include but are not limited to the facilities established pursuant to RCW 71.09.250 and any community-based facilities established under this chapter and operated by or under contract with the Washington State Department of Social and Health Services. (Ord. 6245 § 3, 2009; Ord. 5690 § 3, 2002.)

18.04.809 Senior housing.

“Senior housing” refers to housing stock, whether rental or occupant-owned, that specifically caters to residents aged 55 years and older, either through age requirements or through the provision of specialized care, such as nursing or dietary and personal care. This definition shall include, at a minimum, all facilities that qualify as housing for older persons under the Fair Housing Act. (Ord. 6245 § 3, 2009.)

18.04.810 Setback.

“Setback” means the distance between a lot line and the corresponding parallel setback line. (Ord. 6245 § 3, 2009.)

18.04.811 Setback area.

“Setback area” means that area of a lot bounded on opposite sides by a lot line and the corresponding setback line that is unoccupied and unobstructed from the ground upward unless specifically permitted in this title. See Figure 18.04.811.

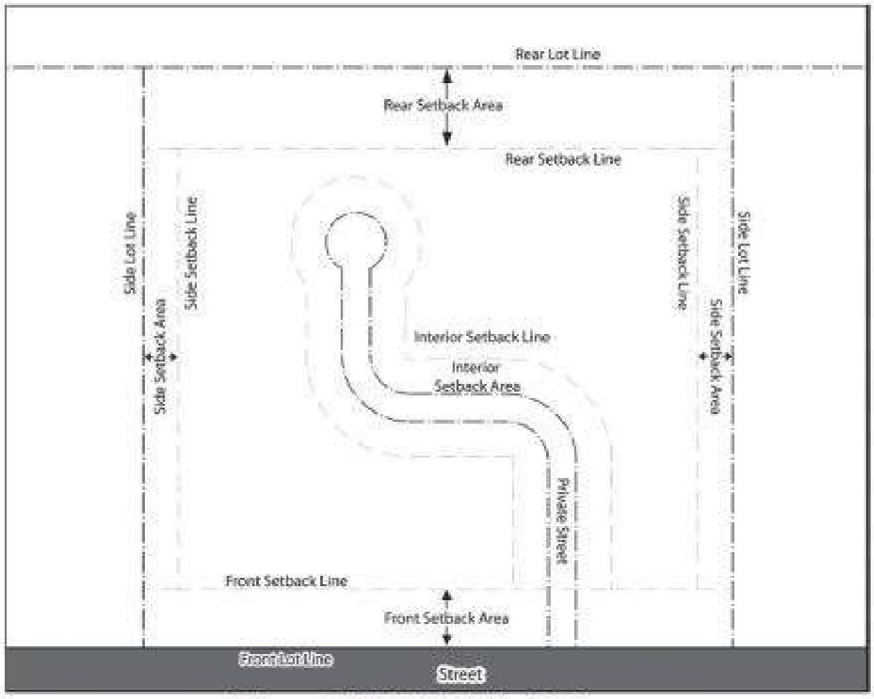


Figure 18.04.811 Setback Areas

(Ord. 6245 § 3, 2009.)

18.04.812 Setback, front.

“Front setback” means the distance between a front lot line and the corresponding parallel setback line. (Ord. 6245 § 3, 2009.)

18.04.813 Setback, rear.

“Rear setback” means the distance between a rear lot line and the corresponding parallel setback line. (Ord. 6245 § 3, 2009.)

18.04.814 Setback, side.

“Side setback” means the distance between a side lot line and the corresponding parallel setback line. (Ord. 6245 § 3, 2009.)

18.04.815 Setback line.

“Setback line” means a line which defines a setback as required by this title, which is parallel to but other than a lot line, between which no building, structure, or portion thereof shall be permitted, erected, constructed, or placed unless specifically permitted by this title. (Ord. 6245 § 3, 2009.)

18.04.816 Shop.

“Shop” means a small retail establishment or a department in a large one offering a specified line of goods or services. (Ord. 6433 § 23, 2012.)

18.04.818 Shopping center.

“Shopping center” means a series of unified commercial establishments which provide retail, business, entertainment or professional services, share the same parking facilities and contain in excess of 100,000 square feet of gross floor area. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987. Formerly 18.04.810.)

18.04.820 Sign.

“Sign” means any visual communication device, structure, or fixture which is visible from any right-of-way intended to aid the business establishment in question in promoting the sale of a product, goods or service using graphics, symbols or written copy. It shall be restricted solely to graphics, symbols or written copy that is meant to be used in the aforementioned way. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.821 Site.

“Site” is an area comprised of one or more legally created lots or parcels used for a development proposal in order to calculate compliance with the standards and regulations of this title. (Ord. 6245 § 3, 2009.)

18.04.822 Site area.

“Site area” is the total horizontal area of a project site. (Ord. 6245 § 3, 2009.)

18.04.823 Small domestic animal.

“Small domestic animal” means a domesticated animal of ordinary species that lives, or is commonly known to be capable of living, within the confines of a residence such as dogs, cats, common rabbits, ferrets, or other similar sized animals. Other indoor animals weighing less than 10 pounds, such as, but not limited to, caged birds, small rodents, fish, and nonvenomous reptiles or amphibians, and not kept for commercial purposes, are not regulated under this title. Any endangered or exotic species are prohibited. (Ord. 6600 § 8, 2016; Ord. 6369 § 1, 2011; Ord. 6245 § 3, 2009; Ord. 5777 § 1, 2003; Ord. 4229 § 2, 1987. Formerly 18.04.495.)

18.04.824 Social and service organizations.

“Social and service organizations” refers to incorporated or unincorporated nongovernmental or private associations of persons organized for social, education, literary or charitable purposes. This definition also includes community meeting halls, philanthropic institutions, private clubs, fraternal or nonprofit organizations, and social service organizations. This definition excludes religious institutions and government facilities. (Ord. 6245 § 3, 2009.)

18.04.825 Solid waste.

“Solid waste” means all putrescible and nonputrescible solid and semisolid wastes including, but not limited to, garbage, rubbish, ashes, industrial wastes, swill, demolition and construction wastes, abandoned vehicles or parts thereof, and discarded commodities. (Ord. 6245 § 3, 2009; Ord. 4262 § 1, 1988. Formerly 18.04.023.)

18.04.826 Solid waste processing facility.

“Solid waste processing facility” means the management, collection, transportation, temporary storage, treatment, utilization, and processing of solid wastes by means of pyrolysis, refuse-derived fuel, or mass incineration within an enclosed structure. These processes may include source separation and recovery of recyclable materials from solid wastes, the recovery of energy resources from such wastes or the conversion of the energy in such wastes to more useful forms or combinations thereof. This definition refers to citywide or regional scale operations and does not include solid waste handling which is accessory to an individual principal use. (Ord. 6245 § 3, 2009; Ord. 4262 § 1, 1988. Formerly 18.04.025.)

18.04.827 Special events.

“Special events” means incidental use of a facility, which use is otherwise allowed or permitted in the zoning district, as a venue for hire for social gatherings. Special events do not include marketing or promotional events that are part of the normal operation of an agricultural enterprise or winery and directly related to products sourced from that operation. (Ord. 6363 § 1, 2011.)

18.04.828 Sponsoring agency.

“Sponsoring agency” means an organization that joins in an application with a host agency for a temporary use permit and assumes responsibility for providing basic services and support to homeless encampment residents, such as hot meals, coordination of other needed donations and services, etc. (Ord. 6245 § 3, 2009; Ord. 6014 § 4, 2006.)

18.04.829 Store.

“Store” means a business establishment where usually diversified goods are kept for retail sale. (Ord. 6433 § 24, 2012.)

18.04.830 Specified anatomical areas. *Repealed by Ord. 5835.*

18.04.835 Special needs housing.

“Special needs housing” is housing that meets the definition of nursing home, group home, or other housing that meets the needs of special populations that need assistance or special accommodation in housing. See Chapter 18.49 ACC. Special needs housing is not a communal residence. (Ord. 6560 § 7, 2015; Ord. 6245 § 3, 2009.)

18.04.840 Specified sexual activities. *Repealed by Ord. 5835.*

18.04.850 Reserved.

Reserved. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.855 Small craft distillery.

“Small craft distillery” means a production facility that manufactures distilled spirits that can contract distilled spirits for, and sell distilled spirits to, holders of distillery licenses, manufacturer’s licenses and grower’s licenses. (Ord. 6368 § 3, 2011.)

18.04.860 Story.

“Story” means that portion of a building, included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling next above it. If the finished floor level directly above a usable or unused under-floor space is more than six feet above grade as defined in this chapter for more than 50 percent of the total perimeter or is more than 12 feet above grade as defined in this chapter at any point, such usable or unused underfloor space shall be considered as a story. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.870 Street, private.

“Private street” means any street which is not a public street. For the purposes of this title a private street will be considered as being a public street for determining setback provisions only. Driveways which are not part of an easement, tract, alley or street shall not be considered a street. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.880 Street, public.

“Public street” is defined in ACC 17.04.370. (Ord. 6245 § 3, 2009; Ord. 4304 § 1(6), 1988; Ord. 4229 § 2, 1987.)

18.04.890 Structure.

“Structure” is that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner, except benches, statuary, planter boxes less than 42 inches in height, and fences 72 inches or under in height, or paved areas. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.891 Supportive housing.

“Supportive housing” means a multiple-family dwelling owned or sponsored by a nonprofit corporation or government entity, designed for occupancy by individual adults that are either (A) homeless or at risk of homelessness; (B) are experiencing a disability that presents barriers to employment and housing stability; or (C) generally require structured supportive services to be successful living in the community; is permitted at a greater unit density than otherwise allowed within a particular zone; and is intended to provide long-term, rather than transitional, housing. Long-term housing is approximately longer than two years, whereas transitional housing is no more than two years. Supportive housing is not a communal residence. (Ord. 6560 § 8, 2015; Ord. 6245 § 3, 2009; Ord. 6167 § 1, 2008.)

18.04.892 Sustainable design.

“Sustainable design” means design in which the impact of a building on the environment will be minimal over the lifetime of that building. Structures should incorporate the principles of energy and resource efficiency, practical applications of waste reduction and pollution prevention, good indoor air quality and natural light to promote occupant health and productivity, and transportation efficiency in design and construction, during use and reuse. (Ord. 6245 § 3, 2009; Ord. 6036 § 9, 2006.)

18.04.894 Tasting room.

“Tasting room” means a location separate from, or on the same site as, the production/manufacturing site, that allows customers to taste samples of wine, beer, or other alcoholic beverage and has a state of Washington issued liquor license to operate a tasting room. In addition to sampling of alcoholic beverages, a tasting room may include retail sales for off-premises consumption. (Ord. 6368 § 4, 2011; Ord. 6363 § 1, 2011.)

18.04.895 Tavern.

“Tavern” means an establishment operated primarily for the sale of wine, beer or other alcoholic beverages that may or may not include the service of food as an accessory use. (Ord. 6245 § 3, 2009; Ord. 5382 § 1, 2000.)

18.04.896 Transmitting tower.

“Transmitting tower” means any freestanding structure whose primary purpose is the transmission and/or reception of radio signals for personal or hobby purposes. (Ord. 6245 § 3, 2009.)

18.04.897 Unclassified use.

“Unclassified use” means a land use which does not appear in a list of permitted, conditionally permitted, or accessory uses, but which is interpreted by the planning director as similar to a listed permitted, conditionally permitted or accessory use, and not otherwise prohibited, pursuant to ACC 18.02.120. (Ord. 6245 § 3, 2009.)

18.04.900 Use.

“Use” means an activity or purpose for which land or premises or a building thereon is designed, arranged, intended, or for which it is occupied or maintained, let or leased. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.901 Utility facilities and substations.

“Utility facility and substation” is any utility facility or substation that is not included in ACC 18.02.040(E). (Ord. 6245 § 3, 2009.)

18.04.910 Variance.

“Variance” means an adjustment in the application of the specific regulations of this title to a particular piece of property. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.911 Walking distance.

“Walking distance” means an area without physical space impediments for a walkable pathway without ADA obstruction..

18.04.912. Wine production facility.

“Wine production facility” means a production facility that manufactures wine. A wine production facility may sell wine of its own production at retail for on – and off-premises consumption, and may act as a distributor for wine of its own production. (Ord. 6368 § 5, 2011.)

18.04.912.1 Winery.

“Winery” means a facility licensed as a domestic winery under RCW 66.04.010 where fruit or other ingredients are processed (i.e., crushed, fermented, blended, aged, and/or stored, bottled) and may include as incidental and/or accessory to the principal use a tasting room, food and beverage service, places of public/private assembly and/or retail sales area. (Ord. 6433 § 2, 2012; Ord. 6363 § 1, 2011. Formerly 18.04.911A.)

Code reviser’s note: Ordinance 6363 adds these provisions as Section 18.04.911. The section has been renumbered to avoid duplication of numbering.

18.04.912 Wireless communications.

A. “Alternative tower structure” means manmade trees, clock towers, bell steeples, light poles, buildings, and similar alternative design mounting structures that are compatible with the natural setting and surrounding structures, and camouflage or conceal the presence of antennas or towers so as to make them architecturally compatible with the surrounding area pursuant to this title. This term also includes any antenna or antenna array attached to an alternative tower structure. A stand-alone pole that that accommodates small wireless facilities is considered an alternative tower structure to the extent it meets the concealment standards of this code.

B. “Antenna” means any device 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 nondirectional 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.

C. “Attached wireless communications facility” means a wireless communications facility that is affixed to an existing structure other than a tower. Examples of attached wireless communications facilities include antennas affixed to or erected upon existing buildings, water tanks, or other existing structures or replacement structures (such as in the case of a replacement stadium/ballfield light pole or a parking lot light standard).

D. “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 becomes a base station once wireless facilities are permitted and attached. The term does not encompass a wireless communications tower as defined in this title or any equipment associated with a wireless communications tower.

E. “Concealment” or “concealment design techniques” means that a wireless communications facility is concealed or utilizes concealment when any measures are used in the design and siting of wireless communications facilities intended to make the facility look like something other than a wireless tower or base

station. For example, a wireless communications facility site utilizes concealment 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 communications facility is not readily apparent. The terms do not include fencing and landscape screening that is used to enhance visual compatibility at ground level.

F. "Carrier" means a company providing wireless communications services, also referred to as a wireless service provider.

G. "Co-location" means: (1) mounting or installing a WCF on a preexisting 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.

H. "Eligible facilities request (EFR)" means any request for modification of an existing wireless communications 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 communications 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.

I. "Eligible support structure means an existing wireless communications tower or base station as defined in this title and that has proposed alterations that meet the standards of an eligible facilities request.

J. "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.

K. "Emergency wireless communications 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 communications 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.

L. "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.

M. “Microcells” are small wireless facilities consisting of an antenna that is either: (1) no more than four feet in height and with an area of not more than 580 square inches; or (2) if a tubular antenna, no more than four inches in diameter and no more than six feet in height.

N. “Monopole” means a single, freestanding pole-type structure supporting one or more antennas.

O. “Separation” means minimum distance required by city regulation between the base of towers.

P. “Site” for purposes of this chapter means, for wireless communications towers other than wireless communications towers in the public way, the current boundaries of the leased or owned property surrounding the wireless communications tower and any access or utility easements currently related to the site, and, for other eligible support structures, further restricted to that area in proximity to the structure and to other transmission equipment already deployed on the ground. The current boundaries of a site are the boundaries that existed as of the date that the original support structure or a modification to that structure was last reviewed and approved by a state or local government, if the approval of the modification occurred prior to February 22, 2012, or otherwise outside of the Spectrum Act’s Section 6409(a) process.

Q. “Small wireless facilities” shall mean the definition contained in Chapter 20.14 ACC, including microcells, and may be permitted either within or outside of the public way, in accordance with applicable law.

R. “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 10 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 20 feet, whichever is greater; for other eligible support structures, it increases the height of the structure by more than 10 percent or more than 10 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 20 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; 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 10 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 except that, for towers other than towers in the public way, it entails any excavation or deployment of transmission equipment outside of the current site by more than 30 feet in any direction. The site

boundary from which the 30 feet is measured excludes any access or utility easements currently related to the site;

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 (R)(1) through (4) of this section.

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 communications tower or base station, inclusive of originally approved appurtenances and any modifications that were approved prior to February 22, 2012.

S. "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.

T. "Toll" and "tolling" mean to delay, suspend or hold off on the imposition of a deadline, statute of limitations or time limit.

U. "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.

V. "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.

W. "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, directional, omni-directional and parabolic antennas, support equipment, alternative tower structures, and wireless communications 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. (Ord. 6799 § 4 (Exh. D), 2020; Ord. 6716 § 1 (Exh. A), 2019; Ord. 6245 § 3, 2009; Ord. 5777 § 1, 2003; Ord. 5645 § 1, 2002; Ord. 5020 § 1, 1997.)

18.04.913 Work/live unit.

"Work/live unit" means an integrated housing unit and working space, occupied and utilized by a single household in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and includes a complete dwelling unit and working space reserved for and regularly used by one or more occupants of the dwelling unit. Within a work/live unit the "work" component is the primary use, to which the residential use is secondary. While the work component of a live/work unit is secondary to its residential use. Work/live units are allowed within mixed-use developments.

18.04.914 Work release facility.

"Work release facility" means a residential alternative to imprisonment, including work/training release and prerelease programs which are under the supervision of a court, federal, state or local agency. This definition excludes at-home electronic surveillance. (Ord. 6245 § 3, 2009; Ord. 4590 § 4 (Exh. C), 1992.)

18.04.920 Yard.

See ACC 18.04.811, Setback area. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.930 Yard, front.

See ACC 18.04.812, Setback, front. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.940 Yard, rear.

See ACC 18.04.813, Setback, rear. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.950 Yard, side.

See ACC 18.04.814, Setback, side. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.954 Youth community support facility.

"Youth community support facility" means a building, or a group of buildings within a campus setting, owned and operated by a nonprofit corporation or government entity that provides supportive services to children and young adults (under the age of 26) and families (with a child or young adult under the age of 26), who are homeless, at risk of homelessness, at risk of exploitation, experiencing a disability that presents barriers to employment and housing stability; or generally require structured supportive services to be successful living in the community; by providing counseling and case management, transitional housing (housing for no more than two years), temporary housing (i.e., limited to overnight stay), and daytime drop-in services (e.g., meals, showers, counseling, etc.). This definition does not include facilities providing housing for criminal justice, parole, or probation programs. Youth community support facilities are not stand-alone "supportive housing" or "communal residences." (Ord. 6688 § 1 (Exh. 1), 2018.)

18.04.960 Zone.

"Zone" means an area accurately defined as to boundaries and location on an official map to which a uniform set of regulations applies controlling the types and intensities of land uses, as set forth in this title. (Ord. 6245 § 3, 2009; Ord. 4229 § 2, 1987.)

18.04.1001 Child care center.

"Child care center" means an entity that regularly provides child day care and early learning services for a group of children for periods of less than 24 hours licensed by the Washington State Department of Early Learning under Chapter 170-295 WAC. (Ord. 6642 § 15, 2017.)

18.04.1005 Marijuana or marihuana.

"Marijuana" or "marihuana" means all parts of the plant Cannabis, whether growing or not, with a THC concentration greater than 0.3 percent on a dry weight basis; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds or resin. The term does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or

preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination. (Ord. 6642 § 16, 2017.)

18.04.1007 Marijuana cooperative.

"Marijuana cooperative" means up to four qualifying patients, as defined by RCW 69.51A.010(19), who share responsibility for acquiring and supplying the resources needed to produce and process marijuana, including tetrahydrocannabinols or cannabimimetic agents, only for the medical use of members of the cooperative and not for profit. (Ord. 6642 § 17, 2017.)

18.04.1009 Marijuana-infused products.

"Marijuana-infused products" means products that contain marijuana or marijuana extracts and are intended for human use. The term "marijuana-infused products" does not include usable marijuana. (Ord. 6642 § 18, 2017.)

18.04.1011 Marijuana processor.

"Marijuana processor" means any person or entity licensed by the Washington State Liquor and Cannabis Board to process, package, and label marijuana concentrates, including tetrahydrocannabinols or cannabimimetic agents, in accordance with the provisions of Chapters 65.50 and 69.51A RCW and Chapter 314-55 WAC. (Ord. 6642 § 19, 2017.)

18.04.1013 Marijuana producer.

"Marijuana producer" means any person or entity licensed by the Washington State Liquor and Cannabis Board to produce marijuana, including tetrahydrocannabinols or cannabimimetic agents, for wholesale to marijuana processors and other marijuana producers pursuant to RCW 69.50.325. (Ord. 6642 § 20, 2017.)

18.04.1015 Marijuana related business.

"Marijuana related business" means a person or entity engaged in for-profit activity that includes the possession, cultivation, production, processing, distribution, dispensation, or sale of tetrahydrocannabinols or cannabimimetic agents, as defined by the Controlled Substances Act, codified at 21 USC Section 812,

including marijuana retailers, marijuana processors, and marijuana producers, as defined herein. (Ord. 6642 § 21, 2017.)

18.04.1017 Marijuana retailer.

“Marijuana retailer” means any person or entity established for the purpose of making marijuana concentrates, usable marijuana and marijuana-infused products, including tetrahydrocannabinols or cannabimimetic agents, available for sale to adults aged 21 and over. (Ord. 6642 § 22, 2017.)

18.04.1019 Marijuana researcher.

“Marijuana researcher” is a position licensed by the Washington State Liquor and Cannabis Board that permits a licensee to produce, process, and possess marijuana for the limited research purposes set forth in RCW 69.50.372. (Ord. 6642 § 23, 2017.)

18.04.1021 Marijuana transporter.

“Marijuana transporter” is a position licensed by the Washington State Liquor and Cannabis Board pursuant to WAC 314-55-310 that allows a licensee to physically transport or deliver marijuana, marijuana concentrates, and marijuana-infused products between licensed marijuana businesses within Washington State. (Ord. 6642 § 24, 2017.)

18.04.1023 Public or private park.

“Public or private park” means an area of land for the enjoyment of the public or private parties, having facilities for rest and/or recreation, such as a baseball diamond or basketball court, owned and/or managed by a private for-profit entity, a nonprofit entity, a homeowners’ association, city, county, state, federal government, sovereign nation or metropolitan park district. Public park does not include trails. (Ord. 6642 § 25, 2017.)

18.04.1025 Public or private playground.

“Public or private playground” means a public or private outdoor recreation area for children, usually equipped with swings, slides, and other playground equipment, owned and/or managed by a private business, a nonprofit entity, city, county, state, or federal government or sovereign nation. (Ord. 6642 § 26, 2017.)

18.04.1027 Public or private recreational center.

“Public or private recreation center or facility” means a supervised center that provides a broad range of activities and events intended primarily for use by persons under 21 years of age, owned and/or managed by a private business, charitable nonprofit organization, sovereign nation, city, county, state, or federal government. (Ord. 6642 § 27, 2017.)

18.04.1029 Public transit center.

“Public transit center” means a facility located outside of the public right-of-way that is owned and managed by a transit agency or city, county, state, or federal government for the express purpose of staging people and vehicles where several bus or other transit routes converge. They serve as efficient hubs to allow bus riders from various locations to assemble at a central point to take advantage of express trips or other route to route transfers. (Ord. 6642 § 28, 2017.)

The Auburn City Code is current through Ordinance 6904, passed February 21, 2023.

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.

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Chapter 18.07
RESIDENTIAL ZONES

Sections:

18.07.010 Intent.
18.07.020 Uses.
18.07.030 Development standards.

18.07.010 Intent.

A. *General.* This section describes the intent for each of the city's residential zones. These intent statements may be used to guide the interpretation of the regulations associated with each zone.

B. RC Residential Conservancy Zone.

1. RC residential conservancy zone is intended primarily to provide for low-intensity single-family residential uses with characteristics of an agricultural environment; provided, that the agricultural uses are secondary to the single-family uses. These areas allow for a lifestyle similar to that of rural areas that includes allowance of farm animals and streets without sidewalks. This zone is intended to protect areas with significant environmental constraints or values from impacts typically associated with urban levels of development while allowing low-intensity development designed to minimize impacts on the natural environmental features designated for conservation.

2. Public improvements required within the RC zone will be less than is normally required for the higher intensity residential zones within the city and are not subject to the city's complete streets policies.

3. This zone shall only be applied in areas designated as residential conservancy on the comprehensive plan.

C. R-1 Residential Zone.

1. The intent of the R-1 residential zone is to provide areas for estate-type residential development on large lots in areas that are intended to create an open space separation between existing urban areas that are unique from each other and where limited public utilities and transportation infrastructure are present.

Appropriate development standards required of other urban areas shall be required to serve this zone.

2. R-1 implements the Neighborhood Residential One comprehensive plan land use designation.

D. R-2 Residential Low Zone.

1. The R-2 Residential Low zone is intended lower intensity residential development consisting of single-unit detached houses, townhouse, duplex, triplex, fourplex, two-story stacked flats, courtyard apartments, cottage housing on lot sizes typical of suburban and urban development. This residential zone allows flexibility in the types and densities of housing permitted while at the same time maintaining a desirable family living environment by establishing minimum usable open spaces, maximum impervious coverage, and maximum units per lot area with the character and scale of traditional single-unit detached neighborhoods.

2. A related consideration of this zone is to provide a transition between low-intensity residential development areas and higher- and lower-intensity designations. Small-scale, community-based commercial development that provides services to the local neighborhood will be considered through the administrative use permit process.

3. R-2 implements the Neighborhood Residential Two comprehensive plan land use designation.

E. R-3 Residential Moderate Zone.

1. The intent of the R-3 Residential Moderate zone is to allow all residential and commercial types and uses provided in the R-2 Residential zone, while allowing additional intensity through allowing stacked flats up to three stories, fiveplexes, and sixplexes. Single-unit detached houses are not permitted in the R-3 zone. Apartment buildings and Mixed-Use development consisting of no more than 20 units and 3-stories per lot is permitted. Supportive Housing and residential care developments are

permitted in this zone to provide additional needed housing options but must still adhere to the residential density and unit limitations established within this category. Small-scale commercial development providing services to the area is encouraged in this zone and implemented through the administrative use permit process.

2. R-3 implements the Neighborhood Residential Two comprehensive plan land use designation.

F. R-4 Residential High Zone.

1. The R-4 Residential High zone is intended to maximize residential density opportunities and is further intended as a residential zone primarily of Middle Housing and multiple-story apartment and mixed-use development. This zone is characterized by a more active living environment near transit, urban services and commercial uses. The R-4 Residential zone allows for all uses allowed in the R-3 zone, plus apartment and mixed-use development of more than 20 units and 3-stories per lot is permitted. Small-scale commercial development providing services to the area is encouraged in this zone and implemented through the administrative use permit process.

2. R-4 implements the Neighborhood Residential Three comprehensive plan land use designation.

G. R-NM Residential Neighborhood Mixed-Use Zone.

1. The intent of the R-NM Residential Mixed-Use zone is to provide a flexible approach that achieves a mix of dense residential development and light commercial uses in either a vertical or horizontal configuration. Within this zone there will be a mix of retail, office, middle housing, and multi-story residential uses, with attractive design and accessible spaces for people to live, work, and visit. This zoning designation is served primarily by a combination of transit, pedestrian, and/or bicycle facilities allowing people to access amenities without needing a personal vehicle. Uses and densities allowed within this zone will be consistent with the uses permitted in the C-1 Light Commercial and the densities of the R4 - Residential High zone. New development and redevelopment will incorporate a mix of residential and commercial uses. In addition, parks and open spaces are encouraged and may be permitted through the administrative use permit process.

2. Street-level development is encouraged to be retail or higher traffic local businesses or offices, and residential is encouraged on the upper levels of buildings. This zoning district should walkable and bikeable to neighborhood commercial services and transit facilities and have a high level of street activation and amenities.

H. R-F – Residential Flex Zone.

1. The R-F Residential-Flex zone is intended primarily to accommodate small-scale business and professional offices, medical and dental clinics, salons and other personal services, eating and drinking establishments, and banks and similar financial institutions at locations where they are compatible with residential uses. Accessory retail may be permitted if supplemental to the other uses allowed in the zone. This zone is intended for those areas that are in transition from residential to commercial uses along corridors serving lower density residential land uses. Conversion of residential uses to commercial uses is geared towards encouraging adaptive reuse of existing single-unit structures that continue to appear in accord with the single-unit residential character. New development in the RF – Residential-Flex zone should not exceed two-stories or footprint that is designed to maintain a character and a scale smaller than the R-NM Residential Mixed-use Residential zone.

18.07.020 Uses.

Table 18.07.020. Permitted Use Table – Residential Zones

P = Permitted A = Administrative C = Conditional Use X = Not Permitted							
Land Uses	**Zoning Designations**						
	RC	**R-1**	**R-2**	**R-3**	**R-4**	**R-NM**	**R-F**
A. Residential Uses.							

Accessory dwelling units subject to the provisions contains in Chapter 18.32	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]
Accessory use, residential	P	P	P	P	P	P	P
Adult family home	P	P	P	P	P	P[1]	P
Apartments (7 units or more)	X	X	X	P[11]	P	P	X
Bed and breakfast or short-term rentals	P	P	P	P	P	X	P
Caretaker apartment	X	X	X	X	X	P	X
Communal residence four or less individuals	P	P	P	P	P	X	P
Foster care homes	P	P	P	P	P	X	P
Group residence facilities (7 or more residents)	X	X	X	P	P	P	P
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]
Middle housing subject to the provisions in Chapter 18.25 (2 to 6 units)	P	P	P	P	P	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	P	P	P	P	P	P	P

persons in addition to the family or owner occupied unit[8]							
Residential care facilities including but not limited to assisted living facilities, convalescent homes, continuing care retirement facilities	P	P	P	P	P	P	P
Single-unit detached dwellings, new	P	P	P	X	X	X	P
Supportive housing, subject to the provisions of ACC 18.31.160	X	X	X	P	P	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 recreation facility, indoor	X	X	X	X	P	P	X
Commercial retail establishment	X	X	A	A	P	P	A
Convenience store	X	X	X	X	P	P	X
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	P	P	P	P	P	P
Grocery or specialty food store	X	X	X	A	P	P	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, 10]	X	X	X	P	P	P	P
Personal service shop	X	X	A	P	P	P	P
Nursing homes	X	X	X	X	C	C	C
Privately owned and operated parks and playgrounds and not homeowners' association-owned recreational area	X	A	A	A	A	P	P
Professional offices	X	X	A	A	P[9]	P	P
Restaurant, café, or coffee shop	X	X	A	A	P	P	A
Neighborhood retail establishment	X	X	A	A	P	P	P
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,	A[7]	X	X	X	X	X	X

and with 52 or less special events per calendar year							
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 communications facility (see ACC 18.04.912(W) and ACC 18.31.100)	P	P	P	P	P	P	P
Eligible facilities request (EFR) (wireless communications facility – See ACC 18.04.912(H))	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]
Small wireless facilities (ACC 18.04.912(Q))	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.

9 As component of Mixed-use developments and/or office ground floor uses permitted up to 5,000 square feet.

10 Commercial uses permitted outright, or allowed administratively or conditionally in this table may be allowed as part of mixed-use development.

11 Apartment buildings and Mixed-use development consisting of no more than 20 units and 3-stories per lot is permitted.

(Ord. 6799 § 5 (Exh. E), 2020; 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.)

18.07.030 Development standards.

Table 18.07.030. Residential Development Standards

	Standard	RC	R-1	R-2	R-3	R-4	R-NM	R-F
A	Minimum density, units or lots per acre (lot	0.25 (174,000 sf of lot area	1 (43,500 sf of lot	7 (6,222 sf lot area per unit)	12 (3,630 sf lot area per unit)	16 (2,723 sf lot area per unit)	30 (1,452 sf lot area per unit)	7 (6,222 sf lot area per unit)

	area per unit)[1, 5, 6]	per unit)	area per unit)					
B	Minimum lot size (square feet)[8]	174,000	43,500	4,400	2,700	2,200	2,200	4,400
C	Minimum lot width (feet)[2, 5, 8]	125	125	40	20 for interior lots; 35 for exterior lots	20 for interior lots; 35 for exterior lots	20 for interior lots; 35 for exterior lots	40
D	Units allowed							
1	Base units allowed per lot[7]	4	4	4	4	4	4	4
2	Base units per lot allowed with transit or affordability bonus[7]	6	6	6	6	6	6	6
3	Lot area per unit above base (B1 or B2 as applicable) allowance	X	X	1,250	750	N/A	N/A	1,250

	(square feet)[7]							
4	Maximum units per lot[7]	6	6	6	20	N/A	N/A	6
E	Minimum setbacks (feet)[2,3]							
1	Residence front setback[3]	35	35	10	10	10	10	10
2	Garage (minimum front setback required from street access)[3]	20	20	20	20	20	20	20 unless alley-loaded then 15 provided there are 20 feet from any garage
3	Setback to any property line for barns, stables, or similar structures for enclosure of large	75	X	X	X	X	X	X

	domestic animals For other animals, see the supplemental development standards for animals in ACC 18.31.220							
4	Setback to any property line for any corral, exercise yard, or arena for large domestic animals For other animals, see the supplemental development standards	35	X	X	X	X	X	X

	for animals in ACC 18.31.220							
5	Interior side setback	20	10	5	5	5	5	5
6	Street side setback[3] In all zones, 20 feet minimum street side setback required from street access.	35	20	10	10	10	10	10
7	Rear setback[3]	35	20	15	15	10	10	15
8	Rear setback, detached structure[3, 9] In all zones, 20 feet minimum street side setback required	15	15	10	5	5	5	10

	from street access.							
F	Maximum impervious area (%)	25	50	75	80	90	90	75
G	Maximum building height (feet)	35	35	35	45	75	75	45
H	Maximum height of accessory buildings and structures	35[4]	35	24	24	24	24	24
I	Minimum front setback area landscape strip (feet)	N/A	N/A	N/A	5	10	10	N/A
J	Minimum side setback area landscape strip (feet)	N/A	N/A	N/A	5	10	10	N/A
K	Minimum landscaped	N/A	N/A	See Chapter	See Chapter	See Chapter	See Chapter	N/A

	open space (%)			18.50 ACC	18.50 ACC	18.50 ACC	18.50 ACC	

1 See ACC 18.02.065 for calculating density.

2 All minimum lot widths, setbacks, and landscaping strips are subject to demonstration to the satisfaction of the city engineer that all required utility infrastructure, access requirements, and street elements can be accommodated in accordance with the design and construction standards.

3 In addition to meeting setback requirements, all structures must meet sight distance requirements in accordance with city design and construction standards.

4 Barns and other specialized structures used for agricultural purposes may exceed the height limits.

5 Provision applicable to residential subdivision.

6 Does not apply to lots under 15,000 square feet.

7 See ACC 18.02.067 for calculating units allowed per lot.

8 Applies to new parent lots within a unit lot subdivision.

9 When abutting an alley, detached accessory dwelling units are allowed within the rear setback.

(Ord. 6661 § 3, 2018; Ord. 6600 § 10, 2016; Ord. 6245 § 5, 2009.)

The Auburn City Code is current through Ordinance 6944, passed July 15, 2024.

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Chapter 18.09
R-MHC MANUFACTURED/MOBILE HOME COMMUNITY ZONE

Sections:

18.09.010 Intent.
18.09.020 Uses.
18.09.030 Development standards.

18.09.010 Intent.

The intent of the R-MHC manufactured/mobile home community zone is to provide a residential zone of single-unit manufactured homes exclusively within a planned community. It is further intended that the R-MHC zone shall only be prescribed in those areas that are bordered on, contain physical features, or shall be planned and designed as part of a larger development incorporating other housing types in a manner which limits further expansion into adjacent areas. (Ord. 6245 § 6, 2009.)

18.09.020 Uses.

Permitted Use Table – Residential Zoning Designations

	Land Use	R-MHC Zone
A	Manufactured/mobile home community	P
B	Residential accessory use	P
C	Manufactured/mobile home	P

	Land Use	R-MHC Zone
	community accessory use	
D	Keeping of not more than six household pets. This limit shall not apply to birds, fish, or suckling young of pets.	P
E	Home-based daycare	P
F	Daycare limited to a mini daycare center, daycare center, or preschool/nursery school	A
G	Marijuana cooperative	X
H	Marijuana processor	X
I	Marijuana producer	X
J	Marijuana related business	X
K	Marijuana researcher	X
L	Marijuana retailer	X
M	Marijuana transport business	X

P = Permitted Use

A = Use may be permitted in district when an administrative use permit has been issued pursuant to the provisions of Chapter 18.64 ACC.

C = Use may be permitted in district when a conditional use permit has been issued pursuant to the provisions of Chapter 18.64 ACC.

X = Prohibited

Also see ACC 18.02.120 for further rules on interpretation.

(Ord. 6642 § 5, 2017; Ord. 6269 § 4, 2009; Ord. 6245 § 6, 2009.)

18.09.030 Development standards.

Table 18.09.030. Development Standards

	Development Standard[1]	R-MHC Zone
A	Base density (units per net acre)	10
B	Minimum density (units per net acre)	8
C	Minimum lot area (square feet)	217,800[2]
D	Minimum lot area per dwelling unit (square feet)	2,500
E	Minimum average lot area per dwelling unit (square feet)	4,300
F	Minimum front setback (feet)	Manufactured home community street: 8 Public or other private street: 20
G	Minimum interior side setback (feet)	Minimum distance between any manufactured home and/or accessory building and the manufactured home and/or accessory building on the adjoining space: 10
H	Minimum street side setback (feet)	Manufactured home community street: 5 Public or other private street: 10

	Development Standard[1]	R-MHC Zone
I	Minimum rear setback (feet)	Minimum distance between any manufactured home and/or accessory building and the manufactured home and/or accessory building on the adjoining space: 10 Manufactured home community street: 8 Public or other private street: 20
J	Accessory structure setbacks	There shall be a minimum of 10 feet between any two manufactured homes, between any manufactured home and accessory building on adjoining spaces, and between any other accessory buildings on adjoining spaces
K	Special setbacks for manufactured homes structures that abut another zoning district	Setbacks shall be the same as provided for in the adjoining zone. However, in no case shall the setbacks be less than as prescribed in this subsection.
L	Maximum building height (feet)	Main building: 30 feet Accessory building: 16 feet
M	Fences and hedges	A six-foot high screened fence shall be constructed around the perimeter of the community. For those community boundaries that abut a public street the fence shall set back 20 feet and the 20-foot setback area landscaped with Type III landscaping (see ACC 18.50 for landscaping type).
N	Supplemental R-MHC development standards	See ACC 18.31.190

	Development Standard[1]	R-MHC Zone
O	Landscaping	See Chapter 18.50 ACC
P	Parking	See Chapter 18.52 ACC
Q	Signs	See Chapter 18.56 ACC

1 All minimum lot widths, setbacks, and landscaping strips are subject to demonstration that all required utility infrastructure, access requirements, and street elements are provided for in accordance with city design and construction standards.

2 Minimum site area for development of the manufactured home park or community.

(Ord. 6245 § 6, 2009.)

The Auburn City Code is current through Ordinance 6940, passed April 15, 2024.

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Chapter 18.21
OVERLAYS

Sections:

18.21.010 Lea Hill overlay.
18.21.020 West Hill overlay.
18.21.030 Urban separator overlay.

18.21.010 Lea Hill overlay.

A. *Purpose.* The purpose of this section is to provide for additional development standards to address the area commonly referred to as the Lea Hill annexation area, as annexed under city of Auburn Ordinance Nos. 5346 and 6121, and identified on the city of Auburn comprehensive zoning map. While the intent is that the development standards for zones in the Lea Hill annexation area will be similar to (if not the same as) corresponding zones in other areas of the city, some variations are needed to recognize previous development allowed by King County zoning. Unless otherwise provided for in this section, all other provisions and requirements of this title shall apply to properties within the Lea Hill overlay.

B. Development Standards – Lots Previously Approved.

1. For any residential lot that had received final plat approval, final short plat approval, or preliminary plat approval or that King County had received and determined the application complete for a preliminary plat or short plat, prior to the effective date of annexation into the city of Auburn, the development standards in the following table shall apply. The property owner/applicant shall be responsible to provide to the city evidence of these previous approvals.

2. Any further subdivision of any lot and its subsequent use must conform to the permitted uses and standards referenced in the applicable zoning chapters of this title, except as modified by this section. For farm animals, subsection E of this section or ACC 18.31.220 shall apply.

Zone	Min Lot Area (Sq. Ft.)	Min Lot Area (Sq. Ft. per Unit)	Min Lot Width (Ft.)	Max Lot Coverage (%)	Setbacks[1]				Building Height	
					Front (Ft.)	Rear (Ft.)	Side, Interior (Ft.)	Side, Street (Ft.)	Main (Ft.)	Accessory (Ft.)
R-1	8,000	N/A	35	35	20	5	5	10	35	35
R-2[2]	2,500	N/A	30	35	10	5	5	10	35	16
R-2[3]	2,500	6,000	30	35	10	5	5	10	35	16
R-3[4]	2,500	4,300	30	40	10	5	5	10	35	35
R-3[5]	2,500	2,700	30	55	10	5	5	10	35	35
R-4[6]	2,500	2,175	30	55	10	5	5	10	35	35

1 Garages and other similar structures with a vehicular access require a 20-foot setback from any street.

2 Annexed as R-5 zone under city of Auburn Ordinance Nos. 5346 and 6121.

3 Annexed as R-7 zone under city of Auburn Ordinance Nos. 5346 and 6121.

4 Annexed as R-10 zone under city of Auburn Ordinance Nos. 5346 and 6121.

5 Annexed as R-16 zone under city of Auburn Ordinance Nos. 5346 and 6121.

6 Annexed as R-20 zone under city of Auburn Ordinance Nos. 5346 and 6121.

C. *Prior King County Approvals.* The city of Auburn will recognize the terms of any King County-approved plat, PUD, conditional use permit, contract rezone or similar contractual obligations that may have been approved prior to the effective date of the annexation of the subject property. The conditions of any project that was approved by King County shall be required to be fulfilled in the city of Auburn.

D. *Planning Director Authorization.* The planning director shall be authorized to interpret the language of any King County permit, plat or condition thereof and effectuate the implementation of same to the fullest extent possible. If there is a conflict between a previous

King County approval and the Auburn regulation then the most restrictive provision shall apply as determined by the planning director.

E. *Farm Animals.*

1. For properties greater than an acre in the R-1, R-5 and R-7 zones, it is permissible to keep farm animals (excluding goats and swine in the R-5 and R-7 zones); provided, there shall not be more than one horse, cow, donkey or other similar large animal, or four small animals such as sheep, or 12 poultry, rabbits, or similar size animals per each acre of enclosed usable pasture or roaming area. This acreage requirement is in addition to the minimum lot size requirements of the zone. Property owners of more than an acre in the Lea Hill overlay may choose to apply these standards or the standards in ACC 18.31.220.

2. Shelters provided for farm animals shall be constructed no closer than 50 feet from any adjoining lot and shall be 100 feet from any public street or alley. Any corral, exercise yard, or arena shall maintain a distance of 35 feet from any property line. This excludes pasture area.

3. For those properties that do not meet the requirements of subsection (E)(1) of this section, and farm animals were present prior to annexation, the farm animals may remain as legal nonconforming uses. In such case the number of farm animals allowed may be the same as what the county zoning provisions had allowed prior to the effective date of the annexation of the subject property.

F. Lot Averaging – R-1 Zone. It may be possible to subdivide land in the R-1 zone into lots smaller than 35,000 square feet if the property has a significant amount of nonbuildable land due to steep slopes, wetlands or similar features that would be in the public's best interest to maintain. The following regulations shall apply in situations where lot averaging is permitted or required:

1. At least 50 percent of the subdivision must be set aside as open space. Critical areas (i.e., steep slopes, wetlands) can count towards the 50 percent requirement. Maintenance of the open space tract or easement shall be the responsibility of the property owner and/or a homeowners' association.

2. The number of allowable lots in a subdivision shall be determined by multiplying the total number of acres in the subdivision by one. Any fraction shall be rounded to the nearest whole number with one-half being rounded up.

3. The minimum size of any lot shall be 8,000 square feet. For lots less than 35,000 square feet, the minimum lot width shall be consistent with the requirements of the R-5 zone (Chapter 18.07 ACC). All other applicable development standards related to the R-1 zone will continue to apply.

4. Lots within the subdivision shall be clustered so as to provide for continuity of open space within the subdivision and, where possible, with adjoining parcels.

5. Each lot within a subdivision shall illustrate a building area within which the house, accessory structures, and parking areas shall be constructed. The building area shall be exclusive of setbacks, nonbuildable areas or any required buffers from the nonbuildable areas. Any preliminary plat, final plat or short plat shall illustrate the building area for each lot. Any future construction will be limited to the identified building area.

6. A native growth protection easement or similar device, which may include provisions for the limited removal of vegetation and passive use of the easement, that perpetually protects the nonbuildable areas must be recorded with the final plat or short plat.

G. All marijuana related businesses and marijuana cooperatives are prohibited land uses within the Lea Hill overlay. (Ord. 6642 § 6, 2017; Ord. 6369 § 3, 2011; Ord. 6245 § 13, 2009.)

18.21.020 West Hill overlay.

A. *Purpose.* The purpose of this section is to provide for additional development standards to address the area commonly referred to as the West Hill annexation area, as annexed under city of Auburn Ordinance No. 6122 and identified on the city of Auburn comprehensive zoning map. While the intent is that the development standards for zones in the West Hill annexation area will be similar to (if not the same as) corresponding zones in other areas of the city, some variations are needed to recognize previous development allowed by King County zoning. Unless otherwise provided for in this section, all other provisions and requirements of this title shall apply to properties within the West Hill overlay.

B. Development Standards – Lots Previously Approved.

1. For any residential lot that had received final plat approval, final short plat approval, preliminary plat approval or that King County had received and determined the application complete for a preliminary plat or short plat, prior to the effective date of annexation, the development standards in the following table shall apply. The property owner/applicant shall be responsible to provide evidence of these previous approvals/decisions.

2. Any further subdivision of any lot and its subsequent use must conform to the permitted uses and standards referenced in the applicable zoning chapters of this title, except as modified by this section. For farm animals, subsection E of this section or ACC 18.31.220 shall apply.

Zone	Min Lot Area (Sq. Ft.)	Min Lot Area (Sq. Ft. per Unit)	Min Lot Width (Ft.)	Max Lot Coverage (%)	Setbacks[1]				Building Height	
					Front (Ft.)	Rear (Ft.)	Side, Interior (Ft.)	Side, Street (Ft.)	Main (Ft.)	Accessory (Ft.)
R-1	8,000	N/A	35	35	20	5	5	10	35	35
R-2[2]	2,500	N/A	30	35	10	5	5	10	35	16
R-2[3]	2,500	6,000	30	35	10	5	5	10	35	16

1 Garages and other similar structures with a vehicular access require a 20-foot setback from any street.

2 Annexed as R-5 zone under city of Auburn Ordinance No. 6122.

3 Annexed as R-7 zone under city of Auburn Ordinance No. 6122.

C. *Prior King County Approvals.* The city of Auburn will recognize the terms of any King County-approved plat, PUD, conditional use permit, contract rezone or similar contractual obligations that may have been approved prior to the effective date of the annexation of the subject property. The conditions of any project that was approved by King County shall be required to be fulfilled in the city of Auburn.

D. *Planning Director Authorization.* The planning director shall be authorized to interpret the language of any King County permit, plat or condition thereof and effectuate the implementation of same to the fullest extent possible. If there is a conflict between a previous King County approval and the Auburn regulation, then the most restrictive provision shall apply as determined by the planning director.

E. *Farm Animals.*

1. For properties greater than an acre in the R-1, R-5 and R-7 zones within the West Hill overlay, it is permissible to keep farm animals (excluding goats and swine in the R-5 and R-7 zones); provided, there shall not be more than one horse, cow, donkey or other similar large animal, or four small animals such as sheep, or 12 poultry, rabbits, or similar size animals per each acre of enclosed usable pasture or roaming area. This acreage requirement is in addition to the minimum lot size requirements of the applicable zone. Property owners of more than an acre in the West Hill overlay district may choose to apply these standards, or the standards in ACC 18.31.220.

2. Shelters provided for farm animals shall be constructed no closer than 50 feet from any adjoining lot and no closer than 100 feet from any public street or alley. Any corral, exercise yard, or arena shall maintain a distance of 35 feet from any property line. This excludes pasture areas.

3. For those properties that do not meet the requirements of subsection (E)(1) of this section, and farm animals were present prior to annexation, the farm animals may remain as legal nonconforming uses. In such case, the number of farm animals allowed may be the same as what the county zoning provisions had allowed prior to the effective date of the annexation of the subject property.

F. All marijuana related businesses and marijuana cooperatives are prohibited land uses within the West Hill overlay. (Ord. 6642 § 7, 2017; Ord. 6369 § 4, 2011; Ord. 6245 § 13, 2009.)

18.21.030 Urban separator overlay.

A. *Purpose.* The purpose of this section is to provide for additional development standards to address the area designated as urban separator in the city's comprehensive plan, as prescribed in the interlocal agreement between the city and King County approved under city of Auburn

Resolution No. 4113 and identified on the city of Auburn comprehensive land use map. Unless otherwise provided for in this section, all other provisions and requirements of this title shall apply to properties within the urban separator overlay.

B. *Development Standards.* For property located within a designated urban separator, lot averaging shall be required. The regulations of ACC 18.21.010(F) shall apply in situations where lot averaging is used.

C. All marijuana related businesses and marijuana cooperatives are prohibited land uses within the urban separator overlay. (Ord. 6642 § 8, 2017; Ord. 6245 § 13, 2009.)

The Auburn City Code is current through Ordinance 6928, passed December 4, 2023.

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.

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Chapter 18.23
COMMERCIAL AND INDUSTRIAL ZONES

Sections:

18.23.010 Purpose.
18.23.020 Intent of commercial and industrial zones.
18.23.030 Uses.
18.23.040 Development standards.
18.23.060 Additional development standards for the C-1, C-2, C-AG, and M-1 zones.

18.23.010 Purpose.

This chapter lists the land uses that may be allowed within the commercial and industrial zones established by ACC 18.02.070 (Establishment of zones), determines the type of land use approval required for each use, and provides basic and additional development standards for sites, buildings, and associated improvements. (Ord. 6728 § 3 (Exh. C), 2019; Ord. 6433 § 26, 2012.)

18.23.020 Intent of commercial and industrial zones.

A. *General.* This section describes the intent for each of the city's commercial and industrial zones. These intent statements are to be used to guide the interpretation of the regulations associated with each zone. The planning director is authorized to make interpretations of these regulations based on their analysis of them together with clear and objective reasons for such interpretation.

C. *C-1, Light Commercial Zone.* The C-1 Light Commercial zone is intended for lower intensity commercial adjacent to residential neighborhoods. This zone generally serves as a transition zone between higher and lower intensity land uses, providing retail and professional services. This zone represents the primary commercial designation for small- to moderate-scale commercial activities compatible by having similar performance standards and should be developed in a manner which is consistent with and attracts pedestrian-oriented activities. This zone encourages a broad mix of small scale uses such as leisure shopping, office, eating and

drinking establishments, entertainment and assembly uses and provides amenities conducive to attracting shoppers and pedestrians. Building height, size, and orientation are the primary standards that will be used to maintain the smaller more pedestrian scale uses within this zone.

E. *C-2, Heavy Commercial Zone.* The intent of the C-2 Heavy Commercial zone is to allow for medium to high intensity uses consisting of a wide range of retail, commercial, entertainment, office, services, and professional uses. This zone is intended to accommodate uses which are oriented to automobiles either as a mode or target of the commercial service while fostering a pedestrian orientation. The uses allowed can include outside activities, display, fabrication or service features when not the predominant portion of the use. The uses enumerated in this classification may be larger in scale and building size and have more potential for impacts to surrounding properties and street systems than those uses permitted in the more restrictive commercial classifications.

C-AG, Auburn Gateway Zone. The intent of the C-AG - Auburn Gateway Zone is to provide for a pedestrian-oriented mix of retail, office, middle housing, and multifamily residential uses in the Northeast Auburn Special Area Plan and Auburn Gateway Planned Action area, as described in Chapter 18.08 ACC. This classification is also intended to allow flexibility in design and the combination of uses that is responsive to market demands. The uses enumerated in this classification anticipate a mix of multifamily residential, middle housing, retail, and office uses that are coordinated through a site-specific planning process. The multiple-family residential must be located in a multi-story building. Certain heavy commercial uses permitted in other commercial classifications are not permitted in this zone because of the potential for conflicts with multifamily residential uses, in order to achieve a quality of environment that is conducive to this mix of uses.

G. *M-1, Light Industrial Zone.* The intent of the M-1 Light Industrial zone is to accommodate a variety of industrial, manufacturing, commercial, and limited residential uses in an industrial environment, and to preserve land primarily for industrial and commercial uses, and to implement the economic goals of the comprehensive plan, and to provide a greater flexibility within the zoning regulations for those uses which are non-nuisance in terms of air and water pollution, noise, vibration, glare or odor. The industrial/commercial character of this zone is intended to address the way in which industrial and commercial uses are carried out rather

than the actual types of products made. An essential aspect of this zone is the need to maintain a quality of development that attracts rather than discourages further investment in industrial and commercial development. While allowed, outdoor storage will be regulated in a manner that mitigates visual impacts taking surrounding uses and vehicular corridors into consideration.

H. *M-2, Heavy Industrial Zone.* The M-2 Heavy Industrial is intended to accommodate a broad range of manufacturing and industrial uses. Permitted activity may vary from medium to higher intensity uses that involve the manufacture, fabrication, assembly, or processing of raw and/or finished materials. Heavy industrial uses should not be located near residential development.

While other uses may be sited within this zone, permits for such uses should not be issued if such uses will discourage use of adjacent sites for heavy industry, interrupt the continuity of industrial sites, or produce traffic in conflict with the industrial uses. (Ord. 6885 § 1 (Exh. A), 2022; Ord. 6728 § 3 (Exh. C), 2019; Ord. 6433 § 26, 2012.)

18.23.030 Uses.

A. *General Permit Requirements.* Table 18.23.030 identifies the uses of land allowed in each commercial and industrial zone and the land use approval process required to establish each use.

B. *Requirements for Certain Specific Land Uses.* Where the last column in Table 18.23.030 ("Standards for Specific Land Uses") includes a reference to a code section number, the referenced section determines other requirements and standards applicable to the use regardless of whether it is permitted outright or requires an administrative or conditional use permit.

C. *Uses Affected by the Airport Overlay.* Refer to Chapter 18.38 ACC to determine whether uses are separately prohibited by that chapter or will be required to comply with additional regulations that are associated with the airport overlay.

Table 18.23.030. Permitted, Administrative, Conditional and Prohibited Uses by Zone, Commercial and Industrial Zones

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE								P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	**Zoning Designation**							**Standards for Specific Land Uses**
		C-1		**C-2**	**C-AG**	**M-1**	**M-2**	
INDUSTRIAL, MANUFACTURING AND PROCESSING, WHOLESALING								
Building contractor, light		X		P	X	P	P	
Building contractor, heavy		X		X	X	A	P	
Manufacturing, assembling and packaging – Light intensity		X		P	X	P	P	ACC 18.31.180
Manufacturing, assembling and packaging – Medium intensity		X		A	X	P	P	ACC 18.31.180
Manufacturing, assembling and packaging – Heavy intensity		X		X	X	X	A	ACC 18.31.180
Marijuana processor		X		X	X	C	C	Chapter 18.59 ACC
Marijuana producer		X		X	X	C	C	Chapter 18.59 ACC
Marijuana researcher		X		X	X	C	C	Chapter 18.59 ACC

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-1		**C-2**	**C-AG**	**M-1**	**M-2**	
Marijuana retailer		X		C	X	C	C	Chapter 18.59 ACC
Marijuana transporter business		X		X	X	C	C	Chapter 18.59 ACC
Outdoor storage, incidental to principal permitted use on property		X		P	X	P	P	ACC 18.57.020(A)
Storage – Personal household storage facility (mini-storage)		P		P	X	P	P	ACC 18.57.020(B)
Warehousing and distribution		X		X	X	P	C	ACC 18.57.020(C)
Warehousing and distribution, bonded and located within a designated foreign trade zone		X		P	X	P	P	
Wholesaling with on-site retail as an incidental use (e.g., coffee, bakery)		X		P	X	P	P	
RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES								

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-1		**C-2**	**C-AG**	**M-1**	**M-2**	
Commercial recreation facility, indoor		P		P	P	P	A	
Commercial recreation facility, outdoor		X		A	A	P	A	ACC 18.57.025(A)
Conference/convention facility		X		A	X	A	X	
Library, museum		A		A	X	A	X	
Meeting facility, public or private		P		P	X	A	A	
Movie theater, except drive-in		P		P	P	X	X	
Private school – Specialized education/training (for profit)		A		P	P	P	P	
Religious institutions, lot size less than one acre		P		P	A	A	A	
Religious institutions, lot size more than one acre		P		P	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-1		**C-2**	**C-AG**	**M-1**	**M-2**	
Sexually oriented businesses		X		P	X	P	P	Chapter 18.74 ACC
Sports and entertainment assembly facility		X		A	X	A	A	
Studio – Art, dance, martial arts, music, etc.		P		P	P	P	A	
RESIDENTIAL								
Apartment units, as part of a mixed-use development[2]	X	X	X	P	P	P	X	ACC 18.57.030
Apartments, stand-alone	X	X	X	X	X	X	X	
Caretaker apartment		P		P	X	P	P	
Live/work unit, as part of a mixed-use development[2]		X		P	P	P	X	
Live/work unit, stand-alone[3]	X	X	X	X	X	X	X	
Work/live unit, as part of a mixed-use development[2]		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-1		**C-2**	**C-AG**	**M-1**	**M-2**	
Work/live unit, stand-alone[3]	X	X	X	X	X	X	X	
Marijuana cooperative		X		X	X	X	X	
Nursing home, assisted living facility	X	P	P	P	C	X	X	
Senior housing[2]	X	X	A	A	X	X	X	
RETAIL								
Building and landscape materials sales	X	X	X	P	X	P	P	ACC 18.57.035(A)
Construction and heavy equipment sales and rental	X	X	X	X	X	A	P	
Convenience store	A	A	P	P	X	P	P	
Drive-through espresso stands	A	A	A	P	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-1		**C-2**	**C-AG**	**M-1**	**M-2**	
Drive-through facility, including banks and restaurants	A	A	A	P	P	P	P	ACC 18.52.040
Entertainment, commercial	X	A	P	P	X	A	A	
Groceries, specialty food stores	P	P	P	P	P	P	X	
Nursery	X	X	X	P	A	P	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	ACC 18.57.035(D)
Restaurant, cafe, coffee shop	P	P	P	P	P	P	P	
Retail								
Community retail establishment	A	P	P	P	P	P	P	
Neighborhood retail establishment	P	P	P	P	P	P	P	

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-1		**C-2**	**C-AG**	**M-1**	**M-2**	
Regional retail establishment	X	X	X	P	P	P	A	
Tasting room	P	P	P	P	P	P	P	
Tavern	P	P	X	P	P	P	A	
Wine production facility, small craft distillery, small craft brewery	A	P	P	P	P	P	P	
SERVICES								
Animal daycare (excluding kennels and animal boarding)	A	A	A	P	A	P	P	ACC 18.57.040(A)
Animal sales and services (excluding kennels and veterinary clinics)	P	P	P	P	P	P	P	ACC 18.57.040(B)
Banking and related financial institutions, excluding drive-through facilities	P	P	P	P	P	P	P	
Catering service	P	P	P	P	A	P	P	

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-1		**C-2**	**C-AG**	**M-1**	**M-2**	
Daycare, including mini daycare, daycare center, preschools or nursery schools	A	P	P	P	P	P	X	
Dry cleaning and laundry service (personal)	P	P	P	P	P	P	P	
Equipment rental and leasing	X	X	X	P	X	P	P	
Kennel, animal boarding	X	X	X	A	X	A	A	ACC 18.57.040(C)
Government facilities; this excludes offices and related uses that are permitted outright	A	A	A	A	A	A	A	
Hospital	X	P	P	P	X	P	P	
Lodging – Hotel or motel	X	P	P	P	P	A	A	
Medical – Dental clinic	P	P	P	P	P	P	X	
Mortuary, funeral home, crematorium	A	P	X	P	X	P	X	

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-1		**C-2**	**C-AG**	**M-1**	**M-2**	
Personal service shops	P	P	P	P	P	P	X	
Pharmacies	P	P	P	P	P	X	X	
Print and copy shop	P	P	P	P	P	P	X	
Printing and publishing (of books, newspaper and other printed matter)	X	A	P	P	P	P	P	
Professional offices	P	P	P	P	P	P	P	
Repair service – Equipment, appliances	X	A	P	P	P	P	P	ACC 18.57.040(D)
Veterinary clinic, animal hospital	A	P	P	P	P	P	X	
Youth community support facility	X	P	X	X	X	X	X	ACC 18.57.040(E)
TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE								
Ambulance, taxi, and specialized transportation facility	X	X	X	A	X	P	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-1		**C-2**	**C-AG**	**M-1**	**M-2**	
Broadcasting studio	X	P	X	P	X	P	P	
Heliport	X	X	X	C	X	C	C	
Motor freight terminal[1]	X	X	X	X	X	X	X	See Footnote No. 1
Parking facility, public or commercial, surface	X	P	P	P	P	P	X	
Parking facility, public or commercial, structured	X	P	P	P	P	P	X	
Towing storage yard	X	X	X	X	X	A	P	ACC 18.57.045(A)
Utility transmission or distribution line or substation	A	A	A	A	A	A	A	
Wireless communications facility (WCF) (See ACC 18.04.912(W))	*	*	*	*	*	*	*	*See ACC 18.31.100 for use regulations and zoning development standards.
Eligible facilities request (EFR) (wireless communications facility) (See ACC 18.04.912(H))	P	P	P	P	P	P	P	

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-1		**C-2**	**C-AG**	**M-1**	**M-2**	
Small wireless facilities (ACC 18.04.912(Q))	P	P	P	P	P	P	P	
VEHICLE SALES AND SERVICES								
Automobile washes (automatic, full or self-service)	X	A	X	P	P	P	P	ACC 18.57.050(A)
Auto parts sales with installation services	X	A	A	P	P	P	P	
Auto/vehicle sales and rental	X	A	X	P	X	P	P	ACC 18.57.050(B)
Fueling station	X	A	A	P	P	P	P	ACC 18.57.050(C)
Mobile home, boat, or RV sales	X	X	X	P	X	P	P	
Vehicle services – Repair/body work	X	X	A	P	X	P	P	ACC 18.57.050(D)
OTHER								
Any commercial use abutting a residential zone which has hours of	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-1		**C-2**	**C-AG**	**M-1**	**M-2**	
operation outside of the following: Sunday: 9:00 a.m. to 10:00 p.m. 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	

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.

3 Any stand-alone live/work units or stand-alone work/live units vested prior to the effective date of the ordinance codified in this chapter are outright permitted uses.

(Ord. 6885 § 1 (Exh. A), 2022; Ord. 6838 § 1 (Exh. A), 2021; Ord. 6799 § 6 (Exh. F), 2020; Ord. 6728 § 3 (Exh. C), 2019; Ord. 6688 § 1 (Exh. 1), 2018; Ord. 6644 § 2, 2017; Ord. 6642 § 9, 2017; Ord. 6508 § 1, 2014; Ord. 6433 § 26, 2012.)

18.23.040 Development standards.

A. 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 requirements in Tables 18.23.040A (C-1, C-2, and C-AG Zone Development Standards) and 18.23.040B (M-1 and M-2 Zone Development Standards) and in compliance with the provisions of this title, and then only after securing all permits and approvals required hereby. These standards may be modified through either an administrative variance or variance, subject to the procedures of Chapter 18.70 ACC.

Table 18.23.040A. C-1, C-2, and C-AG Zone Development Standards

Development Standard	Requirement by Zone				
		C-1 **Light Commercial**		**C-2** **Heavy Commercial**	**C- C-AG** **Mixed-Use Commercial**
Minimum lot area		None		None	None[1]
Minimum lot width, depth		None		None	None
Maximum lot coverage		None		None	None
Minimum setbacks	*Minimum setbacks required for structures. See also ACC 18.31.070 for specific exceptions to these setback standards.*				

Development Standard	Requirement by Zone				
		C-1 **Light Commercial**		**C-2** **Heavy Commercial**	**C- C-AG** **Mixed-Use Commercial**
Front		20 ft		20 ft	20 ft
Side – Interior		None[2]		None[2]	None[2]
Side – Street		15 ft		15 ft	15 ft
Rear		None[2]		None[2]	None[2]
Height limit	Maximum *allowable height of structures. See also ACC 18.31.030 (Height limitations – Exceptions) for specific height limit exceptions.*				
Maximum height		45 ft[3]		75 ft	75 ft
Additional development standards		None		None	None
Fences and hedges	See Chapter 18.31 ACC				
Landscaping	See Chapter 18.50 ACC				
Parking	See Chapter 18.52 ACC				
Signs	See Chapter 18.56 ACC				
Lighting	See Chapter 18.55 ACC				
Nonconforming structures, land and uses	See Chapter 18.54 ACC				

Notes:

1 Residential uses: no minimum lot size; provided, that residential density does not exceed 20 units per gross acre (this includes privately owned open space tracts but excludes dedicated public roads).

2 A 25-foot setback is required when adjacent to a residential zone.

3 Buildings within the Auburn north business area, as established by Resolution No. 2283, may exceed 45 feet if one additional foot of setback is provided from each property line (or required minimum setback) for each foot the building exceeds 45 feet in height.

Table 18.23.040B. M-1 and M-2 Zone Development Standards

Development Standard	Requirement by Zone	
	M-1 **Light Industrial**	**M-2** **Heavy Industrial**
Minimum lot area	None	None
Minimum lot width, depth	None	None
Maximum lot coverage	None	None
Minimum setbacks	*Minimum setbacks required for structures. See also ACC 18.31.070 for specific exceptions to these standards.*	
Front	20 ft	30 ft
Side – Interior	None[1]	None[1]
Side – Corner	20 ft	30 ft
Rear	None[1]	None[1]
Height limit	*Maximum allowable height of structures. See also ACC 18.31.030 (Height limitations – Exceptions) for specific height limit exceptions*	

Development Standard	Requirement by Zone	
	M-1 **Light Industrial**	**M-2** **Heavy Industrial**
Maximum height	45 ft[2]	45 ft[2]
Additional development standards	None	None
Fences and hedges	See Chapter 18.31 ACC	
Landscaping	See Chapter 18.50 ACC	
Parking	See Chapter 18.52 ACC	
Signs	See Chapter 18.56 ACC	
Lighting	See Chapter 18.55 ACC	
Nonconforming structures, land and uses	See Chapter 18.54 ACC	

Notes:

1 A 25-foot setback is required when adjacent to a residential zone.

2 Buildings may exceed 45 feet if one foot of setback is provided from each property line (or required minimum setback) for each foot the building exceeds 45 feet.

(Ord. 6885 § 1 (Exh. A), 2022; Ord. 6728 § 3 (Exh. C), 2019; Ord. 6433 § 26, 2012.)

18.23.060 Additional development standards for the, C-1, C-2, C-AG, and M-1 zones.

A. Loading and unloading docks shall not be visible from the street.

B. Mechanical equipment on rooftops shall be sited and designed to minimize noise and effectively screen the equipment from view from adjacent properties and rights-of-way. The following methods, or a combination thereof, may be used:

1. Set back from the roof edge to obscure visibility from below;

2. Integration into the building architecture, using building walls, roof wells or roof parapets to conceal the equipment;

3. Equipment enclosure or sight-obscuring fencing or landscaping;

4. Overhead trellis or roof to obscure visibility from above.

Materials used to screen mechanical equipment shall be the same as or compatible with the design of the principal structure. (Ord. 6885 § 1 (Exh. A), 2022; Ord. 6433 § 26, 2012.)

The Auburn City Code is current through Ordinance 6912, passed July 17, 2023.

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.

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Chapter 18.25
MIDDLE HOUSING DEVELOPMENT STANDARDS

Sections:

18.25.010	Purpose and intent.
18.25.020	Applicability.
18.25.030	Procedures.
18.25.040	Middle housing types.
18.25.050	Calculating parking requirements.
18.25.060	Accessory Dwelling Units.
18.25.070	Middle housing design standards.
18.25.080	Usable open space.
18.25.090	Courtyard housing standards.
18.25.0100	Lot splitting.

18.25.010 Purpose and intent.

The purpose of this chapter is to encourage the development of underutilized parcels in zones which, through Auburn comprehensive plan goals and policies, have been identified as areas where middle housing should be encouraged. Middle housing shall be compatible in scale, form, and character with single-unit detached houses that are allowed within the underlying zoning designation. This chapter identifies the standards for middle housing development. (Ord. 6245 § 14, 2009.)

18.25.020 Applicability.

A. *Eligibility Criteria.* This chapter may be applied to development or redevelopment that meets the following criteria:

1. The lot is within one of the following zones: RC, R-1, R-2, R-3, R-4, R-NM

B. *Exceptions.* This chapter may be applied to development or redevelopment, except for the following below:

1. Middle Housing is not permitted within Urban Separators.

2. Middle Housing is not permitted in the R-HMC zone.

3. Middle Housing is not permitted on lots smaller than one thousand (1,000) square feet.

4. Middle Housing allowances shall not be used to justify alteration of a regulated critical area per Chapter 16.10 ACC.

18.25.030 Procedures.

Development proposals desiring to utilize the middle housing standards of this chapter shall be subject to one or more of the permit types found in ACC Title 14 and shall be processed in a manner consistent with the underlying land use application pursuant to ACC Title 14. (Ord. 6245 § 14, 2009.)

18.25.040 Middle housing types.

A. For the purposes of this chapter middle housing refers to all housing consisting of between two and six units per lot, defined in ACC 18.04.340(B).

18.25.050 Parking Requirements.

A. Within one-half mile walking distance of a Major Transit Stop no on-site parking is required.

B. On lots that that are more than one-half mile walking distance of a Major Transit Stop, (1) one on-site parking space shall be required for each dwelling unit.

C. On-site parking spaces shall include garage and/or driveway parking spaces.

D. When calculating parking relative to the above referenced lot sizes, the calculation shall occur prior to zero lot line land divisions.

18.25.060 Accessory Dwelling Units.

A. An ADU is listed as a type of Middle Housing; each ADU that is proposed will be considered a dwelling unit when calculating the number of units allowed on a lot or as part of a development proposal.

B. ADUs must be an accessory to a principal middle housing unit.

C. ADUs cannot be used to supplement the number of dwelling units allowed under this section.

D. ADUs are subject to the standards contained in Chapter 18.32 ACC.

18.25.070 Middle housing design standards.

A. Applicability.

1. Standards in this section apply to all development between two and six units per lot.

2. For the purposes of this section, a “street” refers to any public or private street.

3. These design standards do not apply to the conversion of a structure to a middle housing type with up to four attached units, if the floor area of the structure does not increase more than 50 percent

B. Purpose. The purpose of these standards is to:

1. Promote compatibility of middle housing with other residential uses, including single-unit detached dwellings.

2. De-emphasize garages and driveways as major visual elements along the street.

3. Provide clear and accessible pedestrian routes between buildings and streets.

4. Implement the definitions of cottage housing and courtyard apartments provided by state law.

C. Pedestrian access. A private, paved pedestrian connection that is a minimum of three feet wide required between each middle housing building and the public sidewalk (or the public street if there is no sidewalk). Driveways may be used to meet this requirement.

D. Vehicle access, carports, garages, and driveways.

1. Garages, driveways, and off-street parking areas shall not be located between a building and a street, except when either of the following conditions are met:

a. The combined width of all garages, driveways, and off-street parking areas does not exceed a total of 60 percent of the length of the street frontage property line. This standard applies to buildings and not individual units; or

b. The garage, driveway, or off-street parking area is separated from the street property line by a dwelling; or

c. The garage, driveway, or off-street parking is located more than 100 feet from a street.

E. Landscaping. See ACC Table 18.50.040(A) “Minimum Landscape Requirements by Zoning District” for landscaping requirements.

F. Entries. Each building shall incorporate a primary building entry or one or more private unit entries, such as a covered porch or recessed entry. Each entry shall feature minimum weather protection of three feet by three feet.

G. Windows and doors. A minimum of 15 percent of the area of the street-facing façade elevation shall include windows or doors. Facades separated from the street by a dwelling or located more than 100 feet from a street are exempt from this standard.

H. Unit articulation

1. Applicability.

a. Each attached unit featuring a separate ground level entrance in a multi-unit building facing the street shall include at least one of the articulation options listed in subsection (I)(2) below.

b. Facades separated from the street by a dwelling or located more than 100 feet from a street are exempt from this standard.

2. Articulation options:

Option 1. Roofline change or a roof dormer with a minimum of four feet in width.

Option 2. A balcony a minimum of two feet in depth and four feet in width and accessible from an interior room.

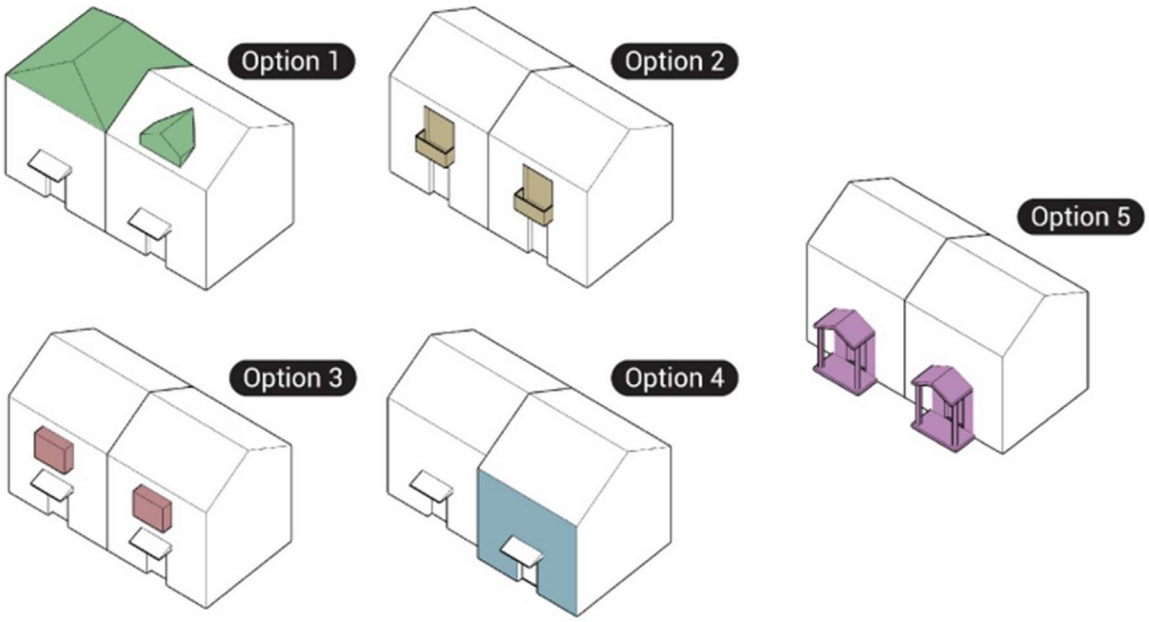
Option 3. A bay window that extends from the façade a minimum of two feet.

Option 4. An offset of the façade of a minimum of two feet in depth from the neighboring unit.

Option 5. A roofed porch at least 50 square feet in size.

Option 6. Change in wall color.

Figure 18.25.050(I)



I. Middle Housing Design Review Submittal Requirements. In addition to any other documentation required for submittal of a complete application for building permit or discretionary land use approvals/permits, the following items shall be required for review of building design:

1. Elevation drawings prepared by an architect licensed in the state of Washington of all proposed construction including dimensional drawings at one-eighth inch equals one foot or comparable scale showing the type of exterior materials, color, exterior finishes (including for accessory structures, where applicable), articulation, fenestration details, and the location, elevations, type, style and model of any exterior lighting fixtures (where applicable).

2. As applicable, a to-scale landscape plan consistent with Chapter 18.50 ACC.

18.25.080 Courtyard housing standards.

A. Applicability. Standards in this section apply to courtyard housing, which includes cottage housing (detached units) and courtyard apartments (attached units).

B. Open space. Open space shall be provided equal to a minimum 20 percent of the lot size. This may include common open space, private open space, setbacks, critical areas, and other open space.

C. Common open space.

1. At least one outdoor common open space is required.

2. Common open space shall be provided equal to a minimum of 300 square feet per unit. Each common open space shall have a minimum dimension of 15 feet on any side.

3. Orientation. Common open space shall be bordered by dwellings on at least two sides. At least half of all units in the development shall abut a common open space and have the primary entrance facing the common open space.

4. Parking areas and vehicular areas shall not qualify as common open space.

5. Critical areas and their buffers, including steep slopes, shall not quality as common open space.

D. Community building.

1. A courtyard housing development shall contain no more than one community building.

2. A community building shall have no more than 2,400 square feet of net floor area, excluding attached garages.

3. A community building shall have no minimum off-street parking requirement.

18.25.090 Usable open space.

A. All middle housing development must include usable open space.

B. Usable open space must occupy at least 10% of the lot with a minimum dimension of at least 10 feet. Usable open space may be a single large space or several separate spaces. Unenclosed porches, patios, and entries may count towards usable open space if contiguous with a space that meets the standards of this section. Areas of usable open space with no unenclosed porches, patios, and entries or other similar features may overlap with the required landscaped areas within Table 18.50.040(A).

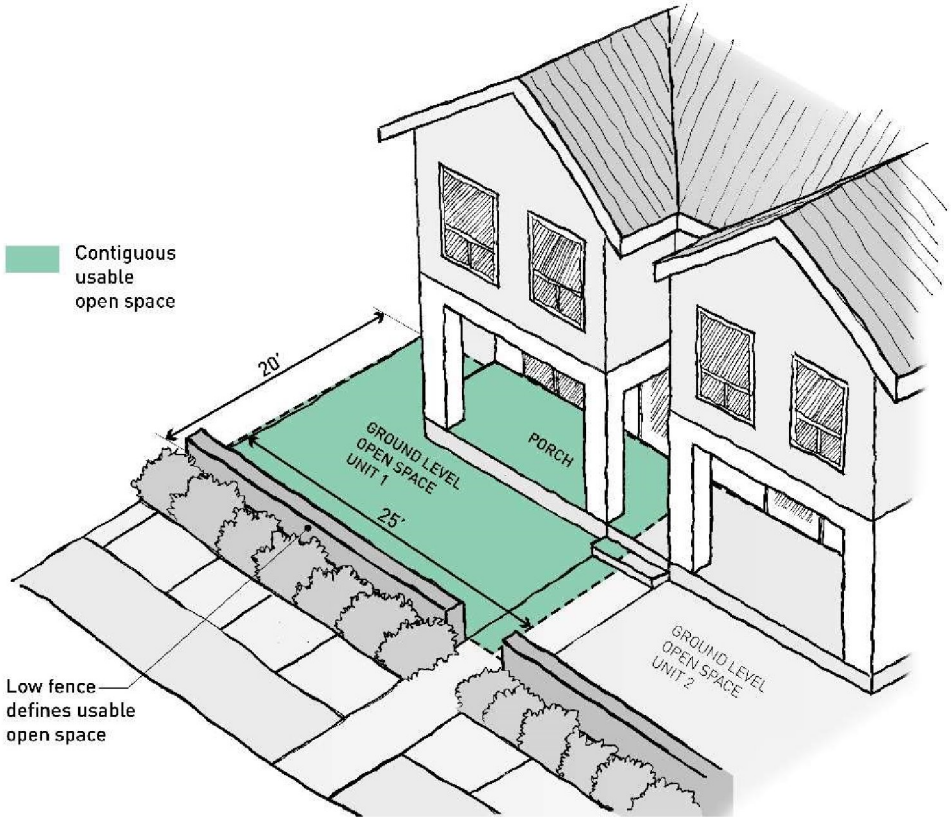
C. Driveways and parking areas may not count towards usable open space.

D. Where usable open space is located within the front setback, the open space must be defined with a fence, hedge, or wall, at least 24 inches tall.

E. LID stormwater BMPs, like rain gardens, may be integrated in up to 25 percent of the minimum required usable open space area.

F. Additions must not create or increase any nonconformity with this standard.

Figure 18.25.060 Usable Open Space



18.25.100 Lot splitting.

Lot splitting as defined in ACC 17.04.221 is permitted as a means of creating separate ownership of each housing unit. See zero lot line subdivision standards contained in Chapter 17.29 ACC.

Chapter 18.29
DUC DOWNTOWN URBAN CENTER DISTRICT

Sections:

18.29.010 Intent.
18.29.020 Scope.
18.29.030 Process.
18.29.040 Definitions.
18.29.050 Use limitations.
18.29.053 Uses/activities requiring an administrative use permit.
18.29.055 Deviation from development standards
18.29.057 Implementing districts.
18.29.060 Development standards.
18.29.070 Design standards.

18.29.010 Intent.

The downtown urban center zone is intended to create a distinct and strong identity for downtown Auburn by establishing land use and design standards for review of development proposals within the core area of the city of Auburn's designated urban center, in order to implement the city of Auburn downtown plan and the goals, policies and objectives of the Auburn comprehensive plan. This zone is intended to produce a concentration and mixture of commercial, office, medical, retail, residential and civic uses within the downtown area; to encourage private and public investment, attract shoppers and visitors, and appeal to existing and new residents; to provide a development pattern that supports pedestrian movement, bicycles and use of public transit; and to provide opportunities to increase the city's tax base, thereby helping to fund public improvements and public services. (Ord. 6071 § 6 (Exh. A), 2007.)

18.29.020 Scope.

A. The downtown urban center zone may be applied to any property designated as "Downtown" on the Auburn comprehensive plan map.

B. Site plan and building design review and approval shall be required for all public and private development activities requiring permits within the downtown urban center zone unless exempted under subsection C of this section. The planning and development director is given the authority to require building design and site plans consistent with the design standards contained or referenced herein and to require revisions as necessary in order to ensure development is consistent with the purpose of this chapter.

C. The following activities, as determined by the director, shall be exempt from the provisions of this chapter if the property has frontage on a pedestrian street as defined in the downtown urban center design standards:

1. Interior alterations that do not alter the exterior appearance of a structure or modify an existing site condition;

2. Normal or routine building and site maintenance/repair that is exempt from permit requirements; and

3. Any remodeling or expansion of existing single-unit detached residences with no change in use or addition of dwelling units involved.

D. The following activities, as determined by the director, shall be exempt from the provisions of this chapter if the property does not have frontage on a pedestrian street as defined in the downtown urban center design standards:

1. Interior alterations that do not alter the exterior appearance of a structure or modify an existing site condition;

2. Site and exterior alterations that do not exceed 10 percent of the assessed valuation of the property (building or land) per the most recent county records;

3. Building additions that are less than 10 percent of the existing floor area of the existing building(s). Any cumulative floor area increase (from the adoption date of the ordinance codified in this chapter) that totals more than 10 percent shall not be exempt; unless the

director determines compliance with these standards would be unfeasible and/or unreasonable;

4. Normal or routine building and site maintenance/repair that is exempt from permit requirements;

5. Any remodeling or expansion of existing single-family residences with no change in use or addition of dwelling units involved. (Ord. 6287 § 2, 2010; Ord. 6230 § 1, 2009; Ord. 6071 § 6 (Exh. A), 2007.)

18.29.030 Process.

A. Compliance with all development and design standards contained or referenced herein shall occur in conjunction with any required permit process. The director shall provide appropriate forms that shall accompany a permit application. The director may approve, approve with conditions, or deny a building or site development permit application to ensure compliance with these standards. Any decision regarding a permit application shall be set forth in writing and contain findings of fact and conclusions that support the decision made.

B. The decision of the director shall be final unless the applicant or any affected party appeals the decision to the hearing examiner. All appeals shall be in accordance with ACC 18.70.050(B) through (E). (Ord. 6071 § 6 (Exh. A), 2007.)

18.29.040 Definitions.

These words shall have the following meanings for the purposes of this chapter:

A. “Canopy” means a cover over a sidewalk providing protection from the rain, which is constructed of durable, permanent materials.

B. “Director” means the director of the Auburn department of planning and development.

C. “Green roof” means a roof designed with principles of environmental sustainability, involving the use of vegetation and storm water collection and cleaning. It may or may not be accessible.

D. "Health club" means a use that offers exercise and recreational activities for tenants and/or the general public, either with or without a fee.

E. "Parking, below grade" means any portion of a structure containing parking that is located below the average finished grade around a building.

F. "Parking, structured" means parking contained within an enclosed building, designed to appear like it is part of the larger building complex, or a freestanding structure devoted exclusively to above-grade parking.

G. "Performing space" means any interior or exterior area designated for live performing and entertainment.

H. "Public art" means any form of painting, mural, mosaic, sculpture, or other work of art, so long as it can be appraised as a work of art and its value as such documented, displayed on the exterior of a building, at or near the pedestrian entrance, or on a public plaza, and visible to users of the public right-of-way at all times.

I. "Public meeting room" means a space that can be used by the general public and having a capacity of at least 50 people. It may operate under a reservation or nominal fee system and must be easily accessible from a lobby or plaza.

J. "Public plaza" means an open space that is visible and accessible to the public at all times, predominantly open to the sky, and for use principally by people, as opposed to merely a setting for the building.

K. "Street level retail" means uses providing goods and services, including food and drink, adjacent to, visible from, and directly accessible from the public sidewalk.

L. "Water feature" means a fountain, cascade, stream, fall, pond of water, or combination thereof, that serves as a focal point, located outside of a building, publicly visible and accessible, and active during daylight hours. (Ord. 6287 § 2, 2010; Ord. 6071 § 6 (Exh. A), 2007.)

18.29.050 Use limitations.

Hereafter, all buildings, structures or properties may be used for any use, unless specifically prohibited herein. Ground floor retail, restaurants and/or office use is required for all building

frontages facing Main Street. All uses shall be subject to review and approval by the director. The following uses are prohibited:

A. Sexually oriented businesses as defined in Chapter 18.74 ACC.

B. All industrial uses as defined in the North American Industrial Classification System (2022 Edition), categories 48 – 49 (transportation), 31 – 33 (manufacturing) and 42 (wholesale trade).

C. Outdoor storage of materials and equipment (except during active construction projects).

D. New automobile maintenance and repair businesses.

E. Work release facilities; secure community transition facilities.

F. Wrecking yards.

G. Solid waste transfer stations.

H. Car washes.

I. New gasoline stations.

J. Street-level ministorage.

K. Outdoor sales of vehicles, boats or equipment.

L. Drive-in/drive-through facilities with direct vehicular driveway access onto Main Street.

M. All marijuana related businesses and marijuana cooperatives.

N. New single-unit detached dwellings; except for DUC Neighborhood Residential District.

O. Other uses may be prohibited by the director if the use is determined to be inconsistent with the intent of this zone or is of the same general character of the other prohibited uses listed in this section. (Ord. 6642 § 10, 2017; Ord. 6071 § 6 (Exh. A), 2007.)

18.29.053 Uses/activities requiring an administrative use permit.

The following uses/activities may be permitted when an administrative use permit has been issued pursuant to the provisions of Chapter 18.64 ACC:

A. Expansions of existing automobile maintenance and repair businesses;I

B. Expansions of existing gasoline stations;

C. Animal daycare businesses that feature outdoor exercise areas and/or kennels;

D. Wine production facility; small craft distillery; small craft brewery; and a tasting room is an outright allowed use in the DUC zone. (Ord. 6368 § 8, 2011; Ord. 6269 § 32, 2009.)

18.29.055 Deviation from development standards.

A. Any development project that seeks to deviate from any development standard listed in ACC 18.29.060 must be granted a variance pursuant to the provisions of Chapter 18.70 ACC (Ord. 6269 § 12, 2009; Ord. 6071 § 6 (Exh. A), 2007.)

18.29.057 Implementing districts.

Downtown Urban Center zone is intended to create a distinct and strong identity for downtown Auburn by establishing land use and design standards for review of development proposals within the core area of the city of Auburn's designated urban center. This zone is intended to produce a concentration and mixture of commercial, office, medical, retail, entertainment, residential and civic uses within the downtown area; to encourage private and public investment, attract shoppers and visitors, and appeal to existing and new residents; to provide a development pattern that supports pedestrian movement, bicycles and use of public transit; and to provide opportunities to increase the city's tax base, thereby helping to fund public improvements and public services. In order to implement the city of Auburn Downtown Plan and the goals, policies and objectives of the Auburn Comprehensive Plan, the zone is divided into the following districts:

A. DUC Downtown Core -125 District. DUC-125 is implemented only in the Downtown Urban Center and is subject to uses and development standards of this chapter and the Downtown Urban Design Guidelines. Development in the DUC Downtown Core – 125 district shall not exceed 125 feet in vertical height and is subject to other applicable height restrictions found in Chapter 18.38 ACC.

B. DUC Downtown Core -75 District. The DUC Downtown Core – 75 zone is consistent with requirements described in the DUC Downtown Core – 125' except a maximum 75 vertical foot height limit shall apply.

C. DUC Downtown Core - 55 District. The DUC Downtown Core – 55 zone is consistent with requirements described in the DUC Downtown Core – 125 except a maximum 55 vertical foot height limit shall apply.

D. DUC Neighborhood Residential. R-2 uses per ACC Table 18.07.020 allowed, subject to the development standards of this chapter and the Downtown Urban Design Guidelines.

E. DUC Health and Wellness District. This district is to be used exclusively for the hospital area, located in the vicinity of 2nd Street NE and Auburn Avenue, and is intended to be used for medical and related uses and those uses compatible with the medical community. Residential may be included as part of vertical mixed-use development with medical being the primary development use. This district is subject to the uses and development standards of this chapter and the Downtown Urban Design Guidelines.

F. DUC M-1 Light Industrial District. M-1 zone uses allowed per ACC Table 18.23.030, subject to the development standards of this chapter and the Downtown Urban Design Guidelines.

G. DUC Flex-Residential District. This zone is intended to promote craft industrial/commercial uses that are compatible with residential area (i.e., workshop, brewery, etc.). R-F zone uses allowed per ACC Table 18.07.020, subject to the development standards of this chapter and the Downtown Urban Design Guidelines.

18.29.060 Development standards.

A. Minimum lot area: none.

B. Minimum lot width: none.

C. Minimum lot depth: none.

D. *Floor Area Ratio.* Floor area ratio is the cumulative amount of floor area within a building as a multiple of the lot area.

Floor Area Ratio (FAR)[1]

Basic Allowable "As of Right"		Maximum Allowable with Bonuses		
Nonresidential[2]	Residential[2]	Nonresidential	Residential[3]	Combined[4]
3.0	2.0	4.0	3.5	5.0

1 Floor area is measured to the inside face of exterior walls. The following shall be excluded from floor area calculation:

a All space below finished grade.

b Space dedicated to structured parking.

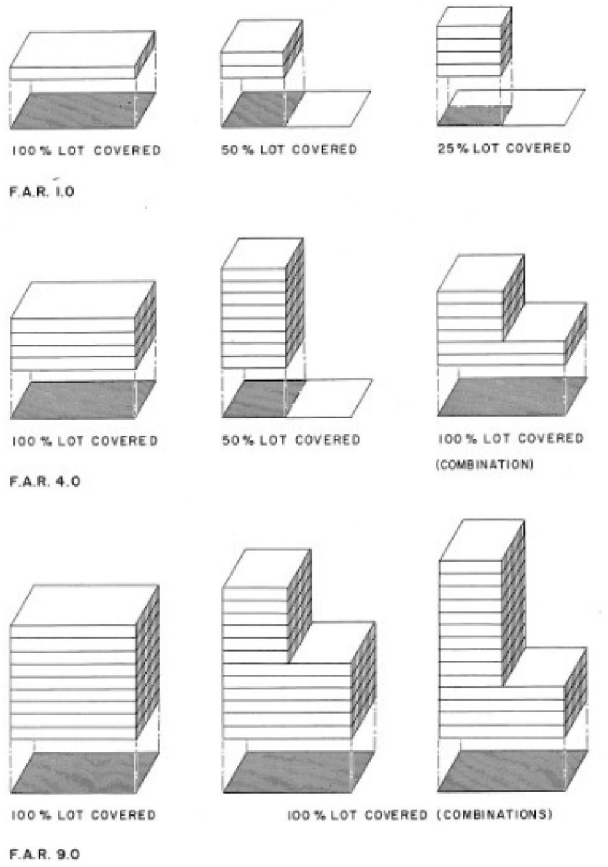
c Space used for any bonus feature listed in subsection E of this section.

2 Minimum required FAR is 0.75; basic allowable FAR is 1.0.

3 Hotels, nursing homes, assisted living centers, etc. shall be considered residential for the purpose of calculating FAR.

4 Allowable FAR for nonresidential and residential uses may be added together within a project, for a combined total.

Figure 1



Illustrations of Floor Area Ratios. Source: *A New Zoning Plan for the District of Columbia.* Harold M. Lewis, 1956.

E. Bonus Features Allowing Increased Floor Area Ratio.

Feature	**Additional Gross Floor Area for Each Feature**
Street level retail	100 sf of floor area for each linear foot of retail frontage
Restaurant	100 sf of floor area for each linear foot of restaurant frontage
Public plaza	5 sf of floor area for

Feature	Additional Gross Floor Area for Each Feature
	each sf of plaza
Widening public sidewalk	4 sf of floor area for each sf of sidewalk made available for public use
Canopy	4 sf of floor area for each sf of canopy
Daycare	4 sf of floor area for each sf of daycare
Health club	2 sf of floor area for each sf of health club
Performing space	2 sf of floor area for each sf of performing space
Public meeting room	5 sf of floor area for each sf of meeting room
Public art (arts commission approval required)	10 sf of floor area for each $100 of valuation
Water feature	10 sf of floor area for each $100 of valuation
Structured parking	0.5 sf of floor area for each sf of required

Feature	Additional Gross Floor Area for Each Feature
	parking above grade
Below grade parking	1 sf of floor area for each sf of required parking below grade (including half-level plate below grade)
Green roof	2 sf of floor area for each sf of green roof
Public restrooms	10 sf of floor area for each sf of public restroom
Contribution to a public park or cultural facility such as a library, museum or theater within 0.5 miles of the DUC zone; also, any project including a performance or entertainment venue is eligible for these bonuses, based upon the value of construction	10 sf of floor area for each $100 of contribution towards acquisition or development. This can be used to exceed both maximum FAR and maximum building height by up to 25%
Development of open space such as open roof decks, balconies, lanais or parts of the building and improved	5 sf of floor area for each sf of open space

Feature	Additional Gross Floor Area for Each Feature
for outdoor living; including rooftop daycare play areas, dog walking areas, etc.	

An applicant may be required to provide a legally binding agreement or easement to ensure any of the above features is maintained over the life of the project.

F. *Maximum Building Height.* Maximum building height within the DUC zone shall be 75 feet, unless bonus height is permitted per subsection E of this section.

1. If retail uses occupy the ground floor, the minimum height for that floor shall be 14 feet.

2. Mechanical penthouses, stair/elevator overruns, and antennas may be excluded from building height calculation provided they extend no more than 20 feet above the roof deck.

3. Maximum building height may be increased by up to 20 percent if the top is designed as a nonhabitable, architectural element. This element may extend above the increased height limit.

G. *Minimum Building Height.* The minimum height for any new structure within the DUC zone shall be two stories for the full extent of the building footprint.

H. *Parking Ratios.* The following parking standards shall apply within the DUC zone in lieu of any standard noted in ACC 18.52.020 or provision of ACC 18.52.030:

Use Type	Minimum Required	Maximum Allowed for Surface Parking Lots
Retail	2 stalls/1,000 nsf	4 stalls/1,000 nsf[1]
Office	2 stalls/1,000 nsf	4 stalls/1,000 nsf

Use Type	Minimum Required	Maximum Allowed for Surface Parking Lots
Residential (mixed-use, apartment, live/work, work/live)	1 stall per dwelling unit	2 per dwelling unit
Residential (middle housing)	1 stall per dwelling unit outside of one-half mile walking distance of a Major Transit Stop	2 stalls per dwelling unit outside of one-half mile walking distance of a Major Transit Stop
Restaurant	0.5 stall per 4 seats	1 stall per 4 seats

1 nsf = net square feet

1. Parking requirements for uses not listed shall be determined by a study of parking demand for that use, as prepared by a qualified professional and as accepted by the director.

2. Retail and restaurant uses less than 3,000 nsf in area shall be exempt from parking requirements.

3. Uses sharing a common parking facility may reduce the required number of stalls by 25 percent.

4. Required parking may be located off site, so long as it is: (a) located within the DUC zone, (b) within 1,000 feet of the property, (c) connected to the property by streets improved with sidewalks or walkways, and (d) tied to the site by a contractual agreement

reviewed and approved by the city attorney that is filed with the city and deed of record at the county.

5. On-street parking that is located directly adjacent to a development site may be used to satisfy minimum parking requirements and shall not be included in determining maximum surface parking allowances.

6. Dedicated off-site parking provided within a parking structure may be used to provide FAR bonuses for a project on a separate site, provided the parking structure is located consistent with this chapter.

7. The maximum standards noted in the table above may be exceeded if all stalls above the maximum limit are provided within a parking structure.

8. Compliance with these standards is not required for a change of use within an existing building or whenever there is an expansion of an existing building or a new building replaces an existing building that does not increase the floor area by more than 25 percent.

9. In lieu of providing the minimum parking required by this section, an applicant may request to pay for each required parking stall into a special fund that will be used to provide and upgrade municipal parking to serve the DUC zone. The per-stall fee shall be as specified in the city's fee schedule.

I. *Signs.* The design of all signs shall be in conformance with the design standards referenced in ACC 18.29.070. Allowable types, numbers and sizes of signs shall be as follows:

1. Freestanding: not allowed, except for monument signs as described within the "Downtown Auburn Design Standards"; no more than one per street frontage; maximum size: 64 square feet, calculated at a rate of one square foot of sign area per lineal foot of site frontage; minimum entitlement shall be 32 square feet; maximum height: five feet.

2. Wall signs: maximum area of 150 square feet per building facade, calculated at a rate of one square foot of sign area for every lineal foot of facade; minimum entitlement shall be 16 square feet.

3. Suspended signs attached under a marquee or canopy: one double-faced sign, no greater than three square feet per face allowed for each building entrance; minimum clearance above grade: eight feet.

4. *Portable Signs.* Portable signs may be allowed for each business entrance, subject to the following:

a. Signs may be placed within the public right-of-way, within 12 feet of a business entrance, subject to the guidelines provided by the director in consultation with the city engineer such that sign placement does not interfere with pedestrian or vehicular traffic, does not create a sight hazard, and conforms to the requirements of the Americans with Disabilities Act. Additional portable signage may be authorized in order to support downtown events that are permitted or sanctioned by the city.

b. The sign shall be in accordance with the provisions of ACC 18.56.030(L).

c. The sign area cannot exceed 42 inches in height, 32 inches in width, and be limited to two faces.

d. Portable signs are not permitted to be affixed to city infrastructure located within the right-of-way (e.g., street lights, fire hydrants, public art). This includes a prohibition of chaining or otherwise securing portable signs to such infrastructure.

e. Signs may be displayed during business hours and shall not be displayed when the business is closed.

f. No landscaping may be covered, cut, damaged, or modified to accommodate a portable sign. The city may require replacement of any damaged landscaping pursuant to Chapter 18.50 ACC.

g. All portable signs shall have the permit number affixed to the back of the sign.

J. Landscaping. Landscaping shall be provided as defined in the Downtown Auburn Design Standards. (Ord. 6828 § 1 (Exh. A), 2021; Ord. 6534 § 1, 2014; Ord. 6419 § 1, 2012; Ord. 6071 § 6 (Exh. A), 2007.)

18.29.070 Design standards.

Adopted by reference are the “Downtown Auburn Design Standards” and the “Auburn Junction Design Standards,” a copy of which shall be maintained by the city clerk. These documents contain standards for development of the built environment in the DUC zone. The director shall

have the authority to apply the standards to specific development proposals. These standards may be amended upon approval by the community development director. (Ord. 6828 § 1 (Exh. A), 2021; Ord. 6532 § 29, 2014; Ord. 6419 § 2, 2012; Ord. 6287 § 2, 2010; Ord. 6190 § 1, 2008; Ord. 6071 § 6 (Exh. A), 2007.)

The Auburn City Code is current through Ordinance 6912, passed July 17, 2023.

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.

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Chapter 18.31
SUPPLEMENTAL DEVELOPMENT STANDARDS

Sections:

18.31.010 Daycare standards.
18.31.020 Fences.
18.31.025 Retaining walls.
18.31.030 Height limitations – Exceptions.
18.31.040 Lots.
18.31.050 Single-unit detached dwelling siting and design standards.
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18.31.010 Daycare standards.

A. The following performance standards shall apply to all child daycares but shall not apply to adult daycare:

1. If applicable, must be properly licensed with the state of Washington;

2. Daycare, preschool and nursery school services shall not be conducted before 5:00 a.m. or after 9:00 p.m. in the following zones: RC, R-1, R-2, R-2.

B. The provisions of subsection A of this section are not intended to reduce the requirements of any other licensing agency or department. (Ord. 6245 § 15, 2009.)

18.31.020 Fences.

A. *Purpose.* The fencing requirements in this section are intended to advance public safety, maintain and protect property values, to enhance the city's appearance, and to visually unify the city and its neighborhoods. This section contains general standards applicable to all fences (regardless of zoning district), and specific standards for fences within the residential, commercial, and institutional use zoning districts.

B. *Fence Height Regulations.* The minimum or maximum height requirements as stipulated throughout this chapter shall be considered to be met if the height of the fence is within six percent of the height required. The height of the fence shall be determined from the existing, established grade on the property to the highest point of the fence.

1. Notwithstanding any other provisions regarding fence height, the height of any portion of a fence may not reduce the sight distances established by the engineering design standards for vehicular and nonmotorized transportation facilities.

2. Fences and walls built interior of the required setback areas may be as high as the maximum building height allowed within the applicable zone.

3. Building permits are required for fences exceeding 84 inches in height.

4. The addition of lattice, trellis, and other similar features of a fence shall count towards the overall height and opaqueness of a fence.

5. If a fence sits upon or is elevated by a retaining wall, the height of the fence is measured from the base of the retaining wall. Building permits may be required for fences erected on retaining walls.

C. *Fence Height Regulations by Zoning District.* The following regulations shall apply in the R-1, R-2, R-2, R-3, R-3, R-4, R-MHC, R-F, I, , C-1, C-2, C-AG, and DUC zones:

1. Fence heights shall not exceed the following in each of the required setback areas, as regulated per each zone:

a. Front setback[1]: 42 inches; provided, that fences constructed of chain link, wrought iron or similar materials that provide visibility, as defined herein, may be 72 inches in height;

b. Side setback: 72 inches;

c. Rear setback: 72 inches;

d. Street side setback: 72 inches.

1 The front setback for residential zones pertains to the front setback for single-unit detached dwelling per box E1 of the table shown in ACC 18.07.030.

D. *Screened Fences and Sight-Obscuring Fences.*

1. Fence visibility is defined per ACC 18.04.373. In certain circumstances, the city engineer may determine that a fence that is 50 percent or less opaque does not provide visibility if the angle through which the fence is being viewed for sight distance analysis increases the perceived opacity of the fence to 50 percent or higher.

2. Screened fences are defined per ACC 18.04.372.

3. Sight-obscuring fences are defined per ACC 18.04.374.

E.

1. When landscaping is required along the property line and the property line abuts the right-of-way, the fence shall be placed interior to the required landscaping. The fence may not obscure such landscaping unless authorized through the land use or architectural and site design review process.

2. At other property lines, the landscaping shall be located to serve the greatest public benefit.

3. Fencing shall be placed such that it does not damage existing landscaping.

F. *Access and Obstructions.*

1. If a fence includes a gate or similar feature to allow vehicle passage, the gate shall be placed within the interior of the lot a sufficient distance to provide a vehicle refuge area within the driveway exterior of the fence to avoid blocking the street. The vehicle refuge area shall have a length that is sufficient for a waiting vehicle and not block the street, sidewalk, or right-of-way, in accordance with the engineering design standards.

2. Any fence located within a front yard setback that features a locking gate or similar security device, that cannot be opened from the exterior, shall provide emergency access in a manner acceptable to the fire marshal.

3. In no case shall any fence, hedge, or other obstruction be constructed, grown, or located, such that it deters or hinders the fire authority from gaining access to any fire authority connection, fire protection control valve, fire hydrant, or fire authority appliance or device. Minimum clearance requirements for fire hydrants shall be in accordance with the engineering design standards.

4. In no case shall any fence, hedge, or other obstruction be constructed, grown, or located, such that it obstructs the visibility of any fire hydrant from a distance of 150 feet, in any direction, of vehicular approach to the hydrant.

5. In no case shall any fence, hedge, or other obstruction be constructed, grown, or located in a manner which interferes with access to water, storm, or sanitary sewer manholes, and utility meters, and other city appurtenances which require access for maintenance purposes.

6. Unless explicitly permitted by easement language, fences are prohibited within city utility easements except as may be authorized by the city engineer.

G. Other than in the P-1, M-1, or M-2 zones, no fence may include the use of barbed wire, including concertina, razor, or similar wire; provided, that pasture areas a minimum of one acre in area may be fenced with barbed wire in any zone. Barbed wire may be attached to the top of, and in addition to, the height of a 84-inch fence in the above zones, provided it does not extend more than 12 inches in height.

H. Electrically charged fences shall only be allowed within the RC, R-1, C-2, M-1, M-2, LF, or I zones and shall adhere to the following standards. These standards shall not apply to underground or invisible pet fences that are used to contain small domestic animals.

1. Within the RC and R-1 zones the electrical charge of an electric fence must be noncontinuous and the electric fence controller shall be approved by Underwriters Laboratories (UL) or meet the testing standards of Underwriters Laboratories. It is further provided that electric fences in the RC and R-1 zones that abut any public street or right-of-way shall include warning signs consistent with subsection (H)(2)(e) of this section.

2. Within the C-2, M-1, M-2, LF, or I zones, the construction and use of electric fences shall be allowed in the city only as provided in this section and subject to the following:

a. *Electrification.*

i. The energy source (energizer) for electric fences must be provided by a storage battery not to exceed 12 volts DC. The storage battery is charged primarily by a solar panel. However, the solar panel may be augmented by a trickle charger.

ii. The electric charge produced by the fence upon contact shall not exceed energizer characteristics set forth in the International Electrotechnical Commission (IEC) standards.

b. *Perimeter Nonelectric Fence or Wall.* No electric fence shall be installed or used unless it is completely surrounded by a nonelectrical fence or wall that is not less than 72 inches.

c. *Location.* Electric fences shall only be permitted around outdoor storage areas. Electric fences and perimeter fencing are allowed in the setback areas provided the applicable requirements of this section are met.

d. *Height.* Electric fences shall not exceed 10 feet in height.

e. *Warning Signs.* Electric fences shall be clearly identified with warning signs that read "Warning – Electric Fence" at intervals of 50 feet or less. Signs shall also contain imagery or symbols of or similar to the International Organization for Standardization (ISO) warning symbol for electric hazard to alert individuals that the fence is electrically charged (e.g., lightning bolts).

f. Electric fences shall be governed and regulated in accordance with the regulations for alarm permits contained in Chapter 9.30 ACC.

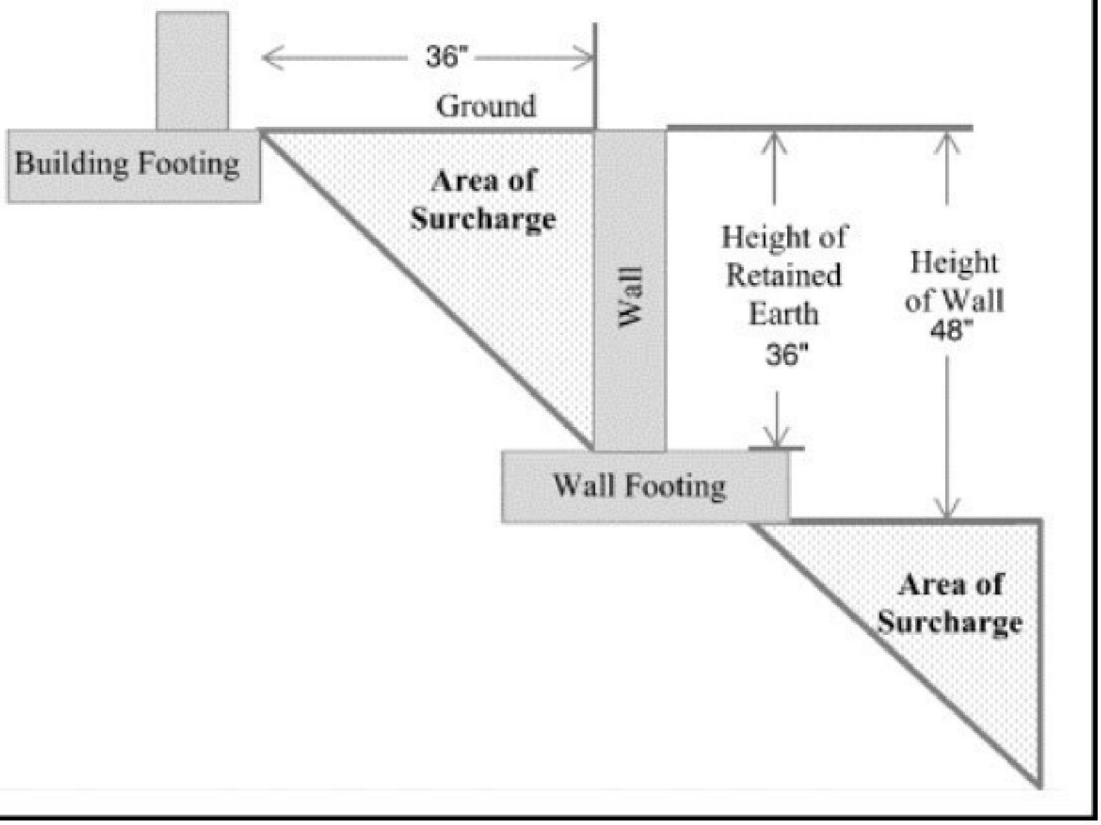
g. Electric fences and gates must also meet all applicable International Fire Code standards. (Ord. 6884 § 1 (Exh. 1), 2022; Ord. 6461 § 2, 2013; Ord. 6419 § 3, 2012; Ord. 6245 § 15, 2009.)

18.31.025 Retaining walls.

A. *Retaining Wall General Regulations.*

1. Retaining walls must be designed and located per the adopted IBC and IRC design standards. See Figure 18.21.025(A).

Figure 18.21.025(A)



2. Notwithstanding any other provisions regarding retaining wall height, the height of any portion of a retaining wall may not reduce sight distance established by the Engineering Design Standards for vehicular and nonmotorized facilities.

3. Any grading work shall be in compliance with Chapter 15.74 ACC.

4. All portions of retaining walls, including subsurface elements such as footings, anchors, and cantilevers, shall not encroach or be located within the right-of-way or public utility easements unless explicitly permitted by the city engineer and/or by the easement language.

5. The requirements of this chapter do not apply to retaining walls in rights-of-way.

6. Additional requirements apply to retaining walls that provide support to rights-of-way as specified in the Engineering Design Standards.

7. Retaining walls designed as part of an approved preliminary plat, and located prior to recordation of the final plat, are not subject to the setback area requirements contained in this section.

B. *Residential Lots.*

1. Retaining walls are not permitted in the required setback areas, unless meeting one of the following criteria. The height of a wall shall be measured from the bottom of a footing to the top of the wall.

a. Retaining walls that are under 48 inches and constructed in accordance with the IRC, whether supporting a surcharge or not, are allowed in all setback areas, as regulated per each zone.

b. Retaining walls over 48 and under 84 inches and constructed in accordance with the IRC, whether supporting a surcharge or not, are allowed in all setback areas except the front and street-side setback, as regulated per each zone.

c. Retaining walls over 84 inches, constructed in accordance with the IRC, whether supporting a surcharge or not, are not allowed in the setback areas, as regulated per each zone.

2. Retaining walls visible from the right-of-way or adjacent property must be composed of rock, textured or patterned concrete, masonry, composite, or other products that complement the existing residential or neighborhood character. Products such as “ecology blocks” or plain smooth concrete are not permitted. Materials other than those listed may be used with approval from the planning director or designee.

C. *Nonresidential Lots/Tracts.*

1. Retaining walls visible from the right-of-way or adjacent property shall be composed of rock, textured or patterned colored concrete, masonry, or composite. Products such as “ecology blocks” are not permitted. Materials other than those listed may be used with approval from the planning director or designee.

2. For retaining walls over 48 inches in height or supporting a surcharge, the area between the right-of-way and the retaining wall shall be landscaped and maintained per Chapter 18.50 ACC.

3. Terraces created between retaining walls shall be permanently landscaped and revegetated pursuant to a mitigation or landscape plan developed by a qualified professional.

4. Notwithstanding the requirements contained in this section, retaining walls may still require a building permit if trees or other landscape features will potentially impact (e.g., tree roots) or impose a surcharge on the wall.

5. The width of the retaining wall or walls support shall not be included in any landscaping calculations or measurements. (Ord. 6884 § 1 (Exh. 1), 2022.)

18.31.030 Height limitations – Exceptions.

The following buildings and/or structures are exempt from the height requirements of this title; in no case does this lessen any height restrictions that relate to the municipal airport:

A. Cupolas, provided they do not extend more than three feet above the roof line;

B. Church spires or steeples, provided they conform to elevations as approved under a conditional use permit;

C. Transmission line towers, including telephone line towers and similar types of other line towers, located within public street rights-of-way, easements, or on private property, and which are constructed in accordance with other regulations as required by the city;

D. Residential television antennas, provided they are used in conjunction with the reception of commercial television station signals and are not used for transmission purposes;

E. Elevated reservoirs, water tanks or standpipes under the jurisdiction of the city or other water district;

F. *Athletic Field or Playground Lighting Under the Jurisdiction of the City or Other Public Agency.* This exemption is limited to the P-1 public use zone only. (Ord. 6245 § 15, 2009.)

18.31.040 Lots.

A. All lots shall meet the lot area and width requirements set forth in the applicable zone, except that for parcels created prior to June 1, 2009, the following standards shall apply. For any residentially zoned parcel of land created prior to June 1, 2009, with an area and/or a width or depth less than that prescribed for a lot in any residential zone, the fact that the parcel of land does not meet the area and/or width requirements as set forth in this title shall not prohibit the property from being utilized for single-unit detached dwelling purposes; provided, that all other regulations of this title are complied with.

1. For single-unit detached homes on substandard lots, the following special provisions for lot coverage and setbacks may apply; provided, that the requirements for access, utility infrastructure, and minimum sight distance as provided for in the city design construction standards, and the requirements for private utilities, can be met:

a. *Lot Coverage.* Lot coverage may be determined by using the following formula:

(A/B) * C = D(%)

A = Lot area required by zoning code.

B = Lot area of existing lot.

C = Percentage of lot coverage allowed by zoning code.

D = Percentage of lot coverage allowed for the substandard lot.

In no case shall the lot coverage exceed 60 percent, unless otherwise allowed by this title.

b. *Front and Rear Setbacks.* Either the front or rear setback may be determined by using the following formula:

(A/B) * C = D

A = Lot area of existing lot.

B = Lot area required by zoning code.

C = Front or rear setback required by zoning code.

D = Front or rear setback allowed for the substandard lot.

In no case shall the front or rear setback be less than 10 feet, unless otherwise allowed by this title.

c. *Side Setbacks.* Side setbacks may be determined by using the following formula:

(A/B) * C = D

A = Width of the existing lot.

B = Lot width required by zoning code.

C = Side setback required by zoning code.

D = Side setback allowed for the substandard lot.

In no case shall the interior side setback be less than five feet or the street side setback less than 10 feet, unless otherwise allowed by this title.

B. Lots created by the King County assessor's office shall not be considered as building lots or lots that can be further subdivided unless in accordance with this title and land division ordinance, except those lots created prior to August 24, 1968, which was the adoption date of the previous subdivision ordinance, No. 2204. See ACC 17.04.220 for definition of "lot of record."

C. Lots created by the Pierce County assessor's office shall not be considered as building lots or lots that can be further subdivided unless in accordance with this title and land division ordinance, except those lots legally created prior to any land being annexed to the city of Auburn. See ACC 17.04.220 for definition of "lot of record." (Ord. 6245 § 15, 2009.)

18.31.050 Single-unit detached siting and design standards.

A. All single-unit detached dwellings (including manufactured homes) located in residential zones shall meet all of the following criteria:

1. May not have previously had a title granted to a retail purchaser and may not be a used mobile home as defined by RCW 82.45.032(2), now or hereafter amended.

2. Be built to meet or exceed the standards established by federal law 42 USC 5401 through 5403, now or hereafter amended.

3. Be thermally equivalent or better to that required by the state energy code for new residential structures, now or hereafter amended.

4. Be set on and securely attached to a permanent foundation as specified by the manufacturer.

5. Proof of title elimination is required prior to building occupancy.

6. Be connected to required utilities that include plumbing, heating and electrical systems.

B. Single-unit detached siting standards. All single-unit dwellings (including manufactured homes) shall comply with the following siting standards:

1. The design and construction of the foundation must meet the requirements of the International Building Code, now or hereafter amended;

2. The gap from the bottom of the structure to the ground, around the entire perimeter of the structure, shall be enclosed by concrete or other concrete product as approved by the building official, which may or may not be load-bearing.

C. Single-unit detached design standards. In addition to any other documentation required for submittal of a complete application for building permit or discretionary land use approvals/permits, the following items shall be required for the review of building design:

1. Elevation drawings prepared by an architect licensed in the state of Washington of all proposed construction including dimensional drawings at one-eighth inch equals one foot or comparable scale showing the type of exterior materials, color, exterior finishes (including for accessory structures, where applicable), articulation, fenestration details, and the location, elevations, type, style and model of any exterior lighting fixtures (where applicable).

2. As applicable, a to-scale landscape plan consistent with Chapter 18.50 ACC.

D. The above requirements do not apply to single-unit detached dwellings sited within the R-MHC residential manufactured/mobile home community zone. (Ord. 6245 § 15, 2009.)

18.31.060 Recreational vehicle parks.

A. The following performance standards shall apply to all recreational vehicle parks:

1. Minimum size of the recreational vehicle park: 100,000 square feet;

2. Maximum gross density: one recreational vehicle space per each 2,000 square feet of land area;

3. Recreational space: eight percent of the total site area shall be provided as defined recreation space. The recreation space shall be easily accessible and shall be improved and maintained in such a manner so as to provide adequate recreational facilities for the residents of the recreational vehicle park;

4. Minimum width: each recreational vehicle space shall have a minimum width of 25 feet;

5. Interior private streets:

a. Twelve feet of width per each travel lane and 10 feet of width per each parking lane. A minimum of 20 feet shall be provided for one-way systems;

b. The streets shall be improved in accordance with this title. In addition, all streets shall be well-drained, well-lighted, and continuously maintained in operable condition;

6. Spacing between units: there shall be a minimum side-to-side dimension of 12 feet between units and a minimum end-to-end dimension of 10 feet between units;

7. Minimum setbacks required: the following setback requirements shall apply:

a. Twenty-five feet from a public street;

b. Five feet from an interior private street;

c. Fifteen feet from the park boundary;

8. Off-street parking: a minimum of one off-street parking space shall be required for each recreational vehicle space. It shall be located within the recreational vehicle space. In addition, one off-street parking space per each three recreational vehicle spaces shall be required for guest parking. The guest parking spaces shall be grouped and distributed evenly throughout the park;

9. Pedestrian walkways: pedestrian walkways having a width of not less than three feet shall be provided from the recreational vehicle spaces to all service buildings, and facilities, refuse collection areas, and recreation areas. The walkways shall be hard-surfaced, well-drained, and well-lighted;

10. Landscaping: see Chapter 18.50 ACC;

11. Limit of stay: no recreational vehicle shall remain within in a recreational vehicle park for more than 120 days in any one-year period;

12. Solid waste disposal: the storage, collection and disposal of solid waste in recreational vehicle parks shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, or accident or fire hazards. Individual or grouped refuse containers must be screened from view except on collection day;

13. Utilities: the following requirements for utilities shall apply:

a. A water supply system shall be provided in the recreational vehicle park for each recreational vehicle space designed to accommodate the park user occupying a self-contained recreational vehicle, the water system for a recreational vehicle park shall be constructed and maintained in accordance with all applicable state and local codes and regulations;

b. Watering stations: each recreational vehicle park shall be provided with one or more accessible water supply outlets for filling recreational vehicle water storage tanks;

c. Sewage disposal system: an adequate and safe sewage disposal system shall be provided in a recreational vehicle park for each recreational vehicle space designed to accommodate the park user occupying a self-contained vehicle and shall be connected to the public sewage system. The sewage disposal system in a recreational vehicle park shall be constructed and maintained in accordance with all applicable state and local codes and regulations;

d. Sanitary stations: each recreational vehicle park shall be provided with sanitary dumping stations in the ratio of one for every 100 recreational vehicle spaces or fractional part thereof. The construction of the sanitary station shall be in accordance with the appropriate county department of health. Sanitary stations shall be screened from other activities by a visual barrier such as fences, walls, or natural growth and shall be separated from any recreational vehicle space by a distance of not less than 50 feet;

e. Electrical supply system: each recreational vehicle park shall be provided with an underground electrical system which shall be installed and maintained in accordance with all applicable state and local codes and regulations;

f. Other utility systems: if other utility systems such as natural gas, television cable, or telephone are installed in a recreational vehicle park, such installation shall be in accordance with state and local codes and regulations;

14. All recreational vehicle spaces shall be well marked and numbered.

B. The planning director shall approve the site plan for all recreational vehicle parks with concurrence of the city engineer. The site plan shall contain the following:

1. Name of the owner and operator, with address and phone number, and the name of the proposed recreational vehicle park or campground;

2. Legal description of the subject tract of land;

3. Name, address and phone number of the person or firm preparing the site plan;

4. Scale of the drawing and north arrow;

5. The area and dimensions of the tract of land;

6. The number, size and location of all recreational vehicle spaces;

7. The number, location and size of all off-street automobile parking spaces;

8. The location and width of all streets and walkways;

9. The location of service buildings, sanitary stations, recreation area and any other proposed facilities or structures;

10. Location of all utility lines and easements;

11. Indication of the water supply, sewage disposal, electrical supply, and refuse collection systems;

12. Indication of all buildings, recreation uses, and other facilities to be constructed;

13. Landscaping specifications;

14. A vicinity map indicating the names and location of all streets within at least a quarter-mile radius of the subject site;

15. Location and specifications of the manager’s office and dwelling unit;

16. The site plan shall be properly dimensioned and drawn at a scale not less than one inch equals 40 feet and on a sheet size 24 inches by 36 inches; more sheets may be allowed if necessary. (Ord. 6245 § 15, 2009.)

18.31.070 Setbacks.

A. The following may project from a building into a required setback; provided, that such projection does not interfere with required utility easements or sight distance requirements pursuant to city design and construction standards:

1. Fireplace structures, bay windows, garden windows, enclosed stair landings, closets, framed fireplace shafts, wireless communications facilities or similar projections not wider than eight feet measured in the general direction of the wall of which it is a part: 18 inches into any setback; provided, that such projection does not interfere with required utilities easements or sight distance requirements pursuant to city design and construction standards;

2. *Porches and Platforms.*

a. Uncovered porches and platforms which do not extend above the floor level of the first floor: 18 inches into side setbacks and six feet into the front setback and rear setback; provided, that they may extend three feet into the side setback when they do not exceed 18 inches in height above the finished grade;

b. Covered but unenclosed porches and platforms which do not extend above the floor level of the first floor and which are no wider than 50 percent of the building's frontage: five feet into the front setback;

3. Planting boxes or masonry planter not exceeding 42 inches in height may intrude into any setback;

4. Eaves shall not protrude more than 24 inches into any minimum required setback;

5. Awnings, canopies, marquees and similar structures designed to primarily protect pedestrians from the weather elements. They shall be attached to and supported entirely by the building. The maximum projection shall be seven feet from the building. The projection, if approved by the city, must comply with the International Building Code (IBC) and International Fire Code (IFC), and an approved right-of-way use permit subject to the requirements of Chapter 12.60 ACC.

B. *Special Front Setback Depth.* If buildings existing on July 6, 1964, occupy 50 percent or more of the frontage in any block, and are on one side of the street, then the depth of the front setback required by this title shall be disregarded on that side of the street in such block, and in lieu thereof the depth of front setback required on each lot therein shall be not less than the average depth of the front setbacks existing on July 6, 1964. This shall apply to residentially zoned property only.

C. *Lots with Significant Slopes.* To encourage the preservation of natural features on lots with significant slopes, platted residential lots with an average slope of 15 percent or more may reduce the front setback by up to 20 percent; provided, however, that all structures must comply with applicable sight distance triangle requirements of the city design and construction standards. This provision shall only apply to lots developed for a single-unit detached dwelling but shall not apply to property zoned RC (residential conservancy).

For the purposes of this section, the average slope shall be measured by taking the difference between the average elevations of the rear and the front lot lines. This provision is not intended to waive any other requirements of geotechnical reports or studies that may be necessary to ensure the suitability of a lot for development.

Development under this provision may also implement the setback exemptions identified in subsections (A)(1) through (A)(5) of this section. (Ord. 6245 § 15, 2009.)

18.31.080 Heliports.

The following development standards shall apply to all heliports, excluding those developed as part of the Auburn Airport:

A. Meet the Federal Aviation Administration (FAA) requirements;

B. Meet the current National Fire Protection Agency 403 requirements;

C. Be consistent with the Auburn Municipal Airport requirements;

D. The size of the landing pad must be one and one-half times the size of the largest helicopter to use the site;

E. The landing pad must be paved, and a source of water available to keep the pad clean, additional fences and/or screens may also be required to reduce any flying debris;

F. The location of the heliport shall be compatible with adjacent uses and should be located away from schools and populated areas to include residential, commercial, industrial and other public use areas;

G. Additional requirements may also be assessed with regard to fences, hours of operation, lighting, setbacks or easements. (Ord. 6245 § 15, 2009.)

18.31.090 Work release, prerelease and similar facilities.

The following siting and performance standards shall apply to all work release, prerelease and similar facilities offering alternatives to imprisonment:

A. *Maximum Number of Residents.* No work release, prerelease or similar facility shall house more than 50 persons, excluding resident staff.

B. *Dispersion Criteria.*

1. The lot line of any new or expanding work release, prerelease or similar facility shall be located:

a. One thousand (1,000) feet or more from any residential zone; and

b. One thousand (1,000) feet or more from any group residence facility as defined by ACC 18.04.440; and

c. One thousand (1,000) feet or more from any accredited public, private or parochial school, excluding commercial schools such as business, vocational or technical schools; and

d. One thousand (1,000) feet or more from any religious institution meeting the requirements of a conforming use and meeting all other requirements of the Auburn City Code; and

e. One thousand (1,000) feet or more from any public park; and

f. One thousand (1,000) feet or more from any licensed daycare center, nursery school or preschool as defined by ACC 18.04.290; and

g. One mile or more from any other work release, prerelease or similar facility.

2. The distances provided in this subsection shall be measured by following a straight line, without regard to intervening buildings, from the nearest point of the property parcel upon which the proposed use is to be located or expanded to the nearest point of the parcel of property or the land use district boundary line from which the proposed land use is to be separated.

C. Each facility shall provide on-site dining, on-site laundry or laundry service, and on-site recreation facilities to serve the residents.

D. A conditional use permit application for a work release, prerelease or similar facility shall be accompanied by proposed operating rules for the facility. These proposed rules shall be reviewed by the planning director in consultation with the chief of police and the city attorney. The planning director shall include in any recommendation on the requested conditional use permit an analysis of the proposed rules as they may relate to the findings of fact required under ACC 18.64.040. (Ord. 6245 § 15, 2009.)

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(W)) on properties regulated under this title. The siting of small wireless facilities shall also be in accordance with ACC 18.31.110:

A. *Types of Wireless Communications 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 is a new wireless communications facility (WCF) that is affixed to an existing structure other than a "wireless communications support structure" (also known as an "attached wireless communications 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 WCF together with the height of the existing structure cannot be 25 percent greater than the existing structure or exceed the height limitation of the zone in which the structure is located.

b. *1-B.* The combined height of the WCF together with the height of the existing structure cannot be 50 percent greater than the existing structure or exceed the height limitation of the zone in which the structure is located.

c. *1-C.* The combined height of the WCF together with the height of the existing structure is 50 percent greater than the existing structure or exceeds the height limitation of the zone in which the structure is located. The height limitation of the zone can only be exceeded by 25 percent.

d. *1-D.* The WCF is located on an existing nonhabitable structure such as a water tower, athletic field light pole, or similar public utility infrastructure not located within a public way or that is located on an existing nonresidential structure such as a fire station, school, church or other similar type of institutional use whose site does not contain dwellings. 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 Type 1 facilities, must include concealment techniques approved by the city.

2. *Type 2.* Type 2 is new equipment erected on existing towers that have previous 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 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 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.

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 "tower." There are three separate Type 3 categories described as follows:

a. *3-A.* "Towers" that are 75 feet or less in height.

b. *3-B.* "Towers" that are more than 75 feet in height or lattice towers of any height.

c. *3-C.* "Towers" that meet the definition of an emergency wireless communication facility (EWCF) and are 185 feet or less in height.

B. *Separation between Facilities.*

1. *New, Freestanding Towers.*

a. The minimum separation, i.e., distance, between a proposed tower (that is 75 feet or less in height) and any other existing tower, of any height, shall be the height of the proposed tower, including antenna, multiplied by a factor of 10.

b. The minimum separation, i.e., distance, between a proposed tower (that is more than 75 feet in height, or lattice towers of any height) and any other existing tower, of any height, shall be the height of the proposed tower, including antenna, multiplied by a factor of 20.

c. The community development director may exempt an applicant from these separation requirements if (i) the applicant demonstrates to the city's satisfaction that despite diligent efforts, other options are neither available to lease nor technologically feasible to address a service provider's demonstrated gap in coverage or demonstrated lack of system capacity. Documentation regarding inability to lease shall include names and addresses of owners contacted, date of contact, method of contact and owner response, and failure to approve the exemption would be an effective prohibition of the applicant being able to provide wireless communications, or (ii) 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 tower at a distance less than the minimum separation from another tower will reduce visibility and reduce visual clutter to a greater extent.

2. The distance between towers shall be measured by following a straight line, without regard to intervening buildings, from the base of one tower to the base of the other tower(s).

3. A 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, nonconforming 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 nonconforming.

C. *Co-Location Requirements.*

1. For towers that are more than 75 feet in height and lattice towers of any height, the owner of the tower shall execute and provide evidence of a nonexclusive lease with the 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 subsection (C)(3) of this section.

2. Any application for Type 3-B or 3-C towers that are more than 75 feet in height or lattice towers of any height shall include technical, environmental, or regulatory justification that an existing WCF with a nonexclusive lease could not be used instead of constructing a new tower.

3. Towers shall be designed and constructed to allow the tower to accommodate WCFs from at least two carriers on the same tower; one in addition to the original. 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 tower, 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 tower 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 tower.

D. *Height.*

1. Unless otherwise provided for, the height of any tower with appurtenances shall not exceed the height limitations of the zone.

2. The maximum height of any 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 applicant shall provide evidence that the Federal Aviation Administration (FAA) has approved the location and the city shall condition the same of 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.

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.

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 WCFs shall be set back the same distance required of the WCF except as an eligible facility request. 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 residential zone except as an eligible facility request.

2. The minimum distance from any 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 tower (including antennas) multiplied by a factor of two.

3. Where 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 towers. Fencing will be 100 percent sight-obscuring, as defined in ACC 18.04.374, if visible from a public 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 engineering design and construction standards.

2. *Landscaping.*

a. Where above-ground support equipment is visible from a public way, a minimum width of five feet of landscaping will be provided on the exterior of the enclosing fence in order to effectively screen the equipment from the public 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 engineering design and construction standards.

b. Where facilities are visible from adjacent residential or mixed-use zoning districts, a minimum width of five feet of landscaping 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 percent being deciduous, backed with a 100 percent sight-obscuring fence, as defined in ACC 18.04.374, 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 community development director.

G. *Aesthetics.*

1. *Concealment Design Techniques.* All WCFs and any transmission equipment shall, to the extent technically feasible, use 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. 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 adjacent to or viewable from impression corridors as defined by the comprehensive plan, they shall (where possible) be designed (including but not limited to placement underground, depressed, or located behind earth berms) to minimize aesthetic impacts at the request of the community development director.

c. The 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 nonreflective materials (visible exterior surfaces only).

2. In order to minimize any potential negative aesthetic impacts from new WCFs including protecting views to and from residential neighborhoods, mitigation may be required to blend the facilities in with the

adjacent natural setting and/or built environment. Typical solutions for 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 in this chapter.

3. Building- or roof-mounted antennas will be painted or textured to blend with the adjacent surfaces.

4. 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.

5. Except as specifically required by the FAA (but must be approved by the city), freestanding 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. *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 concealed.

c. Transmission equipment and accessory equipment shall be of a neutral, nonreflective color that is identical to, or closely compatible with, the color of the supporting structure or use other 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 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 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. The applicant demonstrates to the city's satisfaction that despite diligent efforts, other options are neither available to lease nor technologically feasible to address a service provider's demonstrated gap in coverage or demonstrated lack of system capacity. Documentation regarding inability to lease shall include names and addresses of owners contacted, date of contact, method of contact and owner response; 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 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 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. The city 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 90 days of receipt of written notice from the city. If such WCF is not removed within 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, 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 and why a shorter support structure could not be utilized. Any application for a new tower greater than 75 feet in height shall provide technical justification as to why a tower of 75 feet or less in height 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. The applicant shall provide evidence of the ability to execute a nonexclusive 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 provisions in this chapter.

3. A color sample for the proposed tower.

4. Narrative description of proposed concealment design techniques intended to make the facility look like something other than a tower or base station. Photographs, photo simulations, or similar illustrations that show a reasonable likeness of the proposed facility including the antennas and above-ground support equipment.

L. *Zones in Which WCFs Are Permitted.* The following table illustrates which zones the types of facilities as defined by ACC 18.04.912(K) and (W) and subsection A of this section are allowed in and which land use approval process, if any, is required. Microcells, as defined by ACC 18.04.912(M) (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(M).

	Type of Permit Required		
Zone	**Permitted Outright**	**Administrative Use Permit**	**Conditional Use Permit**
All Zones	1-D	1-D[1]	1-D[2]
R-F,	1-A	1-B	1-C
C-1	1-A	1-B	1-C
DUC	1-A	1-B	1-C
C-2, C-AG	1-B, 2-A	1-C, 2-B, 3-A	3-B
M-1	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 are exempt from the provisions of this section.

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.

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(R);

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(R);

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; and

iii. Complies with the original application 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.

3. *Time Frame for Reviewing and Deciding Eligible Facilities Requests.* Subject to the tolling provisions below, within 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 facilities request," or does not comply with other applicable code requirements.

a. *Tolling of the Time Frame 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 time frame for incompleteness, the city must provide written notice to the applicant within 30 days of receipt of the application, specifically delineating all missing documents or information required in the application;

c. The time frame 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 10 days that the supplemental submission did not provide the information identified in the original notice delineating missing information. The time frame is tolled in the case of second or subsequent notices pursuant to the procedures identified in subsections (N)(3)(a) and (b) of this section. 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, the presumptively reasonable time frame 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. (Ord. 6885 § 1 (Exh. A), 2022; Ord. 6799 § 7 (Exh. G), 2020; Ord. 6716 § 1 (Exh. A), 2019; Ord. 6245 § 15, 2009.)

18.31.110 Siting of small wireless facilities.

The following siting standards are intended to guide the location and development of small wireless facilities as defined by ACC 18.04.912(Q) but not including other wireless communications facilities (WCF). The siting of other wireless communications facilities shall be in accordance with siting of wireless communications facilities found in ACC 18.31.100.

A. *Siting Criteria for 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.

2. The equipment cabinets and other ground support equipment shall be located in an area that is no larger than 17 cubic feet in volume, except that the following associated equipment may be located outside the primary equipment enclosure and, if so located, are not included in the calculation of equipment volume: electric meter, concealment, telecom demarcation box, ground-based enclosures, battery back-up power systems, grounding equipment, power transfer switch, and cut-off switch. 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 landscaping 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 small wireless facilities used by the same carrier.

4. Anyone wishing to establish a small wireless facility or associated components shall make application to the community development director upon application forms provided by the director. The director shall review each application and may be empowered to approve, deny or modify the proposal. (Ord. 6799 § 8 (Exh. H), 2020; Ord. 6245 § 15, 2009.)

18.31.115 Wetland mitigation.

The following siting criteria shall apply to all wetland mitigation site construction within the city of Auburn, the purpose of which is to mitigate the impacts of a project that is not located within the city of Auburn. Off-site wetland mitigation construction that is associated with a project that is located within the city of Auburn shall be reviewed concurrently with that proposal and will not be subject to the following:

A. *Definitions.* “Wetland mitigation site construction,” for the purposes of this section, means the construction of new wetlands on existing nonwetland property and/or the enhancement of existing wetlands.

B. *Siting Criteria.* Wetland mitigation site construction may be allowed within any zone within the city of Auburn subject to all of the following criteria. At a minimum the proponent of wetland mitigation site construction shall apply for and receive from the city of Auburn a grading permit before said construction begins.

1. The wetland mitigation site must be linked to and be compatible with a comparable naturally occurring ecosystem, e.g., another wetland, river, stream, etc. The constructed wetland mitigation site cannot be an isolated mitigation site.

2. Only a public agency may propose a wetland mitigation site pursuant to this section. Before starting construction the public agency proposing the wetland construction must have an approved budget that has

sufficient financial capability to construct the wetland mitigation project. The public agency must also provide the city a written commitment to complete the project, to the city's satisfaction, once construction starts.

3. The project, outside of Auburn, that is creating the need for the wetland mitigation shall be a public project of a regional or statewide significance and shall be a benefit to the general public. The proponent shall demonstrate to the city's satisfaction that it is impractical to mitigate wetland impacts in the jurisdiction and/or drainage basin where the wetland impact occurs.

4. There must not be a loss of buildable upland property such that it would be a financial burden to other properties in the area, or the city, with regard to funding capital improvement projects. This would include, but not be limited to, the participation or potential participation in local improvement districts (LIDs), the financial participation in city of Auburn capital improvement projects, or system development charges. Financial contributions may be used to offset the loss of the financial participation and shall require a separate legal binding contract to be executed between the city and the public agency.

5. There must not be a loss of buildable upland property that would diminish the city's ability to meet its responsibilities with regard to the Growth Management Act or comprehensive plan. (Ord. 6245 § 15, 2009.)

18.31.130 Communal residence standards.

A. *Parking Requirements.* There must be one off-street parking stall that meets city standards of ACC 18.52.050, Parking design, development, and maintenance standards, per tenant. The applicant must demonstrate that each off-site parking space is under their ownership. In condominium or townhouse communities the applicant can also provide legal documentation that demonstrates that they have exclusive use of a common area parking space. The city shall reduce the off-street parking requirement if the property owner provides and maintains a notarized affidavit signed separately by each tenant, certifying that a tenant does not own a vehicle or have control of a vehicle while at the residence. A copy of the affidavit must be provided to the city upon request.

B. *Solid Waste Management Requirements.*

1. ACC 8.08.070 requires all occupied communal residences to have minimum garbage service. The landlord is required to provide tenants with adequate garbage and recycle receptacles meeting the minimum garbage service level of this section.

2. The landlord is responsible to provide each tenant with the solid waste collection schedule at the time of the tenant's initial occupancy and that schedule is to be posted within the unit.

C. *Periodic Inspection Required.* Upon written request, the communal rental housing owner or manager shall allow inspection of the communal rental housing residential units consistent with their ability to do so under

the requirements of the landlord-tenant statutes of the state of Washington and the Auburn City Code, including ACC 5.22.050(C)(3). The city may, with the legally obtained consent of an occupant or owner or manager, or pursuant to a lawfully issued warrant, enter any building, structure or premises in the city to inspect or perform any duty imposed by this code.

D. *Occupancy Limits.*

1. International Property Maintenance Code occupancy requirements are applicable to a communal residence regardless of the number of individuals living in the residence.

2. The occupancy limit for a communal residence shall not exceed four people. (Ord. 6560 § 10, 2015; Ord. 6477 § 9, 2013; Ord. 6245 § 15, 2009.)

18.31.140 Gated residential subdivisions.

The street(s) within a residential subdivision may be allowed to be gated pursuant to the following:

A. Gated streets cannot adversely affect the automobile or pedestrian traffic of an existing or future neighborhood. This will be determined by (1) the use of gated streets would not cause discontinuity in the existing or proposed public street system (i.e., street layout) including pedestrian traffic, (2) the use of gated streets cannot preclude public street access to other properties, and (3) the use of gated streets would not distribute an unacceptable amount of traffic through an existing or future neighborhood than would otherwise result if through public streets were used.

B. Gated residential subdivisions of more than four lots can only be permitted as part of the plat process pursuant to Chapter 17.10 ACC. Existing plats, proposed to be gated, must go through a plat alteration process pursuant to Chapter 17.20 ACC as well as meet all the requirements of this section.

C. The gated streets are to be privately owned and maintained. The private streets must however meet the same design, construction, and public facility extension standards required of public streets, including approval of the construction by the city. Private streets are only allowed to serve more than six lots if part of a gated residential subdivision.

D. A legally incorporated property owners' association must be established and assume the responsibility and cost to repair and maintain the proposed private street(s) and gate(s). The property owners must also agree to maintain a policy of liability insurance in a minimum amount of $1,000,000 of which the city is named as insured to protect the city from any claims that may result from the property owners' utilization of a gated roadway, including but not limited to malfunctions of the gate.

If the association fails to maintain the street(s), the by-laws of the association must give the city the right to maintain the street(s) and charge the cost of the maintenance, including any administrative costs, to the association members.

The by-laws establishing the association must state that if future owners should request the private street(s) be changed to public then the owners fully agree that, before the acceptance of such streets by the city, the owners will bear the full expense of reconstruction or any other action necessary to make the streets substantially consistent with the requirements of public streets, applicable at the time.

If at any time the private streets are converted to public streets, then the gate(s) shall be removed at the expense of the association.

E. At the time of application for a preliminary plat or plat alteration the applicant shall address and provide evidence that those items as required in subsections A, B, C, D, and F of this section have been fulfilled. A preliminary plat or plat alteration shall not be approved unless it is found to meet the requirements of this section.

F. Design Standards for All Entry Gates to Residential Developments Including Residential Subdivisions, Apartment Complexes, Condominiums, and Mobile Home Parks.

1. A vehicle turnaround, turnout or similar mechanism shall be provided in front of the gate. The entrance to the proposed gate shall be designed and stamped by a professional civil engineer licensed in the state of Washington and shall allow for a safe turnaround for vehicles in front of the gate in cases where the vehicle is denied entry. The design for the gated entrance shall consider the abutting public roadway alignment and grade, sight distance, posted speeds and other engineering criteria relevant to designing the particular gated entrance. The proposal shall be reviewed for approval by the city engineer.

2. Gate construction shall be of wrought iron or similar material approved by the planning director and be constructed in such a manner to allow for viewing of obstructions located within the swing path of the gate. The swing path of the gate shall be away from or parallel with the vehicle approaching the gate. The gate and accessory equipment shall be coated to prevent corrosion.

3. If the entry gate(s) obstructs access to solid waste collection, public water, sewer, or storm water utilities owned and maintained by the city, then a property owner or homeowners' association will be required to meet all easement requirements and be responsible for assuring that 24-hour access is provided to the city. The city's public works director shall determine a specified number of activation keys, activation devices or receive the access code to the gate which shall be distributed to the appropriate city departments. If the access method to the gate is subsequently modified, then the property owner or homeowners' association shall notify the public works director and again provide to the public works director a specified number of activation keys, activation devices or the access code to the gate which shall be distributed to the appropriate city departments.

4. *Emergency Access Provisions.* Gates shall have rapid entry key capabilities as approved by the fire marshal. The gate shall provide for 20 feet of clear passage for emergency access with a minimum clear height of not less than 16 feet six inches in accordance with WSDOT Design Manual Section 1120.04, "Bridge Site Design Elements," paragraph 5(a)1. Electrically operated gates shall have the capability to

automatically default to the unlocked (open) position in the event of a power outage. (Ord. 6245 § 15, 2009.)

18.31.150 Secure community transition facilities.

The following siting and performance standards shall apply to all secure community transition facilities (SCTFs) as defined in RCW 71.09.020:

A. *Maximum Number of Residents.* No SCTF shall house more than 15 persons, excluding resident staff.

B. *Siting Criteria.* As an essential public facility of regional or statewide importance, any SCTF shall be sited consistent with the essential public facilities process in the Auburn comprehensive plan and shall be located in the region-serving area of Auburn, as defined and mapped in the Auburn comprehensive plan. Such facilities should be located in relationship to transportation facilities in a manner appropriate to their transportation needs. Extensive buffering from adjacent uses may be required.

C. *Dispersion Criteria.*

1. The lot line of any new or expanding SCTF shall be located:

a. One thousand (1,000) feet or more from any residential use; and

b. One thousand (1,000) feet or more from any group residence facility as defined by ACC 18.04.440; and

c. Not adjacent to a parcel containing nor within the line of sight of any of the following:

i. Any accredited public, private or parochial school;

ii. Any religious institution in existence as of the effective date of the ordinance codified in this section;

iii. Any public park, publicly dedicated trail, sports field, playground, or recreational or community center;

iv. Any licensed daycare center, nursery school or preschool as defined by ACC 18.04.290;

v. Any school bus stop in existence at the time the facility is proposed;

vi. Any public library; and

vii. Any other facilities as identified by the State of Washington Department of Social and Health Services following the hearings on a potential site as required in RCW 71.09.315;

d. One mile or more from any work release, prerelease or similar facility.

2. The distances provided in this subsection shall be measured by following a straight line, without regard to intervening buildings, from the nearest point of the property parcel upon which the proposed use is to be located or expanded to the nearest point of the parcel of property or the land use district boundary line from which the proposed land use is to be separated.

3. The "adjacent to a parcel containing nor within the line of sight" criterion is a minimal guideline established to minimize the access between an SCTF and a "risk potential activity" as defined in RCW 71.09.020. That criterion may be altered depending on topographic conditions, size of parcels, or substantial intervening barriers to access (e.g., a river).

D. A conditional use permit application for an SCTF shall be accompanied by the following:

1. The siting process used for the SCTF, including alternative locations considered;

2. An analysis showing that utmost consideration was given to potential sites such that siting of the facility will have no undue impact on any one racial, cultural, or socioeconomic group, and that there will not be a resulting concentration of similar facilities in a particular neighborhood, community, jurisdiction, or region;

3. Proposed mitigation measures;

4. A detailed plan that demonstrates how security for the facility and the residents will be addressed, and how the security plans will be coordinated with local emergency personnel;

5. A detailed plan on how the proposed operating rules for the facility will be developed and coordinated with local emergency personnel;

6. A schedule and analysis of all public input solicited or to be solicited during the siting process, including assurance that comments are reviewed and adequately responded to; and

7. A preliminary landscaping plan that shows how the proposal intends to meet the requirements of the zone in which it is located, in order to comply with state regulations for siting an SCTF and in order to provide appropriate visual separation between the SCTF and neighboring land uses such that impacts to residents of an SCTF by neighboring manufacturing uses are mitigated.

These proposed materials shall be reviewed by the planning director in consultation with the chief of police and the city attorney. The planning director shall include in any recommendation on the requested conditional use permit an analysis of the proposal as they may relate to the findings of fact required under ACC 18.64.040. (Ord. 6245 § 15, 2009.)

18.31.160 Supportive housing development standards.

A. Supportive housing projects allowed pursuant to ACC 18.07.020 shall comply with the following standards:

1. Minimum lot area per unit: 1,200 square feet.

2. For lots with an area of up to one acre, the maximum number of units allowed is 25; for lots with an area greater than one acre, the maximum number of units allowed is 50.

3. Maximum lot size: two acres.

4. Minimum separation from other supportive housing projects: five miles.

5. Maximum unit size: 450 square feet (on-site manager unit excepted).

6. Shall provide an on-site resident manager who is accountable to the owner or manager of the supportive housing project.

7. Appropriate off-site support services shall be available within 1,000 feet. Off-site support services shall provide residents with case management services, medication monitoring, help with vocational training and goals, access to chemical dependency services, assistance with activities of daily living, etc.

8. Registered sex offenders shall not be allowed to reside within supportive housing projects located within 880 feet of a school, church, daycare facility or public park.

9. A written management plan shall be provided for the review and approval of the planning director. At a minimum, a management plan shall address the following:

a. The specific nature of the supportive housing project and its intended occupants;

b. Its potential impact on nearby residential uses and proposed methods to mitigate those impacts;

c. Identification of the project management or agency to whom support staff are responsible and who will be available to resolve concerns pertaining to the facility;

d. Identification of staffing, supervision and security arrangements appropriate to the facility;

e. If the planning director determines at any time there is evidence of fraud in obtaining the permit; concealment or misrepresentation of any material fact on the application or on any subsequent applications or reports; or that the supportive housing project is found to be in violation of the approved plans, conditions of approvals, or the terms of the permit or management plan, and the owner has failed to correct the violation after proper notice thereof; then the planning director may order the closure of the project.

10. If a supportive housing project is discontinued or abandoned, future use of the property shall be in conformance with the use and development standards of the R-20 zone. (Ord. 6245 § 15, 2009.)

18.31.170 Reserved.

Reserved. (Ord. 6245 § 15, 2009.)

18.31.180 Performance standards.

A. *General.* The following performance standards specifically govern industrial, manufacturing, processing, assembly and similar type uses typically found within the industrial zones. These standards may also apply to other uses and activities in other zones, which are not otherwise governed by other regulations of the Auburn City Code.

B. *Noise.* The noise emanating from the premises of commercial or industrial activities shall be muffled so as to not become objectionable due to intermittent beat, frequency or shrillness, and shall not exceed those standards as determined by Chapter 173-60 WAC, as amended.

C. *Glare.* Exterior lighting shall not be used in such a manner that it produces glare on public streets and neighboring property. This restriction also applies to any other nonresidential zone or use adjacent to residential zones. Arc welding, acetylene torch cutting or similar processes shall be performed so as not to be seen from any point beyond the property line of the use creating the glare.

D. *Storage and Handling of Flammables.* In terms of fire and safety hazards, the storage and handling of flammable liquids, combustible liquids, liquefied petroleum gases and explosives shall comply with the rules and regulations of the International Fire Code, as amended.

E. *Electrical Interference.* Provisions must be made for necessary shielding or other preventive measures against interference occasioned by mechanical, electrical and nuclear equipment uses or processes with electrical apparatus in nearby buildings or land uses.

F. *Odorous Gases and Matter.* The emission of odorous gases or matter in such quantities as to be readily detectable, without special instruments, at any point beyond the property line of the use creating the odors is prohibited.

G. *Smoke and Particulate Matter Emissions.* No emissions shall exceed the allowances set forth by the Environmental Protection Agency, the Washington State Department of Ecology and/or the Puget Sound Air Pollution Control Agency.

H. *Dust, Dirt, Fly Ash, or Airborne Solids.* No observable dust, dirt, fly ash or other airborne solids shall be emitted except as related to construction activity or permitted in Chapter 18.62 ACC, Surface Mining.

I. *Waste Storage.* Storage of animal or vegetable wastes which attract insects or rodents or otherwise create a health hazard shall be prohibited. No waste products shall be exposed to view, from eye level, beyond the property line of the use storing the waste.

J. *Toxic Gases and Matter.* No emissions of toxic gases or matter shall be permitted.

K. *Vibration.* Vibration which is easily discernible, without special instruments at any point beyond the property line, is prohibited. This shall not apply to vibration caused by highway vehicles, trains, aircraft or construction activities.

L. *Hazardous Substance and Waste.* No hazardous substances or wastes shall be released into the environment so as to cause dangerous or offensive emission or contamination of any public or private water supply, sewage treatment processes, watercourse or water body, the air or the ground, except in accordance with standards approved by provisions of federal, state and local laws and regulations. (Ord. 6245 § 15, 2009.)

18.31.190 Supplemental standards for residential mobile home communities.

Supplemental development standards for the R-MHC district are as follows:

A. *Recreational Vehicle Storage Area.* A fenced and screened storage area shall be provided, the size of which shall be 300 square feet of area for each 10 homes. The storage area shall not abut property other than that which is zoned R-MHC.

B. *Recreation Area.* A central recreation area shall be established in each community created pursuant to the provisions of this chapter. The size of the area shall be at least 200 square feet per home site. The recreation area may contain community clubhouses, swimming pools, shuffleboard courts and similar facilities. The planning director may permit decentralization of the recreation facilities in accordance with principles of good planning; provided, that the total recreation area meets the above stated minimum size.

C. *Space Identification.* Each manufactured home site shall be plainly marked and numbered for identification.

D. *Community Office.* Every community shall provide a permanent building to be used as an office for community management.

E. *Streets.* Internal private community streets shall be provided in such a pattern as to provide convenient traffic circulation, including fire and other equipment responding to emergencies, within the community. They shall be built to the following standards:

1. The width of all private community streets shall be not less than 34 feet including curbs. Street widths of 24 feet may be permitted in communities; provided, that adequate off-street parking is provided at the ratio of one off-street parking space for each manufactured home site within the community. The location and placement of the off-street parking spaces will be subject to approval by the planning director. No on-street parking will be permitted on street widths of less than 34 feet and signs designating “no parking” and “fire lane” must be placed on both sides of the street and so marked on the final plans.

2. All public streets abutting a community shall be improved in conformance with the city’s design and construction standards.

3. There shall be curbing constructed to city design and construction standards on each side of all private community streets.

4. The private community streets shall be paved in accordance with the city’s design and construction standards.

5. Private community streets shall be lighted in accordance with the city’s design and construction standards.

6. Minimum radii on private community street curves shall not be less than 45 feet.

F. For those communities that had been approved prior to June 15, 1987, the adoption date of Zoning Ordinance No. 4229, the placement or replacement of any home shall either be in conformance with this chapter or the site plan which had been previously approved by the city. For those communities which do not have an approved site plan, the replacement of a home shall either be consistent with this chapter or the location of the previous home. In no case shall any applicable fire or building code requirements be lessened. (Ord. 6245 § 15, 2009.)

18.31.200 Architectural and site design review standards and regulations.

A. *Intent and Purpose.* The architectural and site design regulations provide an administrative review process for evaluating the design and arrangement of development. The architectural and site design regulations are intended to be consistent with and implement the policies of the comprehensive plan. The purposes of these design review regulations are to:

1. Foster good decision-making for development through architectural and site design within the context of the community’s built and natural environmental character, scale and diversity;

2. Promote the use of appropriate scale of buildings and the configuration of open space and parking areas for development to safely and comfortably accommodate pedestrian activities;

3. Coordinate the interrelationship of buildings and public and private open space;

4. Discourage monotony in building design and arrangement, while promoting harmony among distinct building identities; and

5. Mitigate, through design and site plan measures, the visual impact of large building facades, particularly those which have high public visibility (encourage the creative use of architectural and landscape features in order to reduce the actual and perceived scale and bulk of structures).

B. *Applicability.* The following land uses, types of development activities, including all related site improvements, and geographic areas, are subject to the architectural and site design standards and the processes and regulations for conducting design review contained in this chapter:

1. *Apartments (formerly multiple-family) and Mixed-Use Developments.* The following land uses and types of development are subject to the city's apartment and mixed-use design standards document unless addressed by a different set of architectural and site design standards applicable to a specific geographic area:

a. Apartments development inclusive of seven or more units in all zones in the city where permitted outright or as a conditional use and not otherwise addressed through the city's residential infill development standards (Chapter 18.25 ACC); and

b. Mixed-use residential development. Mixed-use development containing residential living units in all zones in the city where permitted outright or as a conditional use; and

c. Retirement apartments, congregate living facilities and senior housing complexes in all zones in the city where permitted outright or as a conditional use.

2. *Downtown Urban Center.* The following locations of development activities are subject to the city's downtown urban center design standards document:

a. Properties located within the boundaries of the DUC, downtown urban center zoning district, as identified on the comprehensive zoning map.

3. *Auburn Junction.* The following locations of development activities are subject to the city's Auburn Junction design standards document:

a. Properties located within the boundaries of West Main Street, 2nd Street SE/SW, A Street SE, and A Street SW as identified with ACC 18.29.070, design standards of the DUC downtown urban center zone.

4. *Northeast Auburn Special Planning Area.* The following locations of development activities are subject to the city's Auburn Gateway architectural and site design standards document:

a. Properties located within the boundaries of the Auburn Gateway Project as defined by the development agreement approved by city Resolution No. 4756, or as may be subsequently amended.

The Auburn Gateway architectural and site design is addressed in Section 4 of this resolution and provided as Attachment 4 to the resolution.

C. *Exemptions.* The following activities as determined by the community development director shall be exempt from the provisions of the design standards:

1. Any building activity that does not require a building permit; or

2. Interior construction work which does not alter the exterior of the structure; or

3. Normal or routine building and site maintenance/repair that is exempt from issuance of a permit including the repair or maintenance of structural members; or

4. Interior alterations that do not modify an existing site condition; or

5. Site and exterior alterations that do not exceed 10 percent of the assessed valuation of the property building or land per the most recent county records; or

6. Building additions that are less than 10 percent of the existing floor area of the existing building. Any cumulative floor area increase from the adoption date of the ordinance establishing the architectural and site design standard that totals more than 10 percent shall not be exempt unless the community development director determines compliance with these standards would be infeasible and/or unreasonable.

D. *Design Standard Documents.* Adopted by reference are the following architectural and site design documents, copies of which shall be maintained by the city clerk. These documents contain the standards for the design and development of the built environment. The community development director or designee shall have the authority to apply the standards to specific development proposals. The following specific architectural and design standards documents may be amended upon approval by the community development director:

1. Mixed-use and apartment (formerly multiple-family) development design standards.

2. Auburn Gateway architectural and site design standards.

3. Downtown urban center design standards.

4. Auburn Junction design standards.

E. *Timing of Administrative Design Review.*

1. Design review shall be conducted by the community development director or designee prior to or concurrent with the processing of building permits and/or review of discretionary land use approvals/permits.

2. The decision on the administrative design review shall be issued prior to issuance of the building permits and/or issuance of discretionary land use approvals/permits.

F. *Pre-Application Meeting – When Required Associated with a Design Review.*

1. A pre-application conference is required for the following instances:

a. For apartments in the R-3, R-3, and R-4 residential zones; and

b. For mixed-use development containing residential living units located within R-3, R-3 and R-4 residential zones; and

c. For mixed-use development containing residential living units located within commercial zones; and

d. For retirement apartments, congregate living facilities and senior housing complexes located within R-3, R-3 and R-4 residential zones, and all commercial zones.

2. A pre-application conference is strongly recommended for all other projects subject to the city's architectural and site design review but is not required.

G. *Design Review Submittal Requirements.* In addition to any other documentation required for submittal of a complete application for building permit or discretionary land use approvals/permits, the following items shall be required for the architectural and site design review:

1. Elevation drawings prepared by an architect licensed in the state of Washington of all proposed construction including dimensional drawings at one-eighth inch equals one foot or comparable scale showing the type of exterior materials, color (where applicable), exterior finishes for buildings and accessory structures, location and elevations of exterior lighting for buildings, the type, style and model of exterior lighting fixtures (where applicable), parking areas, and fenestration details;

2. A to-scale landscape plan prepared by a landscape architect licensed in the state of Washington showing existing vegetation to be retained and proposed vegetation to be installed inclusive of the common and botanical name of all vegetation, the location and quantity of vegetation, the initial planting size and methods of irrigation;

3. A context vicinity map that shows all structures on the property and within 200 feet in each direction of the subject property drawn approximately to scale;

4. A neighborhood circulation plan consistent with the provisions of Chapter 17.16 ACC (Neighborhood Circulation Plan); and

5. Conceptual plans for any public infrastructure, including roads, water, sewer, and storm facilities.

H. *Interpretations.*

1. The community development director shall be authorized to interpret the meaning of words, phrases and sentences which relate to the implementation of the specific architectural and design standards document. Any interpretations regarding implementation of the specific architectural and design standards document shall be made in accordance with its intent or purpose statements and the intent and purpose statements of this chapter. For interpretations, life safety and public health regulations shall be given priority over all other regulations.

2. Administrative interpretations may be appealed to the hearing examiner as prescribed in ACC 18.70.050.

I. *Design Review Adjustments.*

1. *Authority for Design Review Adjustments.* The community development director or designee shall have the authority, subject to the provisions of this section and upon such conditions as the community development director or designee may deem necessary to comply with the provisions of this section, to approve design adjustments as follows:

a. An adjustment to architectural or site design requirements such that no more than two of the total number of required menu items in the city of Auburn apartment and mixed-use design standards are out of compliance.

b. An adjustment to required building wall and roof modulation standards, as contained in the city of Auburn apartment and mixed-use design standards, up to 20 percent of the amount of any quantified standards contained therein.

c. An adjustment to the architectural or site design requirements that remains consistent with the purpose and intent of the architectural and site design standards.

2. *Required Findings to Grant Design Review Adjustments.* Each determination granting an adjustment by the community development director or designee shall be supported by written findings showing specifically wherein all of the following conditions exist:

a. That the granting of such adjustment does not constitute a grant of special privilege inconsistent with the limitations upon uses of other properties in the vicinity and/or zone of the subject site; and

b. That the granting of such adjustment will not adversely affect the established character of the surrounding neighborhood, discourage maintenance or upgrades on surrounding properties, nor result in perpetuation of those design qualities and conditions which the comprehensive plan intends to eliminate or avoid; and

c. That the project incorporates alternate design characteristics that are equivalent or superior to those otherwise achieved by strict adherence to stated menu options; and

3. *Public Notification and Action on Design Review Adjustment Applications.* Upon the filing of a properly completed application and associated request for a design review adjustment, the community development director or designee shall comply with the city's Type II land use review requirements for issuance of a properly noticed and appealable land use decision.

4. *Appeal of Director's Decision on Design Review Adjustments.*

a. If a written objection to the initial determination notice is filed within 14 business days of said notification, the community development director or designee shall reconsider the initial determination in light of the objection(s) as raised and render a final decision on the permit. This final decision shall result in either the community development director's affirmation of the original determination of approval, the approval with additional modifications or denial.

b. Upon completion of the community development director's reconsideration, all parties notified of the original determination shall receive notification of the community development director's final decision. Any party aggrieved by the community development director's final decision may file an appeal of that decision to the hearing examiner in accordance with the city's land use appeal provisions. Such appeals for hearing examiner review must be filed within 14 business days from the date the written decision was made and shall include the following:

i. The appeal shall be filed on forms provided by the department of planning and development.

ii. The appeal shall clearly state the decision being appealed, setting forth the specific reason, rationale, and/or basis for the appeal.

iii. Fees associated with the appeal shall be paid to the city upon filing of the appeal in accordance with a fee schedule established by resolution.

5. Upon filing of a timely and complete appeal, the hearing examiner shall conduct a public hearing to consider the merits of the appeal. This hearing shall be subject to the city's public noticing and public hearing requirements and shall include notification of all parties notified of the community development director's final decision. The hearing examiner may affirm the community development director's decision or may remand the matter to the community development director for further review in accord with the examiner's direction.

6. If no written objection is filed to the initial determination within the specified time limits, the community development director shall render a final decision on the permit in accord with the initial determination.

J. *Approval Criteria for Design Review.* The community development director or designee may approve, modify and approve, or deny an application for an administrative design review. Each determination granting approval or approval with modifications shall be supported by written findings showing the applicant satisfies all the following criteria:

1. The plans and supplemental materials submitted to support the plan meet the requirements of the specific architectural and site design documents;

2. The proposed development is consistent with the comprehensive plan;

3. The proposed development meets required setback, landscaping, architectural style and materials, such that the building walls have sufficient visual variety to mitigate the appearance of large facades, particularly from public rights-of-way and single-unit detached dwellings and middle housing.

4. In addition to the criteria in subsections (J)(1) through (3) of this section, for apartments and retirement apartment projects, the director or designee must determine that the following key review criteria have been met:

a. The proposed development is arranged in a manner that either:

i. Provides a courtyard space creating a cohesive identity for the building cluster and public open space furnished to facilitate its use; or

ii. Possesses a traditional streetscape orientation that provides clearly identifiable and visible entries from the street, views from residential units onto the street and reinforces pedestrian-oriented streetscape characteristics (e.g., building edge abutting sidewalk, entries onto the street); or

iii. Faces and facilitates views of a major open space system;

b. The proposed development provides a variety in architectural massing and articulation to reduce the apparent size of the buildings and to distinguish vertical and horizontal dimensions;

c. The proposed development contains a combination of elements such as architectural forms, massing, assortment of materials, colors, and color bands sufficient to distinguish distinct portions and stories of the building;

d. Residential buildings in large apartment projects or mixed-use projects are physically integrated into the complex possessing sufficiently different appearance or placement to be able to distinguish one building from another;

e. Unit entrances are individualized by use of design features that make each entrance distinct or which facilitate additional personalization by residents;

f. Areas dedicated to parking are sufficiently visually broken up and contain a complement of vegetative materials to project a landscaped appearance;

g. Where applicable, a transition is created that minimizes impacts from apartments and mixed-use development projects on neighboring lower density residential dwelling units; and

h. Where applicable, in cases of granting density or height bonuses, the project has provided community benefits, facilities or improvements above and beyond those required in the municipal code and supports the goals, objectives and policies of the comprehensive plan. (Ord. 6728 § 4 (Exh. D), 2019; Ord. 6408 § 1, 2012; Ord. 6287 § 2, 2010; Ord. 6245 § 15, 2009.)

18.31.210 Agricultural enterprises development standards.

A. *Purpose.* The purpose of this section is to regulate the establishment and operation of agricultural enterprises in order to maintain and preserve the lower density residential character, integrity, environmental protection, and property values of the residential conservancy (RC) zone in which they are located and the surrounding areas.

B. *Applicability.* The permit requirements and standards provided in this section apply to agricultural enterprises where allowed in compliance with Chapter 18.07 ACC, Residential Zones, and meeting the definition of agricultural enterprises as provided in ACC 18.04.035. The development standards of the RC zone shall apply unless a different standard is set forth in the supplemental development standards in subsection E of this section.

C. *Permit Required.* An administrative use permit is required 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 conditional use permit is required when less than 50 percent of the total site area is dedicated to active agricultural production during the growing season, or if the applicant intends to hold more than 52 special events per calendar year.

D. *Uses.* The following uses may be permitted as part of an agricultural enterprise under a unified management or ownership:

1. Agricultural crops and open field growing;

2. Agricultural store;

3. Barns, silos and related structures;

4. Caretaker quarters, not more than one per agricultural enterprise;

5. Catering facilities;

6. Delicatessens, restaurants or sandwich shops limited to a seating area of 25 seats;

7. Drive-through espresso and/or nonalcoholic beverage stands, freestanding;

8. Education facilities providing courses related to agricultural production and/or processing or promotion of locally and regionally grown food;

9. Farm stands, for the sale of agricultural products raised on the premises in addition to agricultural products that are raised off site;

10. Greenhouses;

11. Keeping of livestock, or fowl and rabbits or similar sized animals; provided, that an appropriate structure or enclosure is provided;

12. Museum and cultural facilities;

13. Outdoor musical entertainment (when it meets all requirements for the business licensing of ACC 5.20.200);

14. Small-scale food processing or packaging of agricultural products;

15. Special events. Special events include, but are not limited to, the following activities where attendance exceeds 200 persons or more:

a. Weddings;

b. Meetings;

c. Receptions;

d. Reunions;

e. Tasting events for food or beverage;

f. Private parties;

g. Concerts held within an enclosed building;

h. Retreats;

i. Other comparable events;

16. Tasting room;

17. Tourist and visitor services;

18. Winery; and

19. The planning director may authorize uses under this definition other than those which are listed, if the planning director determines the use is consistent with the intent of the zone and is of the same general character of the uses permitted within the zone. Further guidance on administrative interpretations of land uses can be found in ACC 18.02.120.

E. *Development Standards.*

1. *Minimum Area.* The minimum area devoted to an agricultural enterprise business shall be a single parcel with a minimum of 10 acres in total site area within the residential conservancy (RC) zone. Environmentally critical areas are not counted toward total site area when determining whether an administrative or conditional use permit is required.

2. *Location.* The proposed agricultural enterprise business shall have direct access onto a minor arterial or higher classification street.

3. *Maximum Building Size.* Nonresidential buildings, excluding greenhouses, shall not exceed 5,000 square feet in gross floor area.

4. *Lot Coverage.* The combination of all buildings, to include greenhouses, on a single site used in conjunction with the agricultural enterprise business shall not exceed 15 percent of the total site area.

5. *Maximum Impervious Area.* The maximum impervious area shall not exceed 25 percent.

6. Setbacks. Structures for agricultural enterprises shall be located as follows:

   a. Front setback: 35 feet.

   b. Rear setback: 20 feet.

   c. Interior side setback: 20 feet.

   d. Street side setback: 35 feet.

7. *Height.* Maximum building height: 35 feet. Buildings may exceed 35 feet if one additional foot of setback is provided from each property line for each foot the building exceeds 35 feet.

8. *Visual Impact.* Activities and uses conducted in conjunction with the agricultural enterprise must be located in such a manner that minimizes visual impacts to adjoining properties that are used or zoned for residential uses. In addition:

   a. A Type III landscape buffer 10 feet in width shall be provided on site in those areas between the buildings and the property line.

   b. Highly reflective building materials shall not be used on buildings.

9. *Responsible Party.* All components of the agricultural enterprise shall be operated or maintained by the property owner, lease holder, or occupant of the land upon which the primary associated agriculture, horticulture, or other use is being conducted.

10. *Hours of Operation.* Agricultural enterprise activities involving the employment of workers; outside activities; the generation of any noise, light, dust, odor, glare, or vibration detectable outside the business

structure; or traffic, including deliveries, shall only be conducted on site between the hours of 7:00 a.m. and 10:00 p.m. or as may be specifically approved by a condition of approval of the administrative or conditional use permit.

11. *Parking and Outdoor Storage.* All parking and outdoor storage areas used exclusively for retail areas within 50 feet from a property line shall be screened from adjoining properties used or zoned for residential uses. If existing topography and natural vegetation does not provide an adequate visual barrier, additional screening may be required, to include installation of landscape materials, walls or fencing.

12. *Lighting.* No lighting shall be directed onto adjoining properties used or zoned for residential uses and no lighting shall exceed 0.5 foot-candle when measured at the property lines. Floodlights or other high-intensity lighting shall be prohibited, unless specifically approved as part of a special event or outdoor musical entertainment.

13. *Refuse and Recycling.* All refuse and recycling waste containers shall be within refuse enclosures located in the rear of the building and be completely screened from public view. All refuse enclosures shall be architecturally compatible with the building they serve.

14. Special Events. Special events or similar activities may be held as follows:

a. Up to 52 special events within a calendar year with the administrative use permit.

b. Fifty-two or more special events within a calendar year shall require a conditional use permit.

c. *Parking and Traffic Control.* A parking and traffic control plan shall be prepared by a licensed traffic engineer and required for all agricultural enterprises conducting special events (as defined by ACC 18.04.827). The parking and traffic control plan shall be submitted for review as part of the administrative use permit or conditional use permit application and, if satisfactory, must be approved by the planning and development director and city engineer prior to implementation. At a minimum, the parking and traffic control plan shall contain the following:

i. A parking plan showing how adequate on – and off-site parking will be available to the site, and that no substantial conflict will exist during the principal hours or periods of peak parking demands for any land use or special event which is proposed to share the parking.

ii. A traffic control plan showing how traffic to and from the land use and special events location(s) will be handled and what temporary traffic control measures will be used to facilitate safe access to and from the locations. The traffic control plan must include a written description of the plan as well as a traffic control diagram showing traffic control devices, directions of travel, and the location and type of authorized personnel to direct traffic.

iii. A contingency plan for weather changes (relocation or rescheduling of events; alternative parking areas; method of notifying the public of changes) and for unanticipated increases in traffic or parking.

iv. Other elements as determined necessary by the planning and development director and the city engineer based on the specific events, setting, and location.

15. *Wineries.* All wineries with or without tasting rooms shall:

a. Have adequate driveway access to a public street meeting the requirements of a commercial driveway.

b. Provide adequate on-site parking in the amount of one parking stall for every 500 square feet of gross floor area.

c. Shall not exceed 5,000 square feet gross floor area with the tasting room not exceeding 50 percent of the production area.

16. *Signs.* Notwithstanding the provisions of ACC 18.56.040(A), the following standards apply to signs for agricultural enterprise uses within the RC, residential conservancy zone. If not specified in this section, the other provisions of Chapter 18.56 ACC, Signs, apply.

a. *Freestanding Signs.*

i. Total number permitted:

(A) Two per frontage on a parcel having at least 500 feet of frontage on a state highway.

(B) One per frontage on a principal or minor arterial.

ii. Maximum height:

(A) Thirty feet on a state highway.

(B) Twenty-two feet on a principal or minor arterial.

iii. Maximum area: 200 square feet, calculated at a rate of one square foot of sign area for every two lineal feet of frontage. The minimum entitlement for freestanding signs is 32 square feet for those sites less than 64 feet of frontage.

iv. Multiple freestanding signs, if permitted, must be separated by at least 150 feet measured in a straight line distance.

b. *Wall Signs.*

i. Total number permitted: one sign per building frontage that fronts a public right-of-way.

ii. Maximum area: 100 square feet per building frontage that fronts a public right-of-way, calculated at a rate of one square foot of sign area for every one linear foot of building frontage.

iii. Signs may be directly or indirectly illuminated.

c. Changing message center signs are allowed as part of an agricultural enterprise if the sign complies with the sign regulations in ACC 18.56.030(F).

17. *Additional Permits and Approvals.* In addition to required land use permits, an agricultural enterprise may be required to obtain licenses and permits from other city and county departments (e.g., business licenses from the city, food service or sales licenses from the county department of public health, animal care licenses from the county department of public health, etc.). (Ord. 6363 § 2, 2011.)

18.31.220 Permitted animals.

The types and allowed number of animals permitted are listed as follows, provided the following requirements are met. The specified minimum lot size per animal are absolute requirements. No variances, waivers, and/or modifications under the Auburn City Code shall be granted. The keeping of animals that require no lot size or lesser lot size are allowed to be cumulative, when lot size requirements have been met. For example, on a 12,500-square-foot lot, the keeping of one miniature goat, one potbelly pig, and two dogs could be allowed. Licensing of pets and animal control is governed by ACC Title 6, Animals.

A. Small Domestic Animals. Small domestic animals may be kept if the owner complies with the following:

1. Small domestic animals are permitted as an accessory use to a residence or business.

2. Up to four small domestic animals, including foster animals, per dwelling or commercial building regardless of lot size. Offspring less than six months of age are not included in this number.

3. A pet license is required for each cat or dog in accordance with Chapter 6.04 ACC, Animal Licensing.

B. *Domestic Fowl.* Domestic fowl may be kept if the owner complies with the following:

1. Domestic fowl and poultry are permitted as an accessory use to a single-unit detached dwelling.

2. Roosters and peafowl are not permitted.

3. Structures, or yard areas including chicken coops, pens or runs, housing or containing domestic fowl are only allowed in the rear yard (the area between the rear yard lot line and the extension of the rear facade of the principal structure) and shall be set back from the rear and side yard lot lines by a distance of at least 10 feet.

4. Up to a total of four domestic fowl and poultry can be kept on lots that are at least 6,000 square feet in size. On lots that are larger than 6,000 square feet, one additional domestic fowl or poultry may be kept per additional 2,000 square feet. The maximum number of domestic fowl allowed per lot is 10; this maximum does not apply to properties zoned RC, residential conservancy or R-1, residential one dwelling unit per acre.

5. The keeping conforms to ACC 8.28.010 regarding noise disturbance, ACC 8.12.020 regarding nuisances affecting public health and safety, and ACC 6.24.020 regarding slaughtering.

C. Miniature Goats. Miniature goats are medium domestic animals and may be kept if the owner complies with the following:

1. Miniature goats are permitted as accessory use to a single-unit detached dwelling.

2. Male miniature goats must be neutered.

3. All miniature goats must be dehorned.

4. Nursing offspring of miniature goats may be kept until weaned, but no longer than 12 weeks from birth without meeting the requirements contained herein.

5. The location of structures housing miniature goats must comply with accessory structure setbacks applicable in the zoning district where the property is located.

6. Up to two miniature goats are allowed on lots that are at least 12,500 square feet in size. On lots that are greater than 12,500 square feet, one additional medium size domestic animal may be kept per additional 7,500 square feet.

7. The keeping conforms to ACC 8.28.010 regarding noise disturbance, ACC 8.12.020 regarding nuisances affecting public health and safety, and ACC 6.24.020 regarding slaughtering.

D. *Potbelly Pigs.* Miniature potbelly pigs are medium domestic animals and may be kept if the owner complies with the following:

1. Potbelly pigs are permitted as accessory use to a single-unit detached dwelling .

2. Potbelly pigs are no greater than 24 inches in height at the shoulder and no more than 150 pounds.

3. Nursing offspring of potbelly pigs may be kept until weaned, but no longer than 12 weeks from birth without meeting the requirements contained herein.

4. The location of structures housing potbelly pigs must comply with accessory structure setbacks applicable in the zoning district where the property is located.

5. Two potbelly pigs can be kept on lots that are at least 12,500 square feet in size. On lots that are greater than 12,500 square feet, one additional medium size domestic animal may be kept per additional 7,500 square feet.

6. The keeping conforms to ACC 8.28.010 regarding noise disturbance, ACC 8.12.020 regarding nuisances affecting public health and safety, and ACC 6.24.020 regarding slaughtering.

E. Large Domestic Animals. Large domestic animals may be kept if the owner complies with the following:

1. Large domestic animals are allowed as an accessory use to a single-unit detached dwelling residence.

2. Two large domestic animals can be kept on lots that are at least one acre in size.

3. On lots that are larger than one acre, one additional large domestic animal may be kept per additional 21,780 square feet.

4. The location and structures housing large domestic animals and any corral, exercise yard or arena must comply with the setbacks applicable in the zoning district where the property is located.

5. The keeping conforms to ACC 8.28.010 regarding noise disturbance, ACC 8.12.020 regarding nuisances affecting public health and safety, and ACC 6.24.020 regarding slaughtering.

F. Apiaries (keeping of honey bees (Apis mellifera)), also referred to as beekeeping, may be permitted if the owner complies with the following:

1. Beekeeping is allowed as an accessory use to a single-unit detached dwelling residence.

2. All hives are registered with the State Department of Agriculture.

3. No more than two hives, each with only one swarm, shall be kept on lots of less than 10,000 square feet.

4. Hives shall not be located within 25 feet of any property line with the hive(s) entrance(s) facing away from the nearest property line.

5. The keeping conforms to ACC 8.28.010 regarding noise disturbance and ACC 8.12.020 regarding nuisances affecting public health and safety.

G. Amortization of Preexisting, Nonconforming Structures Housing Animals and Runs or Pens. An individual who receives written notice from the city that a structure (coop) or yard area (runs or pens) housing animals regulated by this section, except small domestic animals, does not comply with setback requirements shall have 30 days from the date of notification to bring the property/structure into compliance. If any individual believes that their circumstances pose particular difficulty in meeting the 30-day time frame for compliance with the setback requirements of this section, the individual may request in writing of the community development and public works director (planning director) or designee additional time to bring their activity into conformity. Decisions of the community development and public works director (planning director) or designee to grant or deny the extension shall be final and conclusive. (Ord. 6600 § 11, 2016; Ord. 6369 § 8, 2011.)

Code reviser's note: Ordinance 6369 adds these provisions as Section 18.31.210. The section has been renumbered to avoid duplication of numbering.

18.31.230 Table of allowed districts.

Repealed by Ord. 6600. Code reviser's note: Ordinance 6369 adds these provisions as Section 18.31.211. The section has been renumbered to match the renumbering of the preceding section.

The Auburn City Code is current through Ordinance 6904, passed February 21, 2023.

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.

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Chapter 18.32
ACCESSORY DWELLING UNIT DEVELOPMENT STANDARDS

A. Accessory Dwelling Units (ADUs) are permitted outright in all residential zones that permit single-unit detached or middle housing, and may be developed with new or existing development. The development standards of the underlying zone and the following siting and performance standards shall apply to all accessory dwelling units as defined by ACC 18.04.018.

B. Two ADUs may be permitted per residential unit on individually owned lots that meet the minimum lot size of the zone in which the property is located.

C. The two ADUs may be attached, detached, or any combination thereof.

D. An ADU shall not be larger than 1,000 square feet, nor less than 300 square feet, nor have more than two bedrooms. Garage space shall not be included in this calculation.

E. Exterior Appearance/Modifications.

1. Any alterations shall not change the appearance from that of a single-unit detached, as determined by the planning director.

2. Any exterior stairs shall be placed in the rear or side setback and no closer than 10 feet to an adjoining property line.

3. Where garage space is converted to living space, the garage door shall be replaced with materials that match the exterior of the house.

F. *Parking Requirements.*

1. Off-street parking is not required for ADUs that are located within one-half mile walking distance of a Major Transit Stop.

2. For ADUs located more than one-half mile walking distance from a Major Transit Stop one on-site parking space is required per ADU.

G. An ADU may be sold as a condominium unit or as a separate piece of property through the unit lot subdivision process. If the ADU is converted into a condominium unit or subdivided, a separate water and sewer connection is required.

H. ADUs must be connected to municipal sewer or served by septic system.

I. An ADU is allowed in rear setbacks (on the rear lot line) if the lot line abuts a public alley, unless the city routinely plow snow within the alley.

J. Conversion of legally established structures, that do not conform to current zoning and/or land use standards to an ADU, shall not be required to come into conformance.

K. Any property owner seeking to establish an ADU shall apply for approval in accordance with the following procedures:

1. The owner shall apply for an ADU permit with the city. A complete application shall include a properly completed application form, floor and structural plans, and fees.

2. Before final of an ADU, the owner must provide a copy of a statement recorded with the county in which the subject property is located. The statement must read:

> An application for a permit for an accessory dwelling unit has been submitted to the city of Auburn by the owner of this property. Future owners are advised that the owner of the property must comply with all requirements of the Auburn Zoning Code, as amended, if the accessory dwelling unit is to be occupied or rented.

L. If an ADU is to be removed, appropriate permits and inspections must first be received from the city. If a homeowner wants to remove the statement as required by subsection (K)(2) of this section from the property's title, then the city shall issue an appropriate release upon evidence that the ADU has been removed. The release shall be recorded by the homeowner with the county records and elections office and a copy of the recorded release shall be provided to the city. (Ord. 6419 § 4, 2012; Ord. 6245 § 15, 2009.)

Chapter 18.35
SPECIAL PURPOSE ZONES

Sections:

18.35.010 **Purpose.**

18.35.020 **Intent of special purpose zones.**

18.35.030 **Uses.**

18.35.040 **Development standards.**

18.35.010 Purpose.

This chapter lists the land uses that may be allowed within the residential office, residential office-hospital, institutional, and public use zones established by ACC 18.02.070 (Establishment of zones), determines the type of land use approval required for each use, and provides basic standards for site layout and building size. (Ord. 6894 § 1 (Exh. B), 2022; Ord. 6434 § 1, 2012.)

18.35.020 Intent of special purpose zones.

A. *General.* This section describes the intent for each of the city's special purpose zones. These intent statements may be used to guide the interpretation of the regulations associated with each zone.

C. *P-1 Public Use Zone.* The P-1 Public Use Zone is intended to provide for the appropriate location and development of public uses that serve the cultural, educational, recreational, and public service needs of the community. A broader list of public and quasi-public uses may be allowed to develop.

D. *I Institutional Zone.* The I Institutional zone is intended to provide an area wherein educational and theological uses in a campus-like setting are permitted, which may not be permitted outright within other zones. This district is not intended to include those smaller or singular public uses which are consistent with and permitted in the P-1 Public Use Zone.

E. *OS Open Space Zone.* The OS Open Space zone is intended to provide for land uses that tend to be managed in a largely undeveloped character, including passive parks, watersheds, natural and urban conservancy shoreline areas, significant wildlife habitats, large storm water detention ponds or floodplain ponds, utility corridors with public access, and areas with significant development restrictions. Park lands included in the open space zone tend to be predominately passive in character and with relatively fewer developed facilities than parks included in the institutional zone provided that accessory uses such as supportive parking, boardwalks, kiosks, interpretive centers, trails, restrooms, and public access points are allowed. Private sites containing critical areas or shorelines may be included.

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**
			P-1	**I**	**OS**	
MARIJUANA RELATED BUSINESSES						
Marijuana processor			X	X	X	
Marijuana producer			X	X	X	
Marijuana researcher			X	X	X	
Marijuana retailer			X	X	X	
Marijuana transporter business			X	X	X	
PUBLIC						
Animal shelter, public			P	X	X	
Government facilities; this excludes offices and related uses that are permitted outright			P	P	C	
Municipal parks and playgrounds			P	P	P	
RECREATION, EDUCATION AND PUBLIC ASSEMBLY						

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**
			P-1	**I**	**OS**	
Campgrounds			X	P	P	
Recreational vehicle parks, private			X	P	X	
Cemetery, public			P	A	X	
Cemetery, private			X	A	X	
College, university, public			A	A	X	
Commercial recreation facility – Indoor			X	P	X	
Commercial recreation facility – Outdoor			X	A	C	ACC 18.57.025(A)
Conference/convention facility			X	A	X	
Library, museum			P	P	A	
Meeting facility, public or private			P	P	A	
Private school – specialized			X	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**
			P-1	**I**	**OS**	
education/training (for profit)						
Public schools (K-12) and related facilities			P	X	X	
Religious institutions, lot size less than one acre			X	P	X	
Religious institutions, lot size more than one acre			X	P	X	
Studio – Art, dance, martial arts, music, etc.			X	X	X	
RESIDENTIAL						
Middle housing subject to the provisions in Chapter 18.25 (2 to 6 units),			X	A[1]	X	
Home occupation			X	P	P	Chapter 18.60 ACC
Live/work, work/live unit			X	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**
			P-1	**I**	**OS**	
Marijuana cooperative			X	X	X	
Apartments (7 or more units)			X	A[2]	X	
One single-unit detached dwelling			X	X	P[4]	
Nursing home, assisted living facility			X	P	X	
Senior housing			X	A	X	
RETAIL						
Restaurant, cafe, coffee shop, excluding drive-through facilities			P	A	X	
SERVICES						
Banking and related financial institutions, excluding drive-through facilities[3]			X	X	X	
Daycare, including mini daycare, daycare			X	P	A	

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**
			P-1	**I**	**OS**	
center, preschools or nursery schools						
Home-based daycare			X	P	P	
Medical services – Clinic or urgent care[3]			X	X	X	
Mortuary, funeral home, crematorium			X	X	X	
Professional offices			X	A	A	
Personal service shops			X	X	X	
Pharmacies			X	X	X	
TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE						
Utility facilities, substations, utility transmission or distribution line			X	X	A	See ACC 18.02.040(E)
Wireless communications			*	*	*	*See ACC 18.31.100 for use regulations and

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**
			P-1	**I**	**OS**	
facility (WCF) (See ACC 18.04.912(W))						zoning development standards.
Eligible facilities request (EFR) (Wireless communications facility) (See ACC 18.04.912(H))			P	P	P	
Small wireless facilities (ACC 18.04.912(Q))			P	P	P	
Emergency wireless communications facility (EWCF)			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 character of the uses permitted			P	P	P	

Notes:

1 Minimum lot area not applicable; Duplexes must meet other development standards of the I zone.

2 Minimum lot area not applicable; Apartments must meet other development standards of the I zone. dwellings; provided, that 2,400 square feet of lot area is provided for each dwelling unit.

3 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.

4 One single-unit detached dwelling unit per existing legal lot. No residential subdivisions permitted in the open space zone.

(Ord. 6894 § 1 (Exh. B), 2022; Ord. 6799 § 9 (Exh. I), 2020; Ord. 6716 § 1 (Exh. A), 2019; Ord. 6677 § 3, 2018; Ord. 6642 § 11, 2017; Ord. 6434 § 1, 2012.)

18.35.040 Development standards.

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 requirements in Table 18.35.040 (P-1, I, OS Zone Development Standards) and in compliance with the provisions of this title, and then only after securing all permits and approvals required hereby. These standards may be modified through either an administrative variance or variance, subject to the procedures of Chapter 18.70 ACC.

Table 18.35.040. P-1, I, OS Zone Development Standards

Development Standards	Requirement by Zones				
			P-1 Public Use	**I Institutional**	**OS Open Space**
Minimum lot area			None	6,000 sf	None
Minimum lot width, depth			None	60 ft, 80 ft	None

Development Standards	Requirement by Zones				
			P-1 Public Use	**I Institutional**	**OS Open Space**
Maximum lot coverage			None	35 percent	5 percent
Maximum impervious area			NA	NA	20 percent[4]
Setbacks	*Minimum setbacks required for primary structures. See ACC 18.31.070 for exceptions to these requirements.*				
Front			20 ft	20 ft	20 ft
Side – Interior			5 ft[1]	5 ft	5 ft
Side – Corner			10 ft	10 ft	10 ft
Rear			25 ft	25 ft	25 ft
Accessory structure(s)			NA	See note[2] below	
Height limit	*Maximum allowable height of structures. See ACC 18.31.030 (Height limitations – Exceptions) for height limit exceptions.*				
Maximum height			45 ft	45 ft[3]	35 ft
Fences and hedges	See Chapter 18.31 ACC				
Landscaping	See Chapter 18.50 ACC				
Parking	See Chapter 18.52 ACC				
Signs	See Chapter 18.56 ACC				

Development Standards	Requirement by Zones				
			P-1 Public Use	I Institutional	OS Open Space
Lighting	See Chapter 18.55 ACC				
Nonconforming structures, land and uses	See Chapter 18.54 ACC				

Notes:

1 A 25-foot setback is required when adjacent to a residential zone.

2 Accessory structures shall meet all the required setbacks of the zone with the exception that the rear yard setback may be reduced to five feet; provided, that any structure with a vehicle entrance from a street (public or private) or public alley shall be set back a minimum of 20 feet.

3 Maximum building height for residential dwellings: 35 feet. Accessory buildings to residential dwellings: 24 feet.

4 Maximum impervious area includes all hard surfaces per ACC 13.48.010(L).

(Ord. 6894 § 1 (Exh. B), 2022; Ord. 6677 § 4, 2018; Ord. 6434 § 1, 2012.)

The Auburn City Code is current through Ordinance 6912, passed July 17, 2023.

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Chapter 18.49

FLEXIBLE DEVELOPMENT ALTERNATIVES - REPEALED

Chapter 18.50
LANDSCAPING AND SCREENING

Sections:

18.50.010 Intent.
18.50.020 Applicability.
18.50.030 Repealed.
18.50.040 Landscape development standards.
18.50.045 Preservation of significant trees.
18.50.050 Repealed.
18.50.060 Landscaping plan requirements.
18.50.070 Administration and enforcement.
18.50.080 Alternative landscaping plan.

18.50.010 Intent.

The intent of this chapter is to provide minimum landscaping and screening requirements in order to maintain and protect property values, to enhance the city's appearance, to visually unify the city and its neighborhoods, to improve the character of certain areas of the city, to reduce erosion and storm water runoff, to interrupt expanses of impervious surfaces, to reduce CO_2 emissions, improve air quality, and to maintain or replace existing vegetation and to prevent and abate public nuisances. (Ord. 6617 § 28, 2016; Ord. 6387 § 1, 2011; Ord. 4914 § 1, 1996; Ord. 4773 § 1, 1995; Ord. 4229 § 2, 1987.)

18.50.020 Applicability.

A. This chapter applies to all uses and activities developed in the city.

B. When additions, alterations, or repairs of any existing building or structure exceed 50 percent of the value of the building or structure, or a residential use is converted to a nonresidential use, then such building or structure shall be considered to be a new use and site landscaping provided in accordance with this chapter; provided, that if any existing foundation

or fence layout precludes full compliance herewith, then the landscaping requirements may be modified by the planning director in approved landscape plans. (Ord. 6387 § 1, 2011; Ord. 4914 § 1, 1996; Ord. 4304 § 1(33), 1988; Ord. 4229 § 2, 1987.)

18.50.030 Definitions.

Repealed by Ord. 6387.

18.50.040 Landscape development standards.

A. *General Location for Landscape Improvements.* Landscaping shall be provided in the following locations for all types of development, unless the city determines that the required landscape is not necessary to fulfill the purposes of this chapter:

1. *Perimeter Areas.* All areas that abut a street or residential property shall be landscaped in compliance with this chapter, except where occupied by a primary building, walk or driveway. Minimum landscape areas are listed in Tables 18.50.040(A) and (B).

2. *Unused Areas.* All areas of a apartments or nonresidential project site not intended for a specific use (including areas planned for future phases of a phased development) shall be landscaped with existing natural vegetation, native grasses or similar.

3. *Parking/Loading Areas.* Parking lots, and where loading areas are visible from a public street, shall be landscaped in compliance with this chapter.

4. *Outdoor Storage Areas, Recreational Vehicle Parking, and Refuse Areas.* All outdoor storage areas, recreational vehicle parking, and refuse areas, when visible from adjoining properties or public streets, shall be landscaped in compliance with this chapter.

5. *Storm Water Low Impact Development (LID) Facilities.* Areas of vegetation planted in storm water LID facilities (not permanently inundated or ponded areas) and for which there is a city-approved maintenance plan as prescribed in the city's Engineering Design Standards Manual shall count towards the minimum landscape coverage areas outlined in subsection B of this section.

B. *Landscape Area Requirements by Zones.* Minimum landscape area requirements are listed below by zones consistent with ACC 18.02.070.

Table 18.50.040(A). Minimum Landscape Requirements by Zoning District

Zones	Minimum Landscape Coverage[1]	Minimum Landscape Planter Width – Perimeter Areas[2]	
		Abutting Street[3]	Abutting Residential Property
Residential Zones			
RC and R-1 Zones[4]	N/A	N/A	N/A
R-2 and R-3 Zones[5]	10%	N/A	N/A
R-4 and R-NM Zone[5]	10%	6 ft.	6 ft.
Nonresidential Zones			
C-1	10%	6 ft.	10 ft.
C-2, I, P-1	15%	6 ft.	10 ft.
M-1	10%	10 ft.	10 ft.
M-2	10%	10 ft.	25 ft.
Other			
R-F[6]	N/A	N/A	N/A
DUC districts[7]	N/A	N/A	N/A

Notes:

1 Minimum landscape coverage required is the minimum percentage of net lot area that must be maintained with a vegetated pervious surface. Vegetated bioretention cells or water quality treatment swales (not

permanently inundated or ponded areas) may be included in the required landscape coverage percentage. Preference shall first be given to retention of areas of existing native coniferous vegetation. For sites that do not have existing native coniferous vegetation, landscape coverage can be achieved through planting of native species.

2 Listed planter widths shall be located entirely on private property.

3 The minimum landscape planter abutting a street may be reduced in size using the provision contained in ACC 18.50.080, Alternative landscaping plan. The reduced landscape planter shall have an average width of the requirement contained in Table 18.50.040(A).

4 Landscaping shall only be required in conjunction with an administrative or conditional use permit. The type and amount of landscaping shall be determined at that time the administrative or conditional use permit is approved.

5 Refer to ACC 18.31.200, Architectural and site design review standards and regulations, for additional requirements.

6 Landscaping within the R-F zone is not required unless site development includes the demolition of existing structure(s) together with new construction. Under this scenario the minimum landscape requirements of the C-1 zone shall be met.

7 Landscaping within the DUC zone shall be provided as defined in the Downtown Urban Center Design Standards; see reference to ACC 18.29.070.

C. *Landscape Design and Planting Requirements.* Landscape design and construction for new development or redevelopment shall be compatible with the surrounding urban and natural environment. Landscape plantings shall comply with the plant type, size, and spacing provisions listed below.

1. *Landscape Design.* Landscaping shall be designed as an integral part of the overall site plan with the purpose of enhancing building design, public views and spaces, supporting storm water low impact development facilities, and providing buffers, transitions, and screening.

a. All required planting areas shall be covered with a mixture of trees, shrubs, and groundcover plants. Sodded lawn (not seed) may be substituted for some but not all of shrubs or groundcover plants. If sodded lawn is used it cannot cover more than 20 percent of the site and those portions of the lawn area must be served by an automatic irrigation system.

b. Planting design shall have focal points at project entries, plaza areas, and other areas of interest using distinct planting and/or landscape features.

c. As appropriate, building and site design shall include the use of landscaping against buildings to visually break up expanses of wall, soften appearance, and create visual interest through the use of planting areas, wall planters, hanging gardens, and/or raised planters. Loose rock, gravel, decorative rock or stone shall not exceed 20 percent of the planting area.

2. *Plant Types.* Landscape planting shall be compatible with the character and climate of the Pacific Northwest and complement the architectural design of structures on the site.

a. Native Landscaping. Landscaping materials installed shall include species native to the Puget Sound lowland region of the Pacific Northwest or noninvasive species that have adapted to the climactic conditions of the region in the following minimum amounts:

i. Fifty percent of trees.

ii. Fifty percent of groundcover and shrubs.

b. *Trees.* Trees planted within 10 feet of a public street, sidewalk, paved trail, or walkway shall be a deep-rooted species and shall be separated from hardscapes by a root barrier to prevent physical damage to public improvements.

3. *Planting Size and Spacing.* In order to balance both an immediate effect of a landscape installation and to allow sustained growth of planting materials, minimum plant material sizes and plant spacing are as follows:

a. *Trees.* Trees shall be a minimum of one and one-half inches in diameter breast height (dbh) at the time of planting. Evergreen trees shall be a minimum of four to six feet in height at the time of planting and may include either broadleaf or conifer. Tree spacing within the perimeter planters along streets and abutting residential property shall be planted no further apart on center than the mature diameter of the proposed species.

b. *Shrubs.* Shrubs shall be a minimum of 18 inches in height, or two-gallon size containers, at the time of planting.

c. *Groundcover.* Groundcover means low evergreen or deciduous plantings and shall be planted from either four-inch pot with 12-inch spacing or one-gallon pot with 18-inch spacing. Alternative spacing of particular species may be approved by the city if documentation concerning the effectiveness of the groundcover is submitted with the landscape plan.

d. *Additional Spacing Provisions.*

i. Tree size and spacing at installation shall be increased by the city where needed to ensure visual access for vehicles and pedestrians and provide clear vision at street, access tracts and driveway intersections (sight distance triangles).

ii. Trees or shrubs with a full-grown height equal to or greater than 30 inches shall not be planted in any sight distance triangle. Sight distance triangles are determined in conformance with the city of Auburn engineering design standards, Chapter 10.

iii. A minimum distance of 15 feet is required from the mature diameter of trees and the center of street light standards.

4. Landscaping Requirements for Parking Areas.

a. General Parking Lot Landscaping Standards.

i. All parking lot landscape areas shall be protected with vertical or extruded concrete curbs, or equivalent barriers. Tire blocks shall not be used as a substitute for curbing and boundary around the landscaped area unless they are integral to a storm water LID facility design as approved by the city engineer or designee.

ii. All parking lot landscaping must be located between parking stalls, at the end of rows of parking, or between the end of rows of stalls and the property line.

iii. The maximum distance between any parking stall and required parking area landscaping shall be no more than 50 feet.

iv. Shrubs, groundcover or lawn shall be planted to cover each parking lot planting area using the planting size and spacing requirements specific in subsection (C)(3) of this section. All groundcover shall have a mature height of not more than 24 inches.

v. Modifications to protect drainage features, easements, or utility facilities may be allowed. Modifications that reduce landscape area or plant material shall be made up elsewhere on site, if possible.

vi. The requirements of this section shall not apply to parking garages or to display areas for automotive and equipment sales and rentals that are specifically designed, approved and constructed for the display purpose and that do not reduce required landscape areas.

b. Specific Parking Lot Landscaping Standards.

Table 18.50.040(B). Specific Parking Lot Landscaping Standards

	Landscaped Area Required	**Planting Area Design Requirements**	**Plantings Required**
12 parking stalls or less	No requirement		
13 – 75 parking stalls	7% of surface parking stalls (exclusive of circulation)	Minimum planter width: 6 feet	Trees shall be provided at the rate of a minimum of one per planter and/or one per 100 square feet of planter.
76 parking stalls or more	10% of surface parking stalls (exclusive of circulation)	Minimum planter width: 6 feet	Trees shall be provided at the rate of a minimum of one per planter and/or one per 100 square feet of planter.

5. Landscaping for Outdoor Storage Areas, Recreational Vehicle Parking and Refuse Areas.

a. Outdoor storage areas and recreational vehicle parking areas must be screened from view from adjacent streets and from all residentially zoned land by a minimum six-foot-wide landscape buffer. This landscape buffer shall contain evergreen trees or tall shrubs, a minimum of six feet in height at the time of planting, which will provide a 100 percent sight-obscuring screen within three years from the time of planting is required; or a combination of evergreen trees or deciduous trees, planted 20 feet on

center with no more than 30 percent being deciduous and backed by a 100 percent sight-obscuring fence. In addition to the trees, shrubs shall be planted at four-foot spacing, in all directions, and groundcover provided.

b. Outdoor storage areas abutting the Interurban Trail (regardless of the zoning of the Interurban Trail) and other future trails connecting to the Interurban Trail shall have a minimum 10-foot-wide landscape buffer containing the planting materials specified in subsection (C)(5)(a) of this section.

c. Trash containers, dumpsters, trash compactors, and recycling bins associated with multiplex, multi-unit residential, and nonresidential uses must be screened from public view on all sides with a solid fence, wall, or gate constructed of cedar, redwood, masonry, or other similar building material reflecting the overall design of the site, and be appropriately landscaped (e.g., climbing vines, arborvitae, etc.).

6. *Irrigation.* No portion of any landscaped area shall be located further away than 50 feet from a source of water adequate to irrigate the landscaping. The source of water may be a manual (hose connection) or an automatic irrigation system. (Ord. 6885 § 1 (Exh. A), 2022; Ord. 6617 § 29, 2016; Ord. 6387 § 1, 2011; Ord. 4914 § 1, 1996; Ord. 4304 § 1(34), (35), 1988; Ord. 4229 § 2, 1987.)

18.50.045 Preservation of significant trees.

A. *Retention.* In the required perimeter landscaping area, applicants shall retain all significant trees. A significant tree means a healthy evergreen tree, six inches or more in diameter measured four feet above grade, or a healthy deciduous tree four inches or more in diameter measured four feet above grade. Alders and cottonwoods are excluded from this definition. If the grade level adjoining a tree to be retained is to be altered to a degree that would endanger the viability of a tree or trees, then the applicant shall construct a dry rock wall or rock well around the tree. The diameter of this wall or well must be capable of protecting the tree.

Areas devoted to driveways, curb cuts, and sight distance requirements, utilities and storm drainage facilities may be exempted from this requirement. Significant trees may also be exempted from this requirement if it is determined by the planning director based on satisfactory evidence pursuant to report prepared by a consulting arborist certified by the

International Society of Arboriculture. The report submitted to the city shall demonstrate the significant tree is:

1. Damaged; or
2. Diseased; or
3. Has weak structural integrity that poses a safety hazard.

If additional significant trees are to be removed, the applicant shall seek approval of an "alternative landscape plan" from the planning director under ACC 18.50.080.

B. *Encroachment into Dripline.* No construction activities shall take place within the dripline of a tree to be retained without extra precautions as recommended by a certified arborist. The applicant may install impervious or compactable surface within the area defined by the dripline when a qualified arborist determines that such activities will not endanger the tree or trees. (See the definition of "dripline" in ACC 18.04.318.)

C. *Tree Protection.* All significant trees that are to be retained must be protected during construction by installation of a protective barricade or fence. This will require preliminary identification of the proposed area of disturbance for staff inspection and approval, then installation of a protective barricade or fence before major excavation with heavy equipment begins. (Ord. 6387 § 1, 2011.)

18.50.050 Regulations by zone.

Repealed by Ord. 6387. **18.50.060 Landscaping plan requirements.**

A. *Persons Qualified to Prepare Landscape Plan.* A landscape plan signed by a licensed landscape architect is not required. However, if the plan is determined by the city to be illegible or inadequate for review the landscape plan shall be prepared by a landscape architect licensed in the state of Washington, a nursery professional certified pursuant to the Washington certified nursery professional program, or a Washington State certified landscape technician.

B. *Application.* A landscape plan shall be required and shall be accurately drawn using an appropriate engineering scale and contain all information specified by the planning director in

the application form and accompanying checklist provided by the city. (Ord. 6387 § 1, 2011; Ord. 6287 § 2, 2010; Ord. 6231 § 5, 2009; Ord. 4914 § 1, 1996; Ord. 4229 § 2, 1987.)

18.50.070 Administration and enforcement.

A. *Performance Assurance.*

1. The required landscaping must be installed prior to the issuance of the certificate of occupancy unless the planning director determines that a performance assurance device will adequately protect the interests of the city;

2. The performance assurance device shall only be valid for a 120-day period and shall have a value of 100 percent of the estimated cost of the landscaping to be performed, inclusive of planting materials and installation. If the landscaping has not been installed after the 120 days then the assurance device may be used by the city to perform any necessary work to implement the landscape plan. This time period can be extended if the city determines that:

   a. Installation of the landscaping would not be successful due to weather; or

   b. Product is not available due to the time of year;

3. The performance assurance device shall be accompanied by an agreement granting the city and its agents the right to enter the property and perform work. The agreement shall also hold the city harmless from all claims and expenses, including attorney's fees;

4. Upon completion of the required landscaping by the property owner the city shall release the performance assurance device.

B. *Initial Maintenance Period and Maintenance Assurance Device.* After installation of the required landscaping, the property owner shall complete an initial maintenance period lasting one year. The property owner shall comply with the provisions below:

1. The property owner shall be responsible for replacing any unhealthy or dead plants for a period of one year after the initial planting.

2. The planning director shall require a maintenance assurance device, unless converting a single-unit detached dwelling to a nonresidential use within the R-F zone, for a period of one year from the completion of planting in order to ensure compliance with the requirements of this section. The value of the maintenance assurance device shall equal at least 100 percent of the total landscape materials plus installation.

3. If the landscaping is not being properly maintained, the property owner shall be so notified by the city. If after 30 days from the city's notification the landscaping is still not being maintained then the maintenance device may be used by the city to perform any type of maintenance necessary to ensure compliance with this chapter.

4. The maintenance assurance device shall be accompanied by an agreement granting the city and its agents the right to enter the property and perform any necessary work. The agreement shall also hold the city harmless from all claims and expenses, including attorney's fees.

5. Upon completion of the one-year maintenance period, and if maintenance has not been performed by the city, the city shall release the maintenance assurance device.

C. Maintenance of Landscape Area (On-Going). Landscaping, including trees, shrubs, groundcover, or grass, planted as a requirement pursuant to this title or ACC Title 16 or 17 shall be maintained in a healthy, living condition. All landscaping which, due to accident, damage, disease, lack of maintenance, or other cause, fails to show a healthy appearance and growth shall be replaced. Replacement plants shall conform to all standards that govern the original planting installation, approved landscaping plan, or as approved by the planning director. If the landscaping is not replaced the property owner or designee shall be subject to the enforcement provisions contained in subsection D of this section.

1. *Tree and Shrub Pruning.* A permit is not required to prune trees and shrubs on private property. Pruning which results in the removal of at least half of the live crown will be considered tree removal and subject to the provisions in subsection D of this section. Tree pruning should be performed by a landscape contractor, one that is certified by the International Society of Arboriculture as a certified tree trimmer or certified arborist or other qualified tree expert.

2. *Limitations on Allowable Pruning.* Tree and shrub pruning shall be allowed only for the following purposes:

a. Removal of dead wood and diseased, crowded, and weakly attached trunks and branches that create a hazard to private property and citizens;

b. Providing adequate clearance and visibility for safe use of parking stalls, travel ways and walkways for the passage of persons and vehicles;

c. Eliminating traffic sign visibility obstructions;

d. Providing adequate visibility for security patrols;

e. Repairing split trees and limbs in order to save a tree and its appearance;

f. Removing or severing tree roots that are causing damage to public or private property, including curbs, gutters, sidewalk, drainage lines and parking lot surfaces; or

g. Providing visibility for merchant signs and increasing parking lot lighting only when the aesthetics of the tree or shrub will not be reduced.

3. *Tree Topping.* Tree topping is prohibited, except under the following circumstances:

a. Branches interfering with utility lines;

b. Significant canopy dieback has occurred;

c. Storm damage or prior incorrect pruning requires correction.

D. *Enforcement.* Violation of these provisions shall be processed in accordance with the procedures defined under Chapter 1.25 ACC. The property owner or designee responsible for correcting the violation shall provide a corrective action plan that defines how and when the infraction will be corrected within the time provisions defined by Chapter 1.25 ACC.

1. The corrective action plan shall be subject to the following replacement ratios:

a. For plants that have died, replacement vegetation shall be at least 150 percent of the planting size required of the subject plant material at the time of planting. The plants shall be of the same or similar species to those plants being replaced, unless alternate species are approved by the planning director.

b. For trees or shrubs that have been excessively pruned, replacement vegetation shall be at least 200 percent of the size of the tree or shrub that was required by city regulations at the time of planting. The trees or shrubs shall be of the same or similar

species of the plants being replaced, unless alternate species are approved by the planning director.

2. The property owner or designee shall correct the infraction or provide a schedule that defines how and when the infraction will be corrected within the time provisions defined by Chapter 1.25 ACC. (Ord. 6387 § 1, 2011; Ord. 5777 § 1, 2003.)

18.50.080 Alternative landscaping plan.

The planning director may authorize modification of the landscape requirements when alternative plans comply with the intent of this chapter and:

A. The proposed landscaping provides for creative landscape design; or

B. Incorporates the increased retention of significant trees and naturally occurring undergrowth; or

C. Incorporates historic or architectural features such as fountains, sculptures, structures and the like. (Ord. 6387 § 1, 2011; Ord. 6287 § 2, 2010; Ord. 6231 § 6, 2009.)

The Auburn City Code is current through Ordinance 6940, passed April 15, 2024.

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.

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Chapter 18.52
OFF-STREET PARKING AND LOADING

Sections:

18.52.005 Intent.
18.52.010 Applicability.
18.52.020 Number of off-street parking spaces required.
18.52.025 Disabled/handicapped parking requirements.
18.52.030 Reductions of the quantity of required parking.
18.52.040 Drive-through facilities.
18.52.050 Parking design, development, and maintenance standards.
18.52.065 Commercial vehicles in residential zones.
18.52.070 Repealed.
18.52.080 Repealed.
18.52.090 Repealed.
18.52.100 Repealed.
18.52.110 Fractional spaces.
18.52.120 Repealed.
18.52.125 Stacked parking.
18.52.130 Off-street loading space.
18.52.135 Alternate parking layouts.

18.52.005 Intent.

This chapter establishes regulations which provide for attractive and convenient off-street parking and loading and to ensure that parking areas are compatible with surrounding land uses. (Ord. 6388 § 1, 2011.)

18.52.010 Applicability.

Except as otherwise provided in adopted contract rezones, development agreements, design standards and guidelines, or similar more specific process, off-street parking and loading provisions of this chapter shall apply as follows:

A. *New Development.* For all buildings or structures erected and all uses of land (property) established, parking and loading facilities shall be provided as required by this chapter.

B. *Change in Use.* When the use of any building, structure, or land is changed, increasing the intensity such that the change creates an increase of five or less parking spaces required by the change, additional off-street parking spaces need not be provided in accordance with the requirements of this chapter.

1. Special Provisions for the RF, Residential Flex Zone.

a. Within the RF, residential office zoning district, if any existing, nonresidential use is changed to another use, the requirements of this chapter shall apply in full to the new use if and only if the change in parking requirements between the old and new uses is greater than two spaces; except that if the applicant submits an alternate parking plan sufficiently justifying that the existing parking meets the needs of the new use, the planning director may authorize the satisfaction of parking through the special exception process.

b. Whenever there is a change from a residential use to a nonresidential use in an existing building within the R-F, residential office zoning district, the requirements of this chapter shall apply in full to the new use; except if the structure is being used as both a residence and business, then if the applicant submits an alternate parking plan sufficiently justifying that the parking meets the needs of both uses, the planning director may authorize the satisfaction of parking through the special exception process.

C. Modification to Existing Structures or Uses of Land. Whenever an existing building or structure is modified or uses of land are modified such that the modification would require an increase of more than five off-street parking spaces, additional off-street parking spaces shall be provided in accordance with the requirements of this chapter.

D. Modification to Existing Parking Lots.

1. Any parking lot hereafter physically altered shall comply with all of the provisions of this chapter, except that such lot which provides five percent of its area in landscaping and the landscaping is healthy and in good maintenance shall be deemed to comply with ACC 18.50.040(C)(4).

2. For existing parking lots that are resurfaced in excess of 50 percent of their area, then at least five percent of the entire parking area shall be landscaped consistent with Chapter 18.50 ACC.

3. If existing parking lots are restriped, then the new layout of the parking spaces shall be the same as the previous layout or, if changed, then the changed layout shall conform to the existing dimensional requirements of this chapter. (Ord. 6388 § 1, 2011; Ord. 6287 § 2, 2010; Ord. 6231 § 7, 2009; Ord. 4949 § 1, 1997; Ord. 4229 § 2, 1987.)

18.52.020 Number of off-street parking spaces required.

Each principal use of the land, building, or structure shall provide the number of off-street parking spaces required by this section. The following standards are not applicable in the DUC, downtown urban center zone; refer to Chapter 18.29 ACC for specific requirements for that zone.

A. Parking Requirements by Land Use.

1. *Minimum Number of Parking Spaces.* Each land use shall provide the minimum number of off-street parking spaces required by Table 18.52.020, except where a greater number of spaces are required through a more specific approval process such as an administrative use permit or conditional use permit approval.

2. *Uses Not Listed.* Where a use is not listed in Table 18.52.020, the planning director shall determine the number of required parking and/or loading spaces. The planning director shall use the requirements in Table 18.52.020 as a guide in determining the number of off-street parking spaces required based on the similarity of uses or may consider a parking generation study.

B. *Maximum Number of Parking Spaces.* Except for required parking spaces for persons with disabilities, spaces provided in park and ride lots operated by a public transit agency, spaces for carpools, spaces for electric vehicle charging and spaces within structured parking with two or more levels, the maximum number of parking spaces for nonresidential uses shall not exceed 125 percent of the minimum spaces required by Table 18.52.020.

C. *Measurement of Floor Area.* In any case where Table 18.52.020 establishes a parking requirement based on floor area in square feet (for example: two spaces per 1,000 square feet (sf) of floor area), the floor area shall be construed to mean gross floor area (defined in ACC 18.04.430).

D. *Use with Accessory Components.* A single use with accessory components shall provide parking for the primary use, and each component. For example, a hotel with a meeting room may be required to provide the parking spaces required by Table 18.52.020 for a hotel (i.e., the guest rooms), and for a meeting room.

E. *Obstruction.* Removal of required parking or loading spaces from practical use by obstruction, erection of buildings, or other actions as to reduce the parking or loading capacity or usefulness thereof below the minimum requirements established in this chapter is prohibited.

F. *Existing legally nonconforming gravel spaces.* Up to six legally nonconforming gravel parking spaces may be used to meet off-street parking requirement for residential development.

Table 18.52.020. Off-Street Parking Requirements by Land Use

Land Use Type:	Unit of Measure:	Required Parking Rate (spaces per unit of measure):
Residential Categories		
Single-unit detached dwelling, adult family home, home based daycares	Dwelling unit	2.00
Middle housing (2 to 6 units)	See ACC 18.25 for Middle Housing parking requirements.	
Apartments (7 or more units)	Dwelling unit	1.00
Mobile home dwellings[1]	Dwelling unit	2.00
Assisted living facilities	4 bedrooms	1.00 Plus one space for each two employees
Group living (includes supportive housing, boardinghouse)	4 bedrooms	1.00
Commercial Categories		
Auto sales and motorcycle, new	1,000 sf of floor area	2.29
Auto sales and motorcycle, used	1,000 sf of floor area	3.08
Daycare centers	Each 10 children in care	2.00
Eating and drinking establishments	1,000 square feet of floor area	8.00
Food retail stores and markets	1,000 square feet of floor area	5.00
Health and fitness clubs	1,000 square feet of floor area	5.00

Land Use Type:	Unit of Measure:	Required Parking Rate (spaces per unit of measure):
Hotel or motel	Guest room or rental unit	1.00
Mini-marts and gas stations	1,000 square feet of floor area	5.00
Mortuaries or funeral homes	25 square feet of floor space	0.25
Motor vehicle repair and services	1,000 square feet of floor area	2.50
Personal service shops	1,000 square feet of floor area	2.50
Retail commercial establishments, less than 15,000 square feet of floor area	1,000 square feet of floor area	2.50
Retail commercial establishments, greater than 15,000 square feet of floor area	1,000 square feet of floor area	4.00
Shopping centers[4]	1,000 square feet of floor area	4.00
Office Categories		
Business and professional offices	1,000 square feet of floor area	2.00
Medical-dental clinic; urgent care	1,000 square feet of floor area	3.00
Manufacturing Processing and Warehousing Categories ***(See also ACC 18.52.020(D))***		
All manufacturing, industrial, and processing uses, except the following:	1,000 square feet of floor area	1.00
Warehousing	2,000 square feet of floor area	1.00
Storage – Personal storage/mini-storage facilities	1,000 square feet of floor area[3]	0.10
Recreation, Education, Public Assembly Categories		
Auditoriums, stadiums, and theaters	25 square feet of floor space	0.25

Land Use Type:	Unit of Measure:	Required Parking Rate (spaces per unit of measure):
Commercial recreation facilities – Indoor, except for the following:	1,000 square feet of floor area	5.00
Bowling alleys	Lanes	5.00
Pool and billiard rooms	Table	2.00
Skating rinks	1,000 square feet of floor area	5.00
Commercial recreation facilities – Outdoor	1,000 square feet of usable recreational area	3.00
Hospitals	Bed	1.75
Library, museum	1,000 square feet of floor area	2.50
Meeting facility, public or private	25 square feet of floor space	0.25
Religious assembly	25 square feet of floor space	0.20
Schools (public and private)		
Preschool schools	Employee[3]	1.00
Elementary/middle schools	Teaching station	1.20
Secondary (high) schools	Student	0.40
College or university (including trade and business schools)	Student	0.75
Studios (dance, martial arts, etc.)	1,000 square feet of floor area	5.00
Tennis/racquetball/handball or other sport courts	Court	2.00
	Each 300 sf of floor area for accessory uses	1.00

Land Use Type:	Unit of Measure:	Required Parking Rate (spaces per unit of measure):
Recreational uses not listed elsewhere	Same as retail, based on size	

Notes:

1 Within mobile home parks, parking space shall not be allowed within the required setbacks. Guest parking shall be provided within the development: five percent of total requirement.

2 Includes total on-site building square feet.

3 There shall be two visitor-parking stalls provided for each 10 required employee stalls.

4 Compliance with these standards is not required for a change of use within an existing building.

5 Employee and customer parking only.

(Ord. 6419 § 5, 2012; Ord. 6388 § 1, 2011; Ord. 6167 § 4, 2008; Ord. 6140 § 2, 2007; Ord. 6071 § 3, 2007; Ord. 5777 § 1, 2003; Ord. 5556 § 1, 2001; Ord. 5170 § 1, 1998; Ord. 4949 § 1, 1997; Ord. 4304 § 1(40), (41), 1988; Ord. 4229 § 2, 1987.)

18.52.025 Disabled/handicapped parking requirements.

A. Accessible parking spaces for the handicapped/disabled shall be provided in compliance with the International Building Code (IBC), the Federal Accessibility Guidelines, and Washington Administrative Code, as applicable. These spaces shall count towards fulfilling the off-street parking requirements of this chapter.

B. Accessible car and van parking space size shall be as follows:

1. Car parking spaces shall be eight feet (96 inches) minimum in width.

2. Van parking spaces shall be 11 feet (132 inches) minimum in width.

C. *Exception.* Van parking spaces shall be permitted to be eight feet (96 inches) minimum in width where the adjacent access aisle is eight feet (96 inches) minimum in width.

Table 18.52.025. Accessible Parking Spaces Required

Total Parking Spaces Provided	Minimum Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
More than 1,000	20, plus one for each 100 over 1,000

(Ord. 6388 § 1, 2011.)

18.52.030 Reductions of the quantity of required parking.

Except within the DUC zone, reductions of the quantity of required parking may be allowed based upon the provisions in Table 18.52.030, Parking Quantity Reductions.

Table 18.52.030. Parking Quantity Reductions

1. Joint Use of Parking Facilities	A reduction in the total number of required parking spaces may be allowed when two or more uses with different peak parking demands will share a parking facility. In order for the reduction to occur the planning director must determine, based on satisfactory evidence provided by the applicant, that there is no substantial conflict in the principal operating hours and no substantial conflict in peak parking demand of the uses for which the sharing of parking is proposed. To evaluate the peak parking demand characteristics or differences in hours and/or days of operation, evidence including, but not limited to, a description of the uses and their operational characteristics, and a development plan shall be provided by the applicant and accompany the request. If approved, a binding agreement providing for the shared use of parking areas shall be executed by the parties involved, and must be filed with the city in a form approved by the planning director and be recorded. Shared parking privileges will continue in effect only as long as the agreement, binding on all parties, remains in force. Agreements must guarantee long-term availability of the parking, commensurate with the use served by the parking. If a shared parking agreement lapses or is no longer valid, then parking must be provided as otherwise required by this chapter.
2. Reduction of Parking for a Use with Low Parking Demand	A reduction of up to 50 percent of the total number of required parking allowed for the re-use of an existing building, based on quantitative information provided by the applicant that documents the need for fewer spaces (e.g., sales receipts, documentation of customer frequency, information on parking standards required for the property land use by other cities). In order for the reduction to occur the planning director must find satisfactory evidence has been provided by the applicant.
3. Mixed Occupancies and Shared Uses	In the case of two or more principal uses in the same building, the total requirements for off-street parking facilities shall be 75 percent of the sum of the requirements for the principal uses computed separately. In order for a use to be considered a separate principal use under the terms of this section, the uses must be physically and managerially separate in a manner which clearly sets the principal uses apart as separate businesses or operations. Various activities associated with single businesses shall not be considered separate uses.
4. Transit Access	A reduction in the total number of required parking spaces may be reduced by 25 percent for sites located within a 1/4 mile (walking distance) of a public transit stop. A public transit stop includes but is not limited to a bus stop, commuter train stop, or park and ride lot. Applicants requesting this reduction must provide a map identifying the site and transit service schedules for all transit routes within 1/4 mile of the site.

5. Trip Reduction Plan	A reduction of up to 25 percent in the total number of required parking spaces may be allowed for a business or other use that creates and implements a site-specific trip reduction plan and program. The trip reduction plan and program shall be reviewed and approved by the city and yearly reports shall be provided to evaluate the effectiveness of the program and ensure its continued maintenance and operation.
6. Credit for On-Street Parking – Nonresidential	All multifamily uses and nonresidential uses located adjacent to a public right-of-way where on-street parking is permitted may receive credit for one off-street parking stall for each 22 linear feet of abutting right-of-way for parallel parking, excluding curb cuts. This provision shall be applied for on-street parking on the same side of the street as the proposed land use. All parking for employees must be provided on-site.
7. Valet Service	A reduction of up to 25 percent in the amount of required parking per Table 18.52.020 may be permitted, depending on the size and type of the use if approved by the planning director.
8. Tree retention	If retention of significant trees as required under 18.50.045 makes it infeasible to accommodate parking required under 18.52.020, required parking may be reduced, as long as all other standards in this title are met and approved by the planning director.

(Ord. 6388 § 1, 2011; Ord. 6071 § 4, 2007; Ord. 5556 § 1, 2001; Ord. 5170 § 1, 1998; Ord. 4949 § 1, 1997; Ord. 4229 § 2, 1987.)

18.52.040 Drive-through facilities.

All banks, savings and loan associations, food dispensing establishments, and other businesses which maintain drive-through facilities which are intended to serve customers who remain in their motor vehicles during business transactions, or are designed in such a manner that customers must leave their automobiles temporarily in a driving lane located adjacent to the facility, shall provide on-site stacking space for the stacking of motor vehicles as follows:

A. *Stacking Space.* The drive-through facility shall be so located that sufficient stacking space is provided to accommodate the types of motor vehicles using such facility during peak business hours of such a facility.

B. *Driveway Location.* The location of entrances and exits shall be determined by the city engineer.

C. *Shopping Centers.* When located in a shopping center, drive-through facilities shall provide sufficient stacking space to handle peak business demands and shall not in any way obstruct the normal circulation

pattern of the shopping center and not unreasonably interfere with nonmotorized circulation. (Ord. 6388 § 1, 2011; Ord. 4949 § 1, 1997; Ord. 4229 § 2, 1987.)

18.52.050 Parking design, development, and maintenance standards.

Required parking areas shall be designed, constructed and maintained in compliance with this section:

A. *Location of Parking.* Off-street parking areas shall be located as follows:

1. *Residential Parking.* Residential parking shall be located on the same site as each residential dwelling unit served; except for a mixed-use development as defined by ACC 18.04.625. No required residential parking space shall occupy any unimproved area within the required front setback, or side and rear setback, except as allowed by subsection E of this section, Surfacing of Parking Areas.

2. *Nonresidential Parking.* Nonresidential parking shall be located on the same site as the use served, or off site. If parking is to be located off site it is subject to the following requirements:

a. The lot or area to be utilized for parking shall be legally encumbered by an easement or other appropriate means to ensure continuous use of the parking facilities following the procedure contained in Table 18.52.030(1), Joint Use of Parking Facilities.

b. Whenever required parking facilities are located off site, sidewalks, or an approved pedestrian facility, shall be provided connecting the satellite parking facility to the development being served.

B. *Access to Parking.* Access to parking shall be provided as follows for all parking areas other than for single-unit detached dwellings and middle housing:

1. The location, design and construction of entrances and exits from the street right-of-way shall be determined by the city engineer.

2. A commercial or industrial use shall have access driveways from the public or private street that are not intersected by a parking aisle, parking space, or another access driveway for a minimum distance of 40 feet from the street right-of-way, to provide a queuing area for vehicles entering and exiting the parking area. The city engineer may require an increase or a decrease of this as determined by criteria set forth in the engineering design standards.

C. *Access to Adjacent Sites.* The city may require that the design of a parking area to provide vehicle and pedestrian connections to parking areas on adjacent properties or to connect with adjoining public walkways (when a reciprocal access easement is available or can reasonably be provided).

D. *Parking Stall and Aisle Dimensional Standards.*

1. *Minimum Dimensions.* Each parking space and parking lot aisle shall comply with the minimum dimension requirements in Table 18.52.050 and further displayed in Figure 18.52.050.

Table 18.52.050. Parking Space and Drive Aisle Dimensions

Parking Stall Type (A)	**Minimum Stall Dimensions**		**Minimum Width for Drive Aisle with Parking(D)**	
	Width(C)	**Length(B)**	**One-Way**	**Two-Way**
Standard parallel	8 ft.	20 ft.	12 ft.	20 ft.
Standard 45-degree	8 ft.	19 ft.	15 ft.	20 ft.
Standard 60-degree	8 ft.	19 ft.	18 ft.	20 ft.
Standard 90-degree	8 ft.	19 ft.	20 ft.	24 ft.
Compact	8 ft.	16 ft.	20 ft.	22 ft.

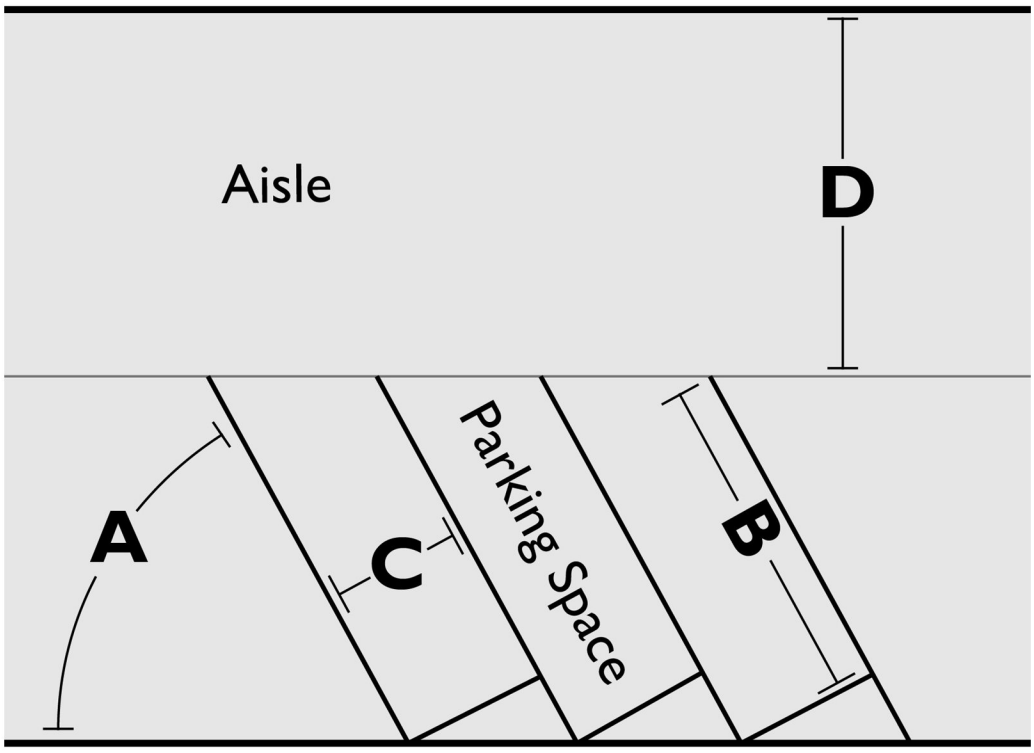

Figure 18.52.050. Parking Space and Drive Aisle Dimensions

2. *Compact Parking.* Compact spaces may be allowed within a parking lot up to a maximum of 30 percent of the total number of spaces. This maximum percentage can be increased to 50 percent when approval is obtained by the planning director following the procedures contained in ACC 18.52.135, Alternative parking layouts. Compact spaces can be clustered or dispersed throughout the parking lot. Every compact parking space created pursuant to this section shall be clearly identified as such by painting the word "COMPACT" in upper case block letters, using white paint, on the pavement within the space or through the use of signage.

3. *Vehicle Overhang.* Vehicular overhang of up to two feet is permitted, provided no vehicle shall overhang into a sidewalk or walkway which would reduce the unencumbered width of a sidewalk or walkway to less than four feet. A vehicle is permitted to overhang into a landscaped area by two feet; provided, that the required landscape area of trees and shrubs are not reduced in quantity and not subject to potential damage.

4. *Tandem Parking.* Tandem parking spaces (parking of one vehicle in front of another such that only the outer vehicle is immediately accessible) may count towards parking requirements for residential uses under 18.52.020.

E. *Surfacing of Parking Areas.* Areas used for parking on private property, including interior driveways and access to a public street, shall be paved with asphalt concrete, cement concrete pavement, grass block pavers, or pervious pavement and shall have appropriate bumper guards where needed. Paving is not required for temporary parking facilities that have obtained a temporary use permit pursuant to the requirements of Chapter 18.46A ACC, Temporary Uses; however, dust mitigation is required. Where a driveway crosses an improved public right-of-way, it shall be constructed with cement concrete. All pavement sections shall be designed to support the post development traffic loads anticipated due to the intended use as approved by the city engineer.

1. Alternative paving systems may be provided subject to the approval of the city. The alternative must provide results equivalent to paving.

2. For parking areas serving single-family dwellings and duplexes when located on individual lots, this section shall apply:

a. Each off-street parking space shall be connected to an improved street or alley by a driveway a minimum of 11 feet in width.

b. Not more than 50 percent of the front yard or 800 square feet, whichever is smaller, can be used as off-street parking surface. For the purposes of calculating the allowable area under this section, the front yard shall be the area between the right-of-way and the portion of the single-family dwelling's front facade farthest from the right-of-way. The width of the front yard shall extend to each side property line.

c. Driveways that exclusively serve nonrequired off-street parking spaces are also subject to the surfacing requirement.

d. Off-street vehicle parking spaces, including those for trailers, recreational vehicles, and boats on trailers, that are provided in addition to those required pursuant to Table 18.52.020 shall be paved with one of the surfaces listed above (subsection E of this section), or gravel; provided, that weeds, mud or other fine material do not work their way to the surface of the gravel; and provided, that loose gravel is contained on the subject property.

e. Boats not on trailers shall not be stored in the front yard.

F. *Grades of Access Driveways.* The grade of access driveways for off-street parking areas shall be subject to the driveway regulations contained in Chapter 10.04 of the engineering design standards.

G. *Sidewalks or Pedestrian Walkways.* Sidewalks or pedestrian walkways shall be visibly marked with differentiated pavement or other methods such as reflective/LED markers, double row of landscaping, or raised pavement.

H. *Landscaping.* See Chapter 18.50 ACC.

I. *Lighting.* See Chapter 18.55 ACC. (Ord. 6657 § 2, 2017; Ord. 6388 § 1, 2011; Ord. 6231 § 7, 2009; Ord. 4949 § 1, 1997; Ord. 4229 § 2, 1987.)

Repealed by Ord. 6388. 18.52.065 Commercial vehicles in residential zones.

A. No person shall park any commercial vehicle on any property within the following zoning districts in the city: residential zones R-2, R-3, and R-4 and Planned Unit Development (PUD).

B. No person shall park more than one commercial vehicle on any property within the R-1 residential zoning district in the city, and no person shall park more than two commercial vehicles on any property within the residential conservancy RC zoning district in the city. (Ord. 6388 § 1, 2011; Ord. 6019 § 2, 2006.)

Repealed by Ord. 6388. 18.52.080 Off-street parking – In-lieu of fees.

Repealed by Ord. 4949. 18.52.090 Parking space dimensional requirements.

Repealed by Ord. 6388. 18.52.100 Existing off-street parking reduction.

Repealed by Ord. 6388. 18.52.110 Fractional spaces.

When units or measurements determining the number of required parking spaces result in requirements of a fractional space, any fraction up to one-half shall be disregarded, and fractions of one-half or over shall require one parking space. (Ord. 6388 § 1, 2011; Ord. 4949 § 1, 1997; Ord. 4229 § 2, 1987.)

18.52.120 Parking in front or side yards – Prohibited generally.

18.52.125 Stacked parking.

Stacked parking i.e., parking one car behind another, is permitted for funeral homes, single-unit detached and middle housing dwelling units, and for designated employee parking within the R-F zone, unless the use has complied with the requirements of Table 18.52.030(7), Parking Quantity Reductions (Valet Service). (Ord. 6388 § 1, 2011; Ord. 6231 § 9, 2009; Ord. 4949 § 1, 1997.)

18.52.130 Off-street loading space.

Buildings devoted to retail trade, retail and wholesale food markets, warehouses, supply houses, wholesale and manufacturing trade, hotels, hospitals, laundry, dry cleaning establishments or other buildings where large

amounts of goods are received or shipped shall provide loading and unloading space on the same premises as the building as follows:

A. Buildings of 6,000 square feet or more of floor area, one off-street loading and unloading space plus one additional off-street loading space for each 20,000 square feet of floor area;

B. Each loading space shall be not less than 10 feet in width, 25 feet in length and 14 feet in height;

C. Loading space, exclusive of driveways and/or corridors leading thereto, shall not be considered as providing off-street parking space. (Ord. 6388 § 1, 2011; Ord. 4949 § 1, 1997; Ord. 4229 § 2, 1987.)

18.52.135 Alternate parking layouts.

Layouts and dimensions of off-street parking spaces, maneuvering aisles, driveways, driveway openings, and other related features different from those prescribed in ACC 18.52.050 may be approved by the planning director upon written findings that demonstrate:

A. The number of off-street parking spaces required by ACC 18.52.020 (unless reductions are permitted under ACC 18.52.030) are provided;

B. There is substantial reason for varying the standard; and

C. Ingress and egress is approved by the city engineer where they ensure that adequate ingress to and egress from each required off-street parking space is provided for a vehicle of the appropriate size, and that ingress to and egress from the off-street parking facility is possible with minimal disruption of traffic on the adjacent street. (Ord. 6388 § 1, 2011.)

The Auburn City Code is current through Ordinance 6904, passed February 21, 2023.

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.

City Website: www.auburnwa.gov
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Chapter 18.55
OUTDOOR LIGHTING

Sections:

18.55.010 Intent.
18.55.020 Applicability.
18.55.030 General requirements.
18.55.040 Prohibited lights.
18.55.050 Exceptions.

18.55.010 Intent.

To discourage excessive lighting of outdoor spaces, encourage energy conservation and promote exterior lighting that promotes safe vehicular and pedestrian access to and within a development while minimizing impacts on adjacent properties. Decorative lighting that is architecturally integrated with the character of the associated structures, site design and landscape is encouraged. (Ord. 6390 § 1, 2011.)

18.55.020 Applicability.

A. A lighting plan shall be required for projects as follows:

1. When an exterior lighting installation is part of a new development proposal requiring site plan review, an administrative or conditional use permit, or other development application that requires outside lighting or is a commercial project adjacent to property zoned residential; and

2. For projects undergoing redevelopment, expansion or remodel when the redevelopment requires site plan approval, or for tenant improvements or other minor building improvements when exterior lighting is proposed to be installed or modified.

B. These regulations do not apply to subdivisions or individual dwelling units, with the exception of common areas. Examples of common areas include, but are not limited to, pathways, clubhouses, parking lots and play areas.

C. These regulations are not applicable to public rights-of-way.

D. These regulations do not apply to lighting necessary for emergency equipment and work conducted in the interests of law enforcement or for the safety, health, or welfare of the public. (Ord. 6390 § 1, 2011.)

18.55.030 General requirements.

A. *Shielding Required.* Except as otherwise exempt, all outdoor lighting fixtures shall be constructed with shielding on all sides. The outdoor light source (bulb or element) shall not be visible at or beyond the property line.

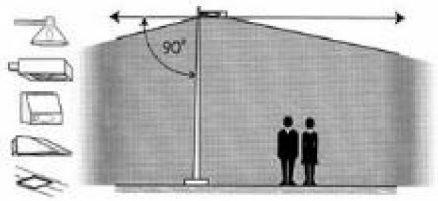

Figure 18.55.030. Examples of light fixtures with shielding on all sides

B. *Fixture Heights.* Lighting fixtures shall not exceed the following maximum heights:

Table 18.55.030.

Outdoor Lighting Location	Fixture Height (Maximum as measured to the top of the fixture from grade)
Within 50' of a residential zoning	16 ft

Outdoor Lighting Location	Fixture Height (Maximum as measured to the top of the fixture from grade)
district	
Surface Parking Area C-1, C-2, M-1, M-2 All other districts	30 ft 24 ft

C. *Photometric Plan Requirements.* A photometric plan shall be prepared and submitted for review and approval when required under ACC 18.55.020, Applicability. The required elements of the plan shall be specified in application forms to be provided by the city. The photometric plan will be reviewed to ensure compliance with the provisions in this chapter.

D. *Level of Illumination.*

1. Parking lots, driveways, and trash enclosures/areas shall be illuminated with a minimum maintained one foot-candle of light and an average not to exceed four foot-candles of light.

2. Pedestrian walkways shall be illuminated with a minimum maintained one-half foot-candle of light and an average not to exceed two foot-candles of light.

3. In order to minimize light spillage on abutting residential property, illumination measured at the nearest residential structure or rear yard setback line shall not exceed one-tenth foot-candle.

E. *Accent Lighting.* Lighting used to accent architectural features, landscaping or art is permitted to be directed upward; provided, that the fixture shall be located, aimed, or shielded to minimize light spill. No permit is required for this type of lighting.

F. *Periods of Illumination.*

1. All outdoor lighting systems shall be equipped with automatic switches conforming to the requirements of Section C405.2.9.4 of the Washington State Energy Code.

2. The use of sensor technologies, timers or other means to activate lighting during times when it will be needed is encouraged to conserve energy, provide safety and promote compatibility between different land uses. Lower lighting levels at off-peak times are encouraged as a safety measure.

3. However, outdoor lights may remain on during the required off hours when:

a. Illuminating flags representing country, state, or other civic entity;

b. Functioning as security lighting (e.g., illuminating a pathway, building entry, etc.);

c. Associated with special events, etc. (Ord. 6885 § 1 (Exh. A), 2022; Ord. 6390 § 1, 2011.)

18.55.040 Prohibited lights.

The following lights are prohibited unless a temporary use permit is obtained for specific events with specific times of operation:

A. Strobe lights, search lights, laser source lights, or any similar high-intensity light except for emergency use by police and fire personnel or at their direction.

B. Roof-mounted lights except for security purposes with motion detection and full shielding so that the glare of the light source is not visible from any public right-of-way or a neighboring residence.

C. Any light that imitates or causes visual interference with a traffic signal or other necessary safety or emergency light. (Ord. 6390 § 1, 2011.)

18.55.050 Exceptions.

The following light sources are exempt from the requirements of this chapter:

A. Navigation and airport lighting required for the safe operation of boats and airplanes.

B. Temporary lights used for holiday decorations.

C. Emergency lighting required by police, fire, and rescue authorities.

D. Lighting for state and federal highways authorized by the Washington State Department of Transportation.

E. Internal lighting of permitted signs.

F. Outdoor lighting for public monuments.

G. Temporary lighting in use during active construction projects.

H. Stadium and field lighting. (Ord. 6390 § 1, 2011.)

The Auburn City Code is current through Ordinance 6940, passed April 15, 2024.

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.

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Chapter 18.56
SIGNS

Sections:

18.56.010 Intent.
18.56.020 Definitions.
18.56.025 Real estate signs.
18.56.030 General provisions, all districts.
18.56.040 Regulation by district.
18.56.050 Administrative provisions.
18.56.060 Deviations, variances and appeals.
18.56.070 Liability.
18.56.080 Conflicts repealed.

18.56.010 Intent.

The overall purpose of this chapter is to enhance and maintain the aesthetic character, to promote the public health, safety and general welfare, and to increase the effectiveness of visual communication in the city. This chapter is also intended to avoid visual clutter that may adversely impact traffic and pedestrian safety, or be adverse to property values, business opportunities and the city's appearance and to prevent and abate public nuisances. The purpose of this chapter is implemented by controlling the construction, location, use and maintenance of all signs and sign structures. It is also the intent of this chapter to afford noncommercial speech the same or greater protection afforded commercial speech and to not regulate noncommercial speech to a stricter standard than commercial speech. (Ord. 6591 § 2, 2016; Ord. 6501 § 2, 2014; Ord. 5993 § 1, 2006; Ord. 4773 § 1, 1995; Ord. 4229 § 2, 1987.)

18.56.020 Definitions.

The following definitions are specific to this chapter and are to be used only for the implementation of this chapter:

A. “Animated sign” means any sign that flashes or simulates motion with an electronic or manufactured source of supply or contains wind-actuated motion (except for flags and banners). An animated sign may also be a sign that meets the definition of “changing message center” or “revolving sign.”

B. “Banner” means a temporary sign constructed of fabric, vinyl, or other durable material; which is not the primary identification for the organization, event or product advertised; and which is primarily promotional in nature.

C. “Billboard” means a large outdoor advertising sign containing a message, commercial or otherwise, unrelated to the use or activity on the property on which the sign is located and/or to any use or activity in the immediate area (such as is the case with an off-premises sign) and which is customarily leased for commercial purposes. The approximate sizes of the billboard faces range from 12 to 14 feet in height and 24 to 48 feet in width.

D. “Changing message center” means an electronically controlled message center that displays different copy changes on the same lamp bank.

E. “Directional sign” means a sign which is located to guide or direct pedestrian or vehicular traffic to parking entrances, exits, and service areas, and may not exceed six square feet in area or 10 feet in height. For projects that have parking lots in excess of 500 spaces, the sign area may be 10 square feet and the sign height 15 feet.

F. “Double-faced sign” means a sign with two faces.

G. “Electrical sign” means a sign or sign structure in which electrical wiring, connections, and/or fixtures are used as part of the sign proper.

H. “Facade” means the entire building front, or street wall face, including grade to the top of the parapet or eaves, and the entire width of the building elevation.

I. “Flashing sign” means an electrical sign or a portion thereof which changes light intensity in a sudden transitory burst, or which switches on and off in a constant pattern in which more than one-third of the nonconstant light source is off at any one time.

J. “Freestanding sign” means a sign that meets the definition of “ground sign” (also commonly referred to as a monument sign) or “pole sign.” Signs attached to fences or other structures that are not defined as buildings will be considered freestanding signs.

K. “Frontage” means the measurement, in linear feet, of the length of the property line for a single-tenant building or length of leased building frontage for multitenant buildings or multibuilding complexes.

L. “Grade” means the relative existing ground level in the immediate vicinity of the sign.

M. “Ground sign” means a sign attached to the ground and supported by the ground or a built-up landscaped area such that the sign appears solid with the ground. The height of a ground sign shall be measured from the surrounding grade. Also commonly referred to as a monument sign.

N. “Identification sign” means a sign containing the name of the business establishment, occupant of the building or tenant space and/or address of the premises.

O. “Incidental sign” means a sign that is generally informational and of a noncommercial nature intended primarily for the convenience of the public and having a maximum area of two square feet. Incidental signs include, but are not limited to: signs designating restrooms, hours of operation, entrances and exits to buildings and parking lots, help wanted, public telephones, etc. Also included are property control and warning signs such as “no trespassing,” “no dumping,” etc., and plaques, tablets or inscriptions which are an integral part of a building.

P. “Mansard roof” means a sloped roof or roof-like facade architecturally able to be treated as a building wall.

Q. “Marquee” means a permanent structure attached to, supported by, and projecting from a building and providing protection from the weather elements. For the purpose of this chapter, a freestanding, permanent roof-like structure providing protection from the elements, such as a service station gas pump canopy, will also be considered a marquee. The term “marquee” also includes canopy.

R. “Marquee sign” means any sign which forms part of or is integrated into a marquee and which does not extend horizontally beyond the limits of such marquee. For the purpose of this chapter, a marquee sign will be considered as a wall sign.

S. “Median sign” means a sign that is placed within the median of a public street.

T. “Multiple-building complex” means a group of commercial or industrial structures, developed as a group either simultaneously or in phases, with more than one building per parcel.

U. “Multiple-tenant building” means a single structure housing more than one retail business, office or commercial venture but not including residential apartment buildings, which share the same lot, access and/or parking facilities.

V. “On-premises sign” means a sign which carries advertisements incidental to a lawful use of the premises on which it is located, including signs indicating the business transacted, services rendered, goods sold or produced on the premises, name of the person, firm or corporation occupying the premises.

W. “Off-premises sign” means any sign which advertises an establishment, merchandise, service, goods, or entertainment which is sold, produced, and manufactured or furnished at a place other than on the property on which said sign is located.

X. “Parapet” means a false front or wall extension above the roofline.

Y. “Perimeter” means a square or rectangle required to enclose the sign area.

Z. “Portable sign” means any sign made of any material, including paper, cardboard, wood or metal, which is capable of being moved easily and is not permanently affixed to the ground, structure or building. This also includes sidewalk or sandwich board signs, except those worn by a person.

AA. “Premises” means the real estate as a unit, which is involved by the sign or signs mentioned in this chapter.

BB. “Projecting sign” means a sign which is attached to a structure or building wall in such a manner that the leading edge extends more than 16 inches beyond the surface of said structure or wall but does not extend more than five feet beyond the property line, extends no more than six inches above any roofline, and meets all standards for ground clearance. Signs that meet the definition of “marquee sign” or “suspended sign” will not be considered a “projecting sign.”

CC. “Real estate sign” means a portable sign erected by the owner, or the owner’s agent, advertising the real estate upon which the sign is located for rent, lease or sale.

DD. “Revolving sign” means any sign that rotates or turns in motion by electrical or mechanical means in a circular pattern.

EE. “Roof sign” means a sign erected upon or above a roof or parapet of a building or structure. Mansard roof signs shall be considered as wall signs. Roof signs may not extend more than five feet in height above the roof.

FF. “Sign” means any visual communication device, structure, or fixture which is visible from any right-of-way intended to aid a land use in promoting the sale or identification of a product, good or service using graphics, symbols, or written copy. For the purpose of this chapter, a sign shall not be considered to be building or structural design. It shall be restricted solely to graphics, symbols, or written copy that is meant to be used in the aforementioned way. This definition shall include inflatable signs, balloons or other similar devices.

GG. “Sign area” means:

1. The total area of a sign visible from any one viewpoint or direction, excluding the sign support structure, architectural embellishments, or framework that contains no written copy, and includes only one side of a double-faced sign.

2. Individual letter signs using a wall as the background without added decoration or change in wall color shall be calculated by measuring the perimeter enclosing each letter. The combined total area of each individual letter shall be considered the total area of the sign.

3. Module signs consisting of more than one sign cabinet shall be computed by adding together the total area of each module.

4. Perimeter of sign area shall be established by the smallest rectangle enclosing the extreme limits of the letter module or advertising message being measured.

HH. “Sign height” means the vertical distance measured from the adjacent grade to the highest point of the sign.

II. “Sign structure” means any structure that supports or is capable of supporting any sign as defined in this chapter. A sign structure may be a single pole or may or may not be an integral part of the building or structure.

JJ. "Single-tenant building" means a commercial building or structure that contains one enterprise or occupant. Buildings within a multibuilding complex may not be considered a single-tenant building.

KK. "Special event signage" means temporary signs including posters, flags, pennants, and inflatable materials; which are not the primary identification for the organization, event or product advertised; and which are primarily intended for very short-term promotional periods.

LL. "Suspended sign" means a sign that is attached to and suspended from a marquee or canopy, and subject to right-of-way and clearance regulations.

MM. "Temporary sign" means any sign or advertising display constructed of wood, vinyl, cloth, canvas, light fabric, paper, cardboard, or other light materials, with or without frames, intended to be displayed for a limited time only. This definition shall include inflatable signs.

NN. "Traffic hazard" means any sign which does not meet city standards for clear zone or sight distance or which does not meet the requirements of the Americans with Disabilities Act.

OO. "Wall sign" means a sign attached or erected parallel to and extending not more than 16 inches from the facade or face of any building to which it is attached and supported through its entire length, with the exposed face of the sign parallel to the plane of said wall or facade. "Window signs" which do not meet the definition of a "temporary sign" shall be considered as wall signs.

PP. "Window sign" means a sign located inside or affixed to windows of a building, whether temporary or permanent, lighted or unlighted, which may be viewed from the exterior of the building. (Ord. 6591 § 4, 2016; Ord. 6501 § 4, 2014; Ord. 5993 § 1, 2006; Ord. 4705 § 2, 1994; Ord. 4229 § 2, 1987.)

18.56.025 Real estate signs.

No sign permit is required, except as provided in subsection F of this section. All exterior real estate signs must be of wood or plastic or other durable material.

The permitted signs are as follows:

A. *Residential "For Sale" and "Sold" Signs.* Such signs shall be limited to one sign per street frontage not to exceed five square feet in sign area per side, placed entirely on the property for sale, and not to exceed a height of seven feet.

B. *Residential Directional "Open House" Signs.* Such signs shall be limited to one sign per street frontage on the premises for sale and three off-premises signs. However, if a broker/agent has more than one house open for inspection in a single development or subdivision, they are limited to four off-premises "open house" signs in the entire development or subdivision. Such signs are permitted only during daylight hours and when the broker/agent or seller or an agent is in attendance at the property for sale. No such sign shall exceed five square feet in sign area per side. The sign may be placed along the periphery of a public right-of-way, provided it does not interfere with traffic safety, but it may not be attached to a utility pole or traffic safety device.

C. *Undeveloped Commercial and Industrial Property "For Sale or Rent" Signs.* One sign per street frontage advertising undeveloped commercial and industrial property for sale or for rent is permitted while the property is actually for sale or rent. The sign shall not exceed 32 square feet in sign area per side and eight feet in height.

D. *Developed Commercial and Industrial Property "For Sale or Rent" Signs.* One sign per street frontage advertising a commercial or industrial building for rent or sale is permitted while the building is actually for rent or sale. If one face of the building is less than 10 feet from the building line, the sign shall be placed on the building or in a window. The sign shall not exceed eight feet in height; if freestanding, it shall be located more than 15 feet from any abutting property line and a public right-of-way line. Said sign shall not exceed 32 square feet in sign area per side.

E. *Undeveloped Residential Property "For Sale" Signs.* One sign per street frontage advertising undeveloped residential property for sale is permitted not exceeding 32 square feet in area per side, nor exceeding a height of eight feet. If the sign is greater than five square feet in area, it must be placed more than 30 feet from the abutting property line.

F. *Additional Signs.* The planning, building and community director may grant a special permit to allow temporary off-premises signs in addition to those permitted above, not to exceed five square feet in size per side, or 42 inches in height. Notice of adjacent property owners shall not be required. Such additional signs may be used to advertise open houses, to provide directions to new developments, or similar purposes. Such signs may be placed along the periphery of the

public right-of-way, provided they do not interfere with traffic safety, but they may not be attached to utility poles or traffic safety devices. The planning, building and community director shall determine the number and locations of such signs, and the period during which they may be displayed. The planning, building and community director shall take into account the number of existing signs in any proposed location, and shall limit or prohibit new ones so as to prevent a traffic safety hazard or a detrimental effect on neighboring property. (Ord. 5993 § 1, 2006.)

18.56.030 General provisions, all districts.

A. *Community Signs.* The planning, building and community director may approve and permit to be erected entrance signs, at or near the city limits, on city public right-of-way or on privately owned parcels with the owner's permission, on which may be listed institutional names, service clubs or organizations or points of interest or similar public information. Right-of-way use permits may be required for signs located in the public right-of-way.

B. *Temporary Signs.*

1. Special event signage may be allowed subject to the following:

    a. Use of such signage is limited to 10 days per display, not to exceed 10 days in any 90-day period;

    b. The area of any single sign shall not exceed 30 square feet;

2. Banners may be allowed subject to the following:

    a. No more than two such signs may be used per site at any given time;

    b. Use of such signs is limited to 90 consecutive days, and may not exceed 90 days in any 120-day period;

    c. The area of any single banner used by a single business on a site shall not exceed 32 square feet;

3. Signs which are placed upon or within a window and which are intended to be viewed from the right-of-way shall not exceed 50 percent of the window area;

4. Permits are not required, except that signs exceeding the allowable size and time duration must receive a permit issued by the planning, building and community director if special circumstances exist that warrant the additional signage.

C. *Civic Events.* Street banners may be permitted subject to approval and installation in accordance with rules and procedures established by the city of Auburn public works department.

D. *Sign Lighting Provisions.*

1. All lighting shall be arranged to reflect away from any residential zone. No person shall construct, establish, create or maintain any stationary exterior lighting or illumination system or any interior system which is intended to be viewed from a street, highway or other public thoroughfare used for vehicular traffic which system contains or utilizes:

a. Any exposed incandescent lamp with wattage in excess of 25 watts;

b. Any exposed incandescent lamp with a metallic reflector;

c. Any exposed incandescent lamp with an external reflector;

d. Any revolving beacon light;

e. Any continuous or sequential flashing operation, except as allowed for changing message center signs in subsection F of this section;

2. The provisions of subsection (D)(1) of this section shall not apply to:

a. Lighting systems owned or controlled by any public agency for the purpose of directing or controlling navigation, traffic, or highway or street illumination;

b. Aircraft warning lights.

E. *Construction Provisions, Sight Distance, Exposed Angle Iron and Wire.*

1. Each sign shall be adequately constructed in accordance with the requirements of the International Building Code, as amended;

2. Signs containing electrical circuitry shall meet the requirements of the National Electrical Code and all state laws, and shall include an approved testing lab sticker;

3. Signs must meet vehicular sight distance requirements established by the city engineer pursuant to the city of Auburn engineering design standards;

4. When a projecting sign is used, no angle irons, guy wires or braces shall be visible, except those that are an integral part of the overall design, such as decorative metals or woods, or unless they are required for safety.

F. *Changing Message Center Signs.* Where permitted under this chapter, changing message center signs shall comply with the following requirements; provided, that changing message center signs that only display time and temperature or similar public service information shall be exempt from these requirements.

1. *Where Allowed.* Changing message center signs shall only be allowed in the I, P-1, C-1, C-2, DUC, C-3, M-1 and M-2 zones.

a. In the I and C-1 zones, changing message center signs shall only be allowed on frontages along a collector, minor or principal arterial street.

b. In the I zone, no changing message center sign shall operate between the hours of 10:00 p.m. and 6:00 a.m.

c. In the DUC zone, changing message center signs shall only be allowed when located adjacent and oriented to Auburn Way North/Auburn Way South street frontages. (For other sign standards for the DUC zone, see ACC 18.29.060(I).)

2. *Number.* No more than one changing message center sign per street frontage shall be permitted on each property.

3. *Sign Face Area.* Except in the I and P-1 zones, the changing message center shall not constitute more than 75 percent of a sign's total sign face area.

4. *Display.*

a. The display of the sign shall not change more rapidly than once every one and one-half seconds.

b. No scrolling message shall require more than five seconds to be displayed in its entirety.

5. *Light Levels.*

a. Changing message center signs shall have installed ambient light monitors and shall at all times allow such monitors to automatically adjust the brightness level of the sign based on ambient light conditions.

b. At no time shall a changing message center sign be operated at a brightness level greater than the manufacturer's recommended levels.

c. All lighting shall be arranged to reflect away from any residential zone. The director shall have the authority to require a sign permit application to include information to ensure the intent of this requirement is met.

d. The brightness level shall not exceed 8,000 nits when measured from the sign's face at its maximum brightness during daylight hours and 500 nits when measured from the sign's face at its maximum brightness between dusk and dawn.

6. *On-Premises Advertising Only.* Changing message center signs shall only advertise on-premises products and services, or display public service messages or messages on behalf of not-for-profit organizations.

7. *Additional Requirements.* A copy of the manufacturer's operating manual shall be provided to the city upon request.

8. *Amortization.* All changing message center signs that do not comply with the requirements of subsections (F)(4) and (5) of this section shall be brought into compliance with those requirements by April 1, 2009.

G. *Change of Copy.* The holder of a permit, for the duration thereof, shall have the right to change the advertising copy on the structure or sign for which the permit was issued without being required to pay any additional fees.

H. *Exemptions.* Unless otherwise specified or unless expressly prohibited, it is not the intent of this chapter to regulate the following signs:

1. The flag of a government or noncommercial institutions such as schools, with the poles treated as structures;

2. Official public notices, official court notices;

3. Incidental signs (see ACC 18.56.020(O), definitions);

4. Signs not visible from public right-of-way;

5. Lettering or symbols painted directly onto or flush-mounted magnetically onto an operable vehicle;

6. Painting, repainting, cleaning, repairing, and other normal maintenance unless structural or electrical changes are made;

7. Religious symbols not attached to a permitted sign;

8. Memorial signs or tablets, names of buildings, dates of erection and the like, which are incorporated into the building material and facade;

9. Signs required by law, traffic or pedestrian control signs, signs indicating scenic or historic points of interest, which are erected by or on the order of a public officer in the performance of their public duty;

10. Sculptures, fountains, mosaics, and design features which do not incorporate advertising or identification;

11. Temporary signs limited exclusively to noncommercial speech.

I. *Prohibited Signs.* From and after the effective date of the ordinance codified in this chapter it shall be unlawful for any person to erect or place within the city, except as otherwise authorized:

1. A swinging projecting sign;

2. Portable signs, except as permitted by ACC 18.56.025 (Real estate signs), ACC 18.56.040(E) and ACC 18.29.060(I) (Signs);

3. Banners, pennants, ribbons, streamers, spinners, rotating or blinking lights, strings of lights, or similar devices, except as permitted by subsection B of this section (Temporary Signs);

4. Flashing signs, except as permitted in subsection D of this section (Sign Lighting Provisions);

5. Changing message center signs, except as allowed in the I, P-1, C-1, C-2, , M-1 and M-2 zones;

6. Signs attached to, or placed on, a vehicle or trailer parked on private or public property that is not associated with the business advertised on said sign(s). This provision is not to be construed as prohibiting the identification of a firm or its principal products on a vehicle used in the normal course of business. This does not include automobile for sale signs or signs attached to franchised buses or taxis;

7. Private signs placed in or on a public right-of-way, except for as expressly permitted by this chapter;

8. Any sign which constitutes a traffic hazard or detriment to traffic safety by reason of its size, location, movement, coloring, or method of illumination, or by obstructing the vision of drivers, or detracting from the visibility of any official traffic control device by diverting or tending to divert the attention of drivers of moving vehicles from traffic movement on streets, roads, intersections, or access facilities. No sign shall be erected so that it obstructs the vision of pedestrians by glare or method of illumination or constitutes a hazard to traffic. No sign may use words, phrases, symbols or characters in such a manner as to interfere with, mislead, or confuse traffic;

9. Any sign or advertising structure or supporting structure that is torn, damaged, defaced or destroyed;

10. Signs attached to poles installed by governmental agencies, utility poles, trees, rocks or other natural features;

11. Signs attached to benches, garbage cans, or other street furniture located within the public right-of-way;

12. Rotating signs;

13. Billboards;

14. Any sign which does not structurally or materially conform to the requirements of the city's adopted International Building Code.

J. *Nonconforming Signs.* Permanent signs established legally prior to the adoption of the ordinance codified in this chapter that do not conform to the regulations of this chapter with regard to number, size, height or location shall be allowed to remain as legal nonconforming signs except as follows:

1. Whenever a new building replaces the principal building.

2. When there is an expansion of an existing building, the requirements of this section shall apply only if there is an increase in floor area of 25 percent or more (including the cumulative increase of previous expansions after the effective date of the ordinance amending this section).

3. Whenever a nonconforming use is replaced by a conforming use, the requirements of this section shall apply in full to the new use if and only if there is a change in required signage due to the zoning district.

4. Any sign, including the sign structure, now or hereafter existing which no longer advertises a bona fide business conducted or a product sold. Such sign(s) shall be taken down and removed by the owner, agent or person having the beneficial use of the land, building or structure upon which such sign may be found within 90 days after written notification from the building official.

K. *Master Sign Plans Authorized.* The planning, building and community director has the authority to require a master sign plan to ensure a consistent and coordinated signage scheme for development proposals. In approving master sign plans under the provisions of this subsection, the director has the authority to approve signage schemes that allow for signs greater in area and height than allowed in the particular zone in which the development is located when a coordinated signage scheme is used. Master signage plans shall be recorded.

L. *Maintenance and Safety.* All permanent, temporary and portable signs and components thereof must be maintained in good repair and in a safe, neat, clean and attractive condition. Failure to maintain a sign(s) in accordance with this subsection shall be subject to the code compliance provisions of the Auburn City Code. (Ord. 6828 § 1 (Exh. A), 2021; Ord. 6591 § 6, 2016; Ord. 6501 § 6, 2014; Ord. 5993 § 1, 2006; Ord. 5342 § 2, 2000; Ord. 4705 § 2, 1994; Ord. 4229 § 2, 1987.)

18.56.040 Regulation by district.

A. RC, R-1, R-2, R-3, R-4, and R-MHP Zones (Nonresidential Uses, Except As Noted).

1. *Residential Entry Monument.* A cumulative area of 50 square feet or 10 feet in height (highest point of sign structure) not to exceed two per entrance; provided, that no sign exceeds 32 square feet in area.

2. Maximum sign area of all signs is 40 square feet per frontage.

3. *Freestanding Signs.*

   a. Total number permitted: One per frontage not to exceed two total freestanding signs per property.

   b. Maximum height: 10 feet.

   c. Maximum area: 32 square feet per face, calculated at a rate of one square foot of sign area for every three lineal feet of frontage. The minimum entitlement for freestanding signs shall be one 16-square-foot sign for those sites with frontages less than 48 feet.

4. *Wall Signs (for Building or Tenant Space).*

   a. Total number permitted: One per frontage not to exceed two total wall signs per building.

   b. Maximum area: 32 square feet, calculated at a rate of one square foot of sign area for every three lineal feet of frontage. The minimum entitlement for wall signs shall be one 16-square-foot sign for those sites with frontages less than 48 feet.

5. Signs may be indirectly illuminated only.

B. *R-F, R-NM, and C-1 Zones (Nonresidential Uses).*

1. Maximum sign area of all signs is 150 square feet per frontage.

2. *Freestanding Signs.*

   a. Total number permitted: One per frontage not to exceed two total.

   b. Maximum height: 22 feet, 10 feet in the R-F zone.

   c. Maximum area: 100 square feet per face, 75 square feet per face in the RO zone, calculated at a rate of one square foot of sign area for every two lineal feet of frontage.

Minimum entitlement for freestanding signs shall be one sign at 32 square feet for those sites with less than 64 feet of frontage.

d. If permitted, the second freestanding sign shall not exceed 50 percent of the area allowed for a single freestanding sign and 150 feet measured in a straight-line distance must separate multiple pole signs.

3. *Wall Signs (for Building or Tenant Space).*

a. Total number permitted: One per frontage.

b. Maximum area: 100 square feet, calculated at a rate of one square foot of sign area for every one and one-half lineal feet of frontage. For multitenant buildings where freestanding signage contains the name of not more than one tenant business (e.g., a prime tenant name or a shopping center name), an additional 25 percent of wall signage per tenant space shall be allowed. This increase in signage shall not apply to minimum entitlement for wall signs, which shall be one sign at 16 square feet.

c. Signs may be directly or indirectly illuminated.

4. *Suspended Signs.*

a. Total number permitted: One per entrance.

b. Maximum area: Six square feet per face.

c. Minimum clearance is eight feet from sign to grade.

5. *Projecting Signs.*

a. Not permitted in R-F or R-NM.

b. Total number permitted: One in lieu of a permitted freestanding sign.

c. Maximum height: Height requirement of the zoning district.

d. Maximum area: 50 percent of the area allowed for single freestanding sign.

C. *P-1 and I Zones.*

1. *Freestanding Signs.*

a. Total number permitted: One per frontage not to exceed two total.

b. Maximum height: 18 feet.

c. Maximum area: 80 square feet per face, calculated at a rate of one square foot of sign area for every two lineal feet of frontage. The minimum entitlement for freestanding signs is one sign at 32 square feet.

d. If permitted, the second freestanding sign shall not exceed 50 percent of the area allowed for a single freestanding sign and 150 feet measured in a straight-line distance must separate multiple pole signs.

e. For projects, parcels or complexes that have a single street frontage and more than 300 feet of street frontage, a changing message center sign may be permitted for a total of two signs per frontage subject to the following:

i. Only one changing message center is provided.

ii. Multiple signs are separated by at least 150 feet.

iii. The combined area of the two signs does not exceed 120 square feet in size and neither sign is greater than 80 square feet in size.

2. *Wall Signs (for Building or Tenant Space).*

a. Total number permitted: Two per street frontage.

b. Maximum area: 50 square feet for total of all wall signs per frontage.

c. Signs may be directly or indirectly illuminated.

D. *L-F, M-1 and M-2 Zones.*

1. Maximum sign area of all signs is 150 square feet per frontage.

2. *Freestanding Signs.*

a. Total number permitted: Two per frontage not to exceed four total.

b. Maximum height: 30 feet.

c. Maximum area: 125 square feet per face, calculated at a rate of one square foot of sign area for every two lineal feet of frontage. Minimum entitlement for freestanding signs is 32 square feet for those sites without 64 feet of frontage.

d. The total area of freestanding signs on any given frontage shall not exceed the area allowed for a single freestanding sign.

e. The maximum height of signs located on a second or third frontage shall be 20 feet.

f. Multiple freestanding signs must be separated by 150 feet measured in a straight-line distance.

3. *Wall Signs (for Building or Tenant Space).*

a. Total number permitted: One per frontage.

b. Maximum area: 100 square feet, calculated at a rate of one square foot of sign area for every one and one-half lineal feet of frontage.

4. *Projecting Signs.*

a. Total number permitted: One in lieu of a permitted freestanding sign.

b. Maximum height: Height requirement of the zoning district.

c. Maximum area: 50 percent of the area allowed for single freestanding sign.

E. *C-2 Zone.*

1. *Freestanding Signs.*

a. Total number permitted: Two per frontage not to exceed four total.

b. Maximum height: 30 feet.

c. Maximum area: 200 square feet, calculated at a rate of one square foot of sign area for every two lineal feet of frontage; provided, that the maximum size of any sign does not exceed 125 square feet per face. The minimum entitlement for freestanding signs is 32 square feet for those sites without 64 feet of frontage.

d. The total area of freestanding signs on any given frontage shall not exceed the area allowed for a single freestanding sign.

e. The maximum height of signs located on a second or third frontage shall be 20 feet.

2. *Wall Signs (for Building or Tenant Space).* Maximum area: 125 square feet, calculated at a rate of one square foot of sign area for every one and one-half lineal feet of frontage.

3. *Projecting Signs.*

a. Total number permitted: One in lieu of a permitted freestanding sign.

b. Maximum height: Height requirement of the zoning district.

c. Maximum area: 50 percent of the area allowed for single freestanding sign.

4. *Suspended Signs.*

a. Total number permitted: One.

b. Maximum placement height: 25 feet.

c. Maximum area: Six square feet per face.

d. Minimum clearance is eight feet from sign to grade.

5. *Off-Premises Signs.*

a. Total number permitted: One per business and one per parcel.

b. Location: Off-premises sign must be located in zone that permits off-premises signs.

c. Maximum height: 20 feet.

d. Maximum area: 50 percent of the area allowed for single freestanding sign, calculated using the feet of frontage of the site where the sign is located.

e. Must be within 750 feet of the business being advertised.

f. Must be separated from any existing pole sign a minimum distance of 150 feet measured in a straight-line distance.

g. Sign can be no more than two faces.

h. Signs may be directly or indirectly illuminated. (Ord. 5993 § 1, 2006; Ord. 4229 § 2, 1987.)

18.56.050 Administrative provisions.

A. *Permits Required.* Except as provided in subsection B of this section, no signs shall hereafter be erected, re-erected, constructed, altered, or maintained, except as provided by this chapter and, when required, a building permit for the same has been issued by the building official. A separate permit shall be required for a sign or signs for each business entity and/or a separate permit shall be required for each group of signs on a single supporting structure.

1. *Application for Permits.* Application for sign permits shall be made to the building official on a form as provided by the building division. Such application shall require:

a. Name of business and address where work is to be performed.

b. Name and address of property owner.

c. Name and title of the person completing the application.

d. Name, address and telephone number of the person or firm doing the work and preferably the owner of said establishment.

e. Washington contractor's registration number, industrial use permit number, sales tax number.

f. A site plan showing location of the sign in relation to buildings, property lines and street right-of-way including the size and location of all existing signs on the property.

g. A scale drawing of the proposed sign or sign revision showing size, height, copy, structural and footing details, and material specifications.

h. A description of work to be performed and type of sign.

i. Electrical load with name of electrical contractor responsible for installation of service feed wires if other than sign contractor.

j. Structural engineer's stamp required on those signs and sign structures subject to wind and seismic forces.

2. *Revocation of Permit.* The building official may, in writing, suspend or revoke a permit issued under provisions of this chapter whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this chapter.

3. *Permit Fee Schedule.* The fees prescribed in the city's fee schedule must be paid to the city for each sign installation for which a permit is required by this chapter and must be paid before any such permit is issued by the building official. Fees for building permits for each sign erected, installed, affixed, structurally altered, relocated, or created by painting shall be set in accordance with the city's fee schedule.

4. Sign permits shall be processed in accordance with the relevant timelines and procedures identified in ACC Title 14, Project Review.

B. *Interpretation.* In all applications for permits where a matter of interpretation arises, the most restrictive definition shall prevail. (Ord. 5993 § 1, 2006; Ord. 4705 § 2, 1994; Ord. 4229 § 2, 1987.)

18.56.060 Deviations, variances and appeals.

A. The planning, building and community director may grant up to a 50 percent deviation to the provisions of this sign code related to sign height and sign area. In a petition for a deviation, the planning, building and community director shall have the power and duty to review, decide, grant, grant with conditions or deny the requested deviation. The planning, building and community director may grant a deviation from the provisions of this chapter only when the deviation is within 50 percent of the entitlement and all of the following findings of fact are met:

1. The literal interpretation and strict application of the provisions and requirements would cause undue and unnecessary hardship because of unique or unusual conditions pertaining to the specific building, parcel or property in question; and

2. The granting of the requested deviation would not be materially detrimental to the public welfare or injurious to the property or property owners in the vicinity; and

3. The granting of the deviation would not be contrary to the general objective and intent of this chapter, this title, or the comprehensive plan.

B. An applicant requesting an administrative deviation under the provisions of this chapter shall submit the following, along with the required filing fee:

1. A letter in memorandum format outlining how the request is consistent with the criteria of this subsection.

2. A site plan that accurately drawn to an engineered scale of one inch equals 40 feet, one inch equals 20 feet or one inch equals 10 feet that includes the following information:

a. Boundaries and dimensions of the site;

b. Location of buildings, parking areas and adjacent streets;

c. Graphic representations of all existing signs including their size, height and placement on the site;

d. Graphic representation of the proposed sign(s) subject to the request;

e. Building elevation showing the placement of the sign on that elevation, if applicable.

C. The action of the planning, building and community director rejecting, approving or modifying any decision or application is a final administrative decision subject to appeal to the city's hearing examiner. Appeals of administrative decisions with regard to this chapter shall be processed consistent with ACC 18.70.050.

D. The planning, building and community director shall render a written decision on the requested deviation request within seven business days of submittal of all required elements and filing fee.

E. Requests that exceed the 50 percent deviation or those not related to allowable sign height or sign area shall be processed as a variance in accordance with ACC 18.70.010.

F. The planning, building and community director may allow for the repair or replacement of nonconforming signs that have a significant historical or cultural element or are integral components of a building roof or facade that has a significant historical or cultural element to which the sign is a contributing component. (Ord. 5993 § 1, 2006; Ord. 4229 § 2, 1987.)

18.56.070 Liability.

This chapter shall not be constituted to relieve from or lessen the responsibility of any person owning, building, altering, constructing, removing or moving any sign in the city for damages to anyone injured or damaged either in person or property by any defect therein; nor shall the city, or any agent thereof, be held as assuming such liability by reason of permit or inspection authorized herein or a certificate of inspection issued by the city or any of its agents. (Ord. 5993 § 1, 2006; Ord. 4229 § 2, 1987. Formerly 18.56.110.)

18.56.080 Conflicts repealed.

All sections or parts of sections of the municipal code, all ordinances and all resolutions or parts of resolutions, in conflict herewith, be and the same are repealed to the extent of such conflict. (Ord. 5993 § 1, 2006; Ord. 4229 § 2, 1987. Formerly 18.56.120.)

The Auburn City Code is current through Ordinance 6940, passed April 15, 2024.

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.

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Chapter 18.57
STANDARDS FOR SPECIFIC LAND USES

Sections:

18.57.010 Intent.
18.57.015 Applicability.
18.57.020 Industrial, manufacturing and processing, wholesaling.
18.57.025 Recreation, education and public assembly.
18.57.030 Mixed-use development.
18.57.035 Retail.
18.57.040 Services.
18.57.045 Transportation, communication and infrastructure.
18.57.050 Vehicle sales and services.

18.57.010 Intent.

This chapter provides site planning, development, and/or operating standards for certain land uses that are allowed by individual or multiple zoning districts, and for activities that require special standards to mitigate their potential adverse impacts. (Ord. 6435 § 1, 2012.)

18.57.015 Applicability.

The land uses and activities covered by this chapter shall comply with the provisions of the sections applicable to the specific use, in addition to all other applicable provisions of this zoning code. The standards for specific land uses in this chapter supplement and are required in addition to those in ACC 18.23.040 and 18.35.040, Development standards. (Ord. 6435 § 1, 2012.)

18.57.020 Industrial, manufacturing and processing, wholesaling.

A. *Outdoor Storage, Incidental to Principal Permitted Use on Property.*

1. *C-2 Zone.* Outdoor storage is subject to the following requirements:

   a. Outdoor storage shall be limited to an area no greater than 10 percent of the lot.

   b. Outdoor storage shall be located between the rear lot line and the extension of the front facade of the principal structure; provided also, that for corner lots no outdoor storage is allowed between a building and a side street lot line. For through lots, the location for outdoor storage shall be determined by the planning director.

   c. Outdoor storage shall not be located in a required yard/setback area.

   d. Outdoor storage shall not be permitted on undeveloped lots.

   e. Outdoor storage shall be limited to 15 feet in height. The planning director may authorize an increase in height, up to 50 percent, through an administrative variance, subject to the procedures of ACC 18.70.015(A)(2).

   f. Outdoor storage areas shall be landscaped in accordance with ACC 18.50.040(C)(5).

   g. Outdoor storage areas shall consist of a hard surface material of either gravel or paving.

   h. Outdoor storage shall consist of supplies, materials, and/or equipment that are in working and usable condition.

   i. Outdoor storage of unworkable and/or unusable equipment, supplies or materials is not permitted.

2. *M-1 Zone.* Outdoor storage is subject to the following requirements:

   a. Outdoor storage shall be limited to an area no greater than 50 percent of the lot.

   b. Meet requirements of subsections (A)(1)(b) through (i) of this section.

3. *M-2 Zone.* Outdoor storage is subject to the following requirements:

   a. Outdoor storage shall be landscaped in accordance with ACC 18.50.040(C)(5).

   b. Outdoor storage shall not be permitted on undeveloped lots.

   c. Outdoor storage shall be limited to 30 feet in height.

B. *Storage – Personal Storage Facility (Mini-Storage).*

1. *All Zones Where Permitted.*

a. The design of facades, landscaping and lighting of premises shall be compatible with the intent of the applicable district.

b. Storage unit doors shall be screened or located so as to not be visible from residential property.

c. There shall be no outside storage of goods or materials of any type at the personal storage facility except that of wheeled vehicles (recreational vehicles, campers, trailers, trailer-mounted boats, motorized vehicles, etc. – but not inoperable motor vehicles). Such vehicles may be stored in areas that have been specifically designated and set aside for such use, in accordance with the following:

i. Vehicles shall be screened from view of public, residential and other commercial property with sight-obscuring fencing or berms at least eight feet in height. When berms are used they shall be landscaped with shrubbery and/or trees.

ii. Storage of recreational vehicles and trailer-mounted boats shall not occur in required parking spaces, drives and/or lanes between storage buildings, parking lanes, or within required building setbacks.

iii. No vehicle or boat maintenance, washing, or repair shall be permitted.

d. Storage units shall not be used for manufacturing, fabrication, processing of goods, conducting servicing or repair; nor used to conduct garage sales or retail sales; nor conduct any other commercial or industrial activity.

C. *Warehousing and Distribution.*

1. *All Zones Where Permitted.*

a. Motor freight transportation is permitted but only as an incidental use to the principal use of the property.

b. Loading and unloading docks shall not be visible from the street. If this requirement cannot be met, an additional 10-foot width of landscaping along the

abutting street, meeting the provisions of ACC 18.50.040(C) (Landscape Design and Planting Requirements), is required.

c. All odors, noise, vibrations, heat, glare, or other emissions shall be controlled within the confines of a building unless specifically permitted elsewhere by this title.

d. No on-site hazardous substance processing and handling, or hazardous waste treatment and storage facilities, shall be permitted, unless clearly incidental and secondary to a permitted use. On-site hazardous waste treatment and storage facilities shall be subject to the state siting criteria (Chapter 70.105 RCW). (Ord. 6885 § 1 (Exh. A), 2022; Ord. 6435 § 1, 2012.)

18.57.025 Recreation, education and public assembly.

A. *Commercial Recreation Facility, Outdoor.*

1. *All Zones Where Permitted.*

a. Facility shall not be located within 300 feet of an existing residential zone. The planning director may allow a reduction in this setback, not to exceed a minimum setback of 50 feet, after review of an acoustic study completed by a licensed professional showing that the facility would not exceed maximum noise levels permissible in identified environments as determined by Chapter 173-60 WAC, as amended.

b. The planning director may require an acoustic study for any proposed facility which could have or create a noise exposure greater than that deemed acceptable. Upon review of the study, increased setbacks, noise avoidance or mitigation measures may be imposed.

c. Outdoor speakers and sound amplification shall not be permitted for uses immediately next to residential uses.

d. Access to such facilities shall be from a public arterial or collector road as defined on the currently adopted City of Auburn Street Functional Classification Map. (Ord. 6435 § 1, 2012.)

18.57.030 Mixed-use development.

A. *All Zones Where Permitted.*

1. Multiple-family dwellings shall only occur concurrent with or subsequent to the development and construction of the nonresidential components of the mixed-use development unless a different sequence is allowed in the following code sections.

2. *Vertical Mixed-Use.*

a. Mixed-use development comprised of a maximum of one building on a development site shall have a minimum of 50 percent of the ground floor comprised of one or more of the uses permitted outright, administratively, or conditionally, listed under “Recreation, Education, and Public Assembly,” “Retail,” or “Services” in Table 18.23.030; provided, that uses normal and incidental to the building including, but not limited to, interior entrance areas, elevators, waiting/lobby areas, mechanical rooms, mail areas, garbage/recycling/compost storage areas, and vehicle parking areas located on the ground floor shall occupy a maximum of 50 percent of the ground floor space.

3. *Horizontal Mixed-Use.*

a. Mixed-use development comprised of two or more buildings shall have a minimum of 25 percent of the cumulative building ground floor square footage comprised of one or more of the uses permitted outright, administratively, or conditionally, listed under “Recreation, Education, and Public Assembly,” “Retail,” or “Services” in Table 18.23.030; provided, that uses normal and incidental to the building including, but not limited to, interior entrance areas, elevators, waiting/lobby areas, mechanical rooms, mail areas, garbage/recycling/compost storage areas, and vehicle parking areas located on the ground floor shall not be included in this 25 percent requirement.

b. Mixed-use development comprised of two or more buildings (horizontal mixed-use) shall be arranged with the required nonresidential building(s) located adjacent to the public street or private street and the residential building located behind. For a corner lot or through lot, the nonresidential building(s) shall be located adjacent to the higher classification street.

B. *C-2 Zone.*

1. One thousand two hundred (1,200) square feet of lot area is required for each dwelling unit.

2. All other requirements of subsection A of this section shall apply.

C. *C-AG Zone.*

1. Vertical or horizontal mixed-use is allowed.

2. Multiple-family dwellings may be constructed prior to the development and construction of the nonresidential components of the mixed-use development; provided, that the nonresidential components of the master plan are development ready (i.e., wet and dry utilities are extended to future commercial pads) and required frontage improvements as determined by the community development director are completed.

D. *M-1 Zone.*

1. Vertical mixed-use development is required.

2. Ground floor uses shall be comprised of one or more of the uses permitted outright, administratively, or conditionally, listed under "Retail" or "Services" in Table 18.23.030. All other requirements of subsection A of this section shall apply. (Ord. 6885 § 1 (Exh. A), 2022; Ord. 6728 § 5 (Exh. E), 2019; Ord. 6644 § 3, 2017; Ord. 6478 § 1, 2013; Ord. 6435 § 1, 2012.)

18.57.035 Retail.

A. *Building and Landscape Materials Sales.*

1. *All Zones Where Permitted.*

a. Landscape materials displayed outdoors are limited to plants, soils, gravel, and fertilizer. No soil mixing is allowed.

b. Stored materials other than landscape plant materials shall be completely screened by walls or buildings and shall not protrude above the height of the enclosing walls or buildings or be visible from a public right-of-way or adjacent residential zone or use and shall not be located in any of the required setbacks.

c. Stored building supplies and landscaping materials shall be limited to 15 feet in height. The planning director may authorize an increase in height, up to 50 percent, through an administrative variance, subject to the procedures of ACC 18.70.015(A)(2).

B. *Repealed by Ord. 6885.*

C. *Nursery.*

1. *All Zones Where Permitted.*

a. Aerial application of any pesticides, fungicides, fertilizer or any other chemical shall be prohibited.

b. Operation of heavy equipment is prohibited.

c. Outdoor storage and display of landscape plant materials (excluding elements such as mulch, pebbles, gravel stone, fertilizer, wood, sculptures, furniture, etc.) is permitted, but shall not be located in the required setbacks. Chain link fences, with black or green vinyl covering, are permitted for security purposes.

d. Stored materials other than landscape plant materials shall be completely screened by walls or buildings and shall not protrude above the height of the enclosing walls or buildings or be visible from a public right-of-way or adjacent residential districts or use and shall not be located in any of the required setbacks.

D. *Outdoor Displays and Sales.*

1. *All Zones Where Permitted.*

a. Only the business or entity occupying the principal use or structure shall sell merchandise in the outdoor display areas. Other off-site businesses or vendors may be allowed to sell merchandise or hold a temporary event in the outdoor display areas provided the sale/event is conducted for three days or less, not visible from a public street, does not block required pedestrian or vehicle access, and a party submits a written description of their intended use of the property to the city a minimum of seven calendar days prior to use and abides by any written conditions of use required by the city. If any of the aforementioned requirements cannot be met, a temporary use permit subject to the provisions of Chapter 18.46A ACC is required.

b. All outdoor displays must be located on the same lot as the principal use.

c. Such outdoor display is permitted in any front or side yard, subject to a minimum setback of 20 feet from an adjoining property line.

d. Merchandise shall not be placed or located where it will interfere with pedestrian or building access or egress, required vehicular parking and handicapped parking, aisles, access or egress, loading space parking or access, public or private utilities, services or drainage systems, fire lanes, alarms, hydrants, standpipes, or other fire protection equipment, or emergency access or egress.

e. The height of displayed merchandise shall not exceed the height of any fence or wall or 10 feet, whichever is less.

f. Outdoor display areas shall not be located on any parking spaces needed to comply with the minimum parking ratios in Chapter 18.52 ACC, Off-Street Parking and Loading. Outdoor display areas shall be considered part of the floor area of the principal use or structure for purposes of computing the minimum number of parking spaces required.
(Ord. 6885 § 1 (Exh. A), 2022; Ord. 6435 § 1, 2012.)

18.57.040 Services.

A. *Animal Daycare.*

1. *All Zones Where Permitted.*

a. All pets shall be properly licensed.

b. For any dog that has been designated as a “dangerous dog” or “potentially dangerous dog” as defined by the Auburn City Code (ACC), the operator shall verify that the owner has complied with the regulations (on noticing, licensing, certificate of registration, restraining, etc.) contained in Chapter 6.35 ACC, Dangerous Dogs. The owner shall ensure the facility meets the requirements for a “proper enclosure” as set forth in ACC 6.01.010(A)(27).

c. All fenced exercise areas must be at least 50 feet from a habitable residential structure.

d. Adequate screening shall be required when abutting any residential use.

e. General care of pets must be confined to inside of building and under supervision.

f. Pets are permitted to be walked or exercised outside of building only under supervision and in accordance with all other applicable ordinances and laws.

g. The exterior appearance of an animal daycare building must be compatible with the appearance of neighboring properties.

B. *Animal Sales and Services.*

1. *All Zones Where Permitted.*

a. All sales and services shall be for household pets only.

b. Overnight boarding is allowed within a completely enclosed building; however, animal services or sales uses over 20,000 square feet in gross floor area that use a majority of their gross floor area for retail sales shall have no more than 15 percent of their gross floor area devoted to overnight boarding.

c. Animal sales and services use must be completely enclosed except that outdoor animal runs or other areas in which dogs will be allowed outside of an enclosed structure off leash (hereinafter "outdoor run") are allowed subject to compliance with the following conditions:

i. Outdoor runs shall not be permitted within 50 feet of a habitable residential structure.

ii. The outdoor run may operate only between the hours of 8:00 a.m. and 6:00 p.m.

iii. The facilities shall be constructed, maintained and operated so that neither the sound nor smell of any animals boarded or kept on the premises during the time that full enclosure is required can be discerned on other lots.

C. *Kennels, Animal Boarding.*

1. *All Zones Where Permitted.*

a. All pens shall be enclosed in an enclosed building.

b. The property on which the kennel is to be located shall be no closer than 100 feet to any residential zone.

c. Limited outdoor exercise runs or facilities shall be permitted so long as their hours of use are restricted to the hours between 8:00 a.m. and 6:00 p.m.

d. The facility must be air conditioned.

e. Exercise runs or facilities shall be a minimum of four feet by 10 feet.

f. The facility shall maintain a minimum total of 25 square feet of kennel area per animal. This area may be comprised of cage area, runs, or exercise facilities.

g. Any outdoor areas used for animal containment or exercise shall be maintained by removing animal waste on a daily basis for proper disposal as solid waste.

h. Any runoff, wash-down water, or waste from any animal pen, kennel, containment, or exercise area shall be collected and disposed of in the sanitary sewer after straining of solids and hair and shall not be allowed to enter the stormwater drainage or surface water disposal system.

i. Strained solids and hair shall be properly disposed of as solid waste.

D. *Repair Service – Equipment, Appliances.*

1. *C-1 and C-AG Zones.*

a. Any repairing done on the premises shall be incidental only and limited to custom repairing of the types of merchandise sold on the premises at retail. The floor area devoted to such repairing shall not exceed 30 percent of the total floor area occupied by the particular enterprises.

E. *Youth Community Support Facility.*

1. Youth community support facilities shall be located within 500 feet (walking distance) of a transit stop and connected via sidewalks or an approved pedestrian facility. (Ord. 6688 § 1 (Exh. 1), 2018; Ord. 6435 § 1, 2012.)

18.57.045 Transportation, communication and infrastructure.

A. *Towing Storage Yard.*

1. *M-1 and M-2 Zone.*

a. Motor vehicle(s) shall not remain on the property for more than 120 days.

b. Motor vehicle(s) may not be repaired, restored, rebuilt, or otherwise altered on the property.

c. Motor vehicle(s) shall not be stacked vertically.

d. Vehicle parts and scrap metal shall not be stored on the property.

e. The sale of motor vehicles shall not be permitted.

f. The towing storage yard shall be landscaped in accordance with ACC 18.50.040(C)(5).

g. Any motor vehicles which are damaged so as to be leaking fluid shall be brought to a impervious surface where all fluids shall be contained and disposed of in conformance with all state and federal regulations.

h. The applicant shall install a separator or other generally accepted industry device or practice that provides equal protection to prevent any leaking fluids from the motor vehicles from entering the soil or surface waters. (Ord. 6435 § 1, 2012.)

18.57.050 Vehicle sales and services.

A. *Automobile Washes (Automatic, Full or Self-Service).*

1. *All Zones where Allowed.* An automatic, full – or self-service car wash shall comply with the following standards:

a. Proper functioning of the site as related to vehicular stacking, circulation, and turning movements.

b. The use of outdoor speakers is prohibited.

c. Car washes/detailing shall be located at least 50 feet from any residential zone, use, or structure.

d. Car wash openings must be oriented away from residential zones, use or structures.

B. *Auto/Vehicle Sales and Rental.*

1. *C-1 Zone.*

a. The business shall be located on a principal or minor arterial as defined by the comprehensive transportation plan;

b. No repairing, painting or body work shall be conducted outside of a building;

c. If abutting an R zone, a sight-obscuring fence or landscape screen shall be required;

d. A minimum of a 25-foot setback shall be required of any building from any R zone;

e. Other landscaping or architectural improvements may be required to ensure compatibility with present and potential C-1 uses in the vicinity.

C. *Fueling Station.*

1. *All Zones Where Permitted.*

a. Fueling station canopies shall not exceed 20 feet in height or the height of the principal building, whichever is less.

b. Canopies shall be architecturally integrated with the principal building and all other accessory structures on the site through the use of the same or compatible materials, colors, and roof pitch.

c. Any lighting fixtures or sources of light that are a part of the underside of the canopy shall be recessed into the underside of the canopy so as not to protrude below the canopy ceiling surface more than two inches.

d. All surfaces for exterior building facades or canopies shall be finished to match the surfaces of the principal structure.

D. *Vehicle Services – Repair/Body Work.*

2. *All Zones Where Permitted.*

a. Outdoor work areas shall be fenced, walled or screened to minimize on – and off-site noise, glare, odor, or other impacts.

b. All repair work or lubrication shall be conducted within the principal building. All permanent storage of materials, merchandise, or repair and servicing equipment shall be contained within the principal building.

c. All body work and painting shall be conducted within fully enclosed buildings.

d. No operator shall permit the storage of motor vehicles for a period in excess of 24 hours unless the vehicles are enclosed in the principal building. (Ord. 6435 § 1, 2012.)

The Auburn City Code is current through Ordinance 6940, passed April 15, 2024.

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Chapter 14.22
COMPREHENSIVE PLAN

Sections:

14.22.010 Purpose.
14.22.020 Comprehensive plan adopted.
14.22.030 Early and continuous public participation.
14.22.040 Definitions.
14.22.050 Conformance and consistency.
14.22.060 Amendments and exceptions.
14.22.070 Periodic assessment.
14.22.080 Docketing.
14.22.090 Proposals for amendments.
14.22.100 Public hearing required by planning commission.
14.22.110 Decision criteria for plan amendments.

14.22.010 Purpose.

The city of Auburn comprehensive plan establishes the principles, goals, objectives and policies guiding future development of the city in compliance with Chapter 36.70A RCW, the Washington State Growth Management Act. The purpose of this chapter is to establish procedures and review criteria for amending the comprehensive plan and to provide provisions for public participation in the planning process. (Ord. 6172 § 1, 2008.)

14.22.020 Comprehensive plan adopted.

The city of Auburn comprehensive plan, as amended in April 1995 to comply with the Growth Management Act and as may subsequently be amended thereafter, consisting of the following elements, is hereby adopted by reference:

A. *Chapters of the Comprehensive Plan.*

1. Core Comprehensive Plan.

2. Land Use Element.

3. Housing Element.

4. Capital Facilities Element.

5. Utilities Element.

6. Transportation Element.

7. Economic Development Element.

8. Parks and Recreation Element.

8. Historic Preservation Element

9. Climate Element

10. Comprehensive Plan Map.

Appendix A –Housing Needs and Characteristics Assessment.

Appendix B – Agency Checklists

Appendix C – Public Participation Plan

Appendix D – Airport Master Plan

Appendix E.1 – King County Buildable Lands Analysis.

Appendix E.2 – Pierce County Buildable Lands Analysis.

Appendix F – Parks PROS Plan

Appendix G – Comprehensive Transportation Plan

Appendix K – Climate Change Framework

Appendix H – Auburn Greenhouse Gas Inventory

Appendix I – City of Auburn Ten-Year Economic Development Strategic Plan

Appendix J – Auburn Community Vision Report

B. *Additional Documents of the Comprehensive Plan, That Are Incorporated by Reference.*

2. Capital Facilities Plan.

3. Shorelines Management Program.

4. Comprehensive Water Plan.

5. Comprehensive Sewer Plan.

6. Comprehensive Storm Drainage Plan.

7. Auburn Downtown Plan (May 2001).

8. Lakeland Hills Plan (1988).

9. Auburn Adventist Academy Plan (1991).

10. Auburn North Business Area Plan (1992). (Ord. 6612 § 1, 2016; Ord. 6329 § 1, 2010; Ord. 6172 § 1, 2008.)

11. Housing Action Plan (2020).

14.22.03 Early and continuous public participation.

A. The city of Auburn encourages early and continuous public participation in the comprehensive planning process, and in other city-initiated planning programs that may be carried out under the overall framework of the plan. This chapter contains procedures for the consideration of potential amendments to any chapter or element of the comprehensive plan.

B. The director shall broadly disseminate information regarding the annual docketing and amendment process and identify a deadline for submittal of applications for inclusion in the annual amendment cycle. Applications submitted after the established deadline will be considered during the following annual amendment process. (Ord. 6172 § 1, 2008.)

14.22.040 Definitions.

A. "Amendment" means any change in the wording, context or substance of the comprehensive plan or a change to the comprehensive land use map or any other map contained or referenced within any plan chapter or element.

B. "Area-wide map amendment" means an amendment to the comprehensive land use map involving four or more contiguous or adjacent parcels under different ownership that would be similarly affected by a proposed map amendment.

C. "City-initiated planning program" means a planning program begun by resolution of the city council, or the planning commission, addressing a geographic sub-area of the city's urban growth area (such as a special area plan) or addressing a specific functional area (such as a utility plan).

D. "Director" means the director of the department of planning and development or designee.

E. "Docket" means a list of suggested amendments to the comprehensive plan maintained by the director.

F. "Planning commission" is an appointed group serving in an advisory capacity to the city council as specified in Chapter 2.45 ACC. (Ord. 6532 § 23, 2014; Ord. 6287 § 2, 2010; Ord. 6172 § 1, 2008.)

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. (Ord. 6172 § 1, 2008.)

14.22.060 Amendments and exceptions.

A. The comprehensive plan may only be amended pursuant to this chapter, no more frequently than once each calendar year as part of the annual cycle established herein, except as provided in subsection C of this section.

B. All amendments shall be considered concurrently so as to assess their cumulative impact.

C. *Exceptions.* Pursuant to Chapter 35A.70 RCW, under the following circumstances, amendments may be processed separately and in addition to the annual amendment cycle:

1. If an emergency exists, which is defined as an issue of community-wide significance that addresses the public health, safety, and general welfare;

2. To resolve an appeal of a comprehensive plan filed with the Growth Management Hearings Board or with the court;

3. To adopt or amend a shoreline master program under the procedures set forth in Chapter 90.58 RCW;

4. The initial adoption of a subarea plan or new element to the comprehensive plan;

5. The amendment of the capital facilities plan may occur concurrently with the adoption or amendment of the city budget;

6. Amendments of the comprehensive plan that are conducted in conjunction with an annexation as set forth in Titles 35 and 35A RCW. (Ord. 6853 § 1 (Exh. A), 2022; Ord. 6172 § 1, 2008.)

14.22.070 Periodic assessment.

A. The director will periodically monitor the comprehensive plan and development regulations that implement the plan, assess the need for any amendments, and may add potential changes to the docket as specified in ACC 14.22.080. The assessment shall be based on, at a minimum:

1. Whether growth and development are occurring at a faster or slower rate than envisioned in the plan;

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

3. The availability of land to meet demand;

4. Whether the assumptions on which the plan is based remain valid;

5. The effect of the plan on land values and housing is contrary to plan goals;

6. Whether sufficient change or lack of change in circumstances dictates the need for an amendment.

B. The city shall complete a comprehensive review of the comprehensive plan and development regulations in order to update it as appropriate and to ensure continued compliance with the Growth Management Act pursuant to RCW 36.70A.130. (Ord. 6329 § 2, 2010; Ord. 6172 § 1, 2008.)

14.22.080 Docketing.

A. In accordance with RCW 36.70A.470, suggested changes to the comprehensive plan which are not specific to any site may be submitted by any individual, organization or general or special purpose government and shall be coordinated by the director. The director shall create appropriate forms for such submittals that require the submittal to address the criteria outlined in subsection C of this section. The list shall be known as the "docket" and is the means to suggest a change or identify a deficiency in the comprehensive plan. An item may be submitted to the docket at any time during the calendar year. There is no fee associated with submitting an item to the docket.

B. Annually, the director shall review such suggestions with the city council and determine whether to direct them to the planning commission for consideration. The city council may decline to consider any item from the docket.

C. Proposed amendments on the docket may be considered appropriate for action if the following criteria are met:

1. A proposed comprehensive plan text amendment addresses a matter appropriate for inclusion in the plan;

2. The proposal demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the plan;

3. The proposal addresses the interests and changed needs of the entire city as identified in the plan;

4. The proposal does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the city council;

5. The proposal can be reasonably reviewed and evaluated, given existing staff and budget resources; and

6. The proposal has not been voted on by the city council in the last three years. This time limit may be waived by the city council if it is demonstrated that there exists either an obvious technical error or a change in circumstances that justifies the need for the amendment.

D. Any item on the docket that is not determined to be appropriate for action may be proposed under ACC 14.22.090, provided it is timely and properly filed. (Ord. 6532 § 24, 2014; Ord. 6172 § 1, 2008.)

14.22.090 Proposals for amendments.

A. *Privately Initiated Amendments.* A proposed amendment to the comprehensive plan, other than docketing pursuant to ACC 14.22.080, may be submitted by any individual, organization, corporation or partnership; general or special purpose government other than the city; or entity of any kind; provided, that if the proposal involves specific real property, the property owner has provided written consent to the proposal.

B. *City – Initiated Amendments.* The city council or the planning commission may initiate a planning program or any type of amendment to the comprehensive plan, regardless of whether site-specific or area-wide in scope.

C. *Application.* Except for city-initiated planning programs or individual amendments, all proposed amendments shall be submitted to the director on an approved form, together with required filing fees. An environmental checklist shall also be submitted if required. A proposed amendment request shall include the following information:

1. Name, address, phone number and e-mail address of the applicant and contact person and written consent of the property owner if the proposal affects specific property;

2. If the amendment concerns specific property, both a general description and legal description of the property;

3. A description of the plan amendment being requested;

4. Written statements addressing the purpose of the amendment, why it is being requested, and how it is consistent with the criteria listed in ACC 14.22.110;

5. If the request is for an amendment to the comprehensive land use map, an indication of what concurrent change in zoning is also being requested.

D. *Department Report.* The director shall prepare an assessment and recommendation on all proposed amendment requests and include this within a report that evaluates all requests concurrently. (Ord. 6532 § 25, 2014; Ord. 6172 § 1, 2008.)

14.22.100 Public hearing required by planning commission.

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.)

14.22.110 Decision criteria for plan amendments.

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

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

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

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

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

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

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. (Ord. 6172 § 1, 2008.)

The Auburn City Code is current through Ordinance 6940, passed April 15, 2024.

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Chapter 17.01
USER GUIDE

Sections:

17.01.010 Introduction.
17.01.020 What is a subdivision?
17.01.030 How is a plat reviewed?
17.01.040 What are the criteria for approval?
17.01.050 What happens after a plat is approved?
17.01.060 What about a simple boundary line adjustment or elimination?
17.01.070 How do you modify an existing subdivision?
17.01.080 How do you change a recorded subdivision?
17.01.090 How do you eliminate a recorded subdivision?
17.01.100 Is there another process by which you can subdivide land?
17.01.110 Can you cluster lots within a subdivision?

17.01.010 Introduction.

This title contains standards, regulations and processes for the division of land and adjustment of property boundaries within the city. (Ord. 6239 § 1, 2009.)

17.01.020 What is a subdivision?

The process of dividing land into smaller lots is often generically referred to as a subdivision. However, in this title, the term “subdivision” refers specifically to the division of land into ten or more lots, while the division of land into nine or fewer lots is called a “short subdivision.” Most of the regulations for subdivisions and short subdivisions are the same, but a short subdivision is an administrative process where an application is reviewed and decided upon by city staff whereas a subdivision is reviewed and decided upon by the city’s hearing examiner. A plat is the drawing or map which shows the subdivision or short subdivision. (Ord. 6239 § 1, 2009.)

17.01.030 How is a plat reviewed?

The plat review process for a short subdivision, including the infrastructure improvement requirements for approval, is set forth in Chapter 17.09 ACC. The plat review process for a subdivision, from the pre-application conference to preliminary approval by the hearing examiner, is set forth in Chapter 17.10 ACC. Chapter 17.16 ACC includes additional requirements for planning and other studies to be submitted for review along with the preliminary plat. (Ord. 6239 § 1, 2009.)

17.01.040 What are the criteria for approval?

A plat must be laid out in accordance with the standards and specifications set forth in Chapter 17.14 ACC. (Ord. 6239 § 1, 2009.)

17.01.050 What happens after a plat is approved?

Once the layout of a subdivision has been approved by the city, it is said to have preliminary approval. Then the applicant must submit construction drawings of the infrastructure that was proposed in the preliminary plat. Once these construction drawings are approved by the city and the infrastructure has been built, inspected and accepted by the city, the plat has final approval and can be recorded with the appropriate county. In the case of a subdivision, an additional application, review and approval process is required for this final approval. This final plat process is set forth in Chapter 17.12 ACC. (Ord. 6239 § 1, 2009.)

17.01.060 What about a simple boundary line adjustment or elimination?

Other land adjustment tools are also outlined in this title, including boundary line adjustments (Chapter 17.06 ACC) and boundary line eliminations (Chapter 17.08 ACC). Boundary line adjustments are the movement of a boundary line that does not result in the creation of a new

lot. Boundary line eliminations are the merging of two or more lots by eliminating one or more lot lines. (Ord. 6239 § 1, 2009.)

17.01.070 How do you modify an existing subdivision?

The applicant can request a modification of subdivision standards and specifications through the process set forth in Chapter 17.18 ACC. (Ord. 6239 § 1, 2009.)

17.01.080 How do you change a recorded subdivision?

After a subdivision has been recorded with the county in which it is located, any proposed change to the subdivision is called a subdivision alteration. The alteration process is set forth in Chapter 17.20 ACC. If the applicant proposes to make a change to an approved preliminary plat before final plat approval and recording, then the applicant may request an adjustment to the preliminary plat through the process set forth in ACC 17.10.100. (Ord. 6239 § 1, 2009.)

17.01.090 How do you eliminate a recorded subdivision?

A plat may also be vacated, or eliminated, after recording. Chapter 17.22 ACC outlines the process by which a plat may be vacated, and to whom the title to the vacated property shall vest. (Ord. 6239 § 1, 2009.)

17.01.100 Is there another process by which you can subdivide land?

The binding site plan process is an alternative form of land division. It may be used for the division of land for commercially or industrially zoned property, or for certain types of residential development. This process is set forth in Chapter 17.24 ACC. (Ord. 6239 § 1, 2009.)

17.01.110 Can you cluster lots within a subdivision?

The city of Auburn allows clustering of lots within a subdivision onto a portion of the site, while maintaining the density of the residential zone. Clustering allows future development to occur at an appropriate density for infrastructure services; it also protects environmentally sensitive areas or cultural/historic features by clustering lots away from these areas. The standards by which clustering is allowed are set forth in Chapter 17.26 ACC. (Ord. 6239 § 1, 2009.)

The Auburn City Code is current through Ordinance 6944, passed July 15, 2024.

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Chapter 17.12
FINAL SUBDIVISIONS

Sections:

17.12.005 Purpose.
17.12.010 Application submittal and contents.
17.12.015 Review process.
17.12.020 Administrative review.
17.12.030 Administrative decision action.
17.12.040 Terms of approval.
17.12.050 Distribution and filing.
17.12.060 Transfer of ownership.
17.12.070 Building, occupancy and model home permits.
17.12.080 Release of improvement guarantee.
17.12.090 Survey requirements.

17.12.005 Purpose.

This chapter establishes specific application materials, review processes and requirements, and terms of approval for final subdivisions. (Ord. 6654 § 5, 2017; Ord. 6239 § 1, 2009.)

17.12.010 Application submittal and contents.

A. *Application.* An application for final subdivision approval meeting all requirements of Chapter 58.17 RCW and this title shall be submitted to the planning department, accompanied by the following:

1. Application materials consistent with the requirements of ACC 17.02.065;

2. A copy of the approved preliminary plat;

3. A final plat meeting the requirements of Chapter 58.17 RCW, including certifications, dedications, and title reports;

4. Agency recommendations pursuant to RCW 58.17.150;

5. A recordable survey and surveyor's signature meeting the requirements of Chapter 58.09 RCW and RCW 58.17.250;

6. Proposed list of public improvements that will be incomplete at the time of final plat approval and the associated cost to complete the work. The list shall be used to determine the financial security required as part of the final plat review process. The engineer's certification is required prior to the director's approval of the final plat. The engineer's certification will not be issued until the requirements of ACC 17.14.010 have been met.

B. *Preparation.* The final plat shall be prepared by a professional land surveyor licensed by the state of Washington. The preparer shall, by placing their signature and stamp upon the face of the plat, certify that the plat is a true and correct representation of the land actually surveyed by the preparer, that the existing monuments shown thereon exist as located and that all dimensional and geodetic details are correct.

C. *Scale and Format.* The final plat shall be drawn with reproducible ink on any standard material consistent with and conforming to Chapter 58.09 RCW and WAC 332-130-150 and acceptable to the city measuring 18 inches by 24 inches in size. The final plat shall be accurate, legible and drawn to an engineering (decimal) scale of 100 feet or fewer to the inch. If more than one sheet is required, an index sheet showing the entire subdivision with street and highway names and block numbers (if any) shall be provided. Each sheet, including the index sheet, shall be of the above-specified size and conform to, and compatible with, the Pierce County auditor's or King County recorder's recording standards and guidelines. All signatures or certifications appearing on a final plat shall be in reproducible black ink.

D. *Final Plat Contents.* A final plat shall contain the following information:

1. The name of the subdivision;

2. Legal description of the property being subdivided;

3. Numeric scale, graphic scale, true north point and date of preparation of the final plat;

4. The boundary line of the plat, referenced to city datum in accordance with the city design and construction standards and based on an accurate traverse, with angular and linear dimensions and bearings;

5. The exact location, width and assigned name of all streets, alleys and other public ways within and adjacent to the subdivision;

6. A table depicting the assigned address for each lot within the subdivision;

7. The exact location, width and purpose of all easements and dedications for rights-of-way provided for public and private services and utilities;

8. True courses and distances to the nearest established street lines, or section or quarter section corner monuments which shall accurately locate the subdivision;

9. Municipal, township, county or section lines accurately tied to the lines of the plat by distances and courses;

10. All lot and block numbers and lines, with accurate dimensions in feet and hundredths of feet;

11. The radii, internal angles, points of curvature, tangent bearings and lengths of all arcs;

12. The accurate location of each permanent control monument. One such monument shall be located at each and every controlling corner on the boundaries of the parcel of land being subdivided; at each street centerline intersection, each point of curvature (PC), each point of tangency (PT), and each point of reverse curve (PRC); and at each intersection of a street centerline with a plat boundary. All permanent control monuments shall be marked with the land surveyor's registration number;

13. All plat meander lines or reference lines along bodies of water shall be established above, but not farther than 20 feet from, the high water line of such body;

14. Accurate outlines and legal descriptions of any areas to be dedicated or reserved for public use, with the purposes of such dedication or reservation and any limitations indicated thereon and in the dedication;

15. Accurate outlines of any areas to be reserved by deed covenant for common use of owners of property within the subdivision, together with the purposes of such reservation;

16. Any restrictions or conditions on the lots or tracts within the subdivision, as required by the hearing examiner, or at the discretion of the property owner;

17. The final recorded subdivision plat shall include a notice to the individual property owners and/or the homeowners' association of the location, responsibilities, and requirements associated with storm water low impact development and management facilities;

18. The name and seal of the licensed land surveyor responsible for preparation of the final plat, and a signed certification on the plat by said surveyor to the effect that it is a true and correct representation of the land actually surveyed by them, that the existing monuments shown thereon exist as located and that all dimensional and geodetic details are correct;

19. A signed certification stating that the subdivision has been made with the free consent, and in accordance with the desires, of the owner or owners. If the plat includes a dedication, the certificate or a separate written instrument shall contain the dedication of all streets and other areas to the public, any individual or individuals, religious society or societies, or to any corporation, public or private, as shown on the plat, and a waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage or maintenance of said street or other areas so dedicated. Such certificate or instrument shall be signed and acknowledged before a notary public by all parties having any interest in the lands subdivided. An offer of dedication may include a waiver of right of direct access to any street from any property. Such waiver may be required by the city engineer as a condition of approval. Roads not dedicated to the public must be clearly marked on the face of the plat. Any dedication, donation or grant as shown on the face of the plat shall be considered as a quit claim deed to the said donee or grantee for use for the purpose intended by the donation or grant. At the discretion of the city engineer conveyances of right-of-way may be required to be by statutory warranty deed. The acceptance of right-of-way by the city shall not obligate the city to improve or develop the lands in the right-of-way;

20. Forms for the appropriate certifications of the finance director, city engineer and director, as follows:

FINANCE DIRECTOR'S CERTIFICATE

I hereby certify that there are no delinquent special assessments for which the property subject to this subdivision may be liable to the city, and that all special assessments on any property

herein contained dedicated as streets, alleys or for any other public use have been duly paid, satisfied or discharged, this _____ day of _____, 20___.

_____

Auburn Director of Finance

CITY ENGINEER'S CERTIFICATE

I hereby certify that this final plat is in compliance with the certificate of improvements issued pursuant to ACC 17.14.015, and is consistent with all applicable City improvement standards and requirements in force on the date of preliminary plat approval, this _____ day of _____, 20___.

_____

Auburn City Engineer

COMMUNITY DEVELOPMENT DIRECTOR'S CERTIFICATE

I hereby certify on this _____ day of _____, 20___, that this final plat is in substantial conformance with the preliminary plat and any conditions attached thereto, which preliminary plat was approved by the Hearing Examiner for the City of Auburn on the _____ day of _____, 20____.

_____

Auburn Director of Community Development

21. A form for the certificate of the applicable (King/Pierce) county finance division, as follows, or as required by the applicable county, if different:

FINANCE DIVISION CERTIFICATE

I hereby certify that all property taxes are paid, that there are no delinquent special assessments certified to this office for collection, and that all special assessments certified to this office for collection on any of the property herein contained dedicated as streets, alleys or for other public use are paid in full this ___ day of _____, 20___.

_____

Manager

_____

Deputy

22. A form for the approval of the applicable (King/Pierce) county assessor, as follows, or as required by the applicable county, if different:

ASSESSOR'S APPROVAL

Examined and approved this _____ day of _____, 20___.

_____

County Assessor

_____

Deputy County Assessor

_____

Account number

23. A form for the certificate of the applicable (King/Pierce) county recorder, as follows, or as required by the applicable county, if different:

RECORDING CERTIFICATE

Filed for record at the request of the City of Auburn this _____ day of _____, 20___ at _____ minutes past _____ __.M., and recorded in Volume _____ of Plats, page _____ Records of (King or Pierce) County, Washington.

County Recording Number _____.

_____

Manager

_____

Superintendent of Records

24. Any additional pertinent information as required at the discretion of the city engineer or director as defined in this title. (Ord. 6654 § 5, 2017; Ord. 6617 § 27, 2016; Ord. 6239 § 1, 2009; Ord. 6186 § 7, 2008; Ord. 6061 § 1, 2006; Ord. 5170 § 1, 1998; Ord. 4296 § 2, 1988. Formerly 17.10.010.)

17.12.015 Review process.

A. final plat shall be reviewed in accordance with ACC Title 14 as a Type I decision. (Ord. 6654 § 5, 2017; Ord. 6239 § 1, 2009.)

17.12.020 Administrative review.

A. The director shall forward the plat to the city engineer and to other city departments for review. The city engineer shall review the final plat and determine if it is in compliance with the certificate of improvements issued under ACC 17.14.015, is consistent with all applicable city improvement standards and requirements in effect on the date of preliminary plat approval.

B. The director, or designee, shall review the final plat for consistency with the terms and conditions of the preliminary plat approval; the requirements of Chapter 58.17 RCW and other applicable state laws in effect at the time of preliminary plat approval; and the requirements of this title in effect at the time of preliminary plat approval. (Ord. 6654 § 5, 2017; Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988. Formerly 17.10.020.)

17.12.030 Administrative decision action.

The director shall approve, disapprove, or return to the applicant for modification or correction a proposed final plat within 30 days of the date of filing a complete application unless the applicant agrees, in writing, to an extension of the time period provided by RCW 58.17.140. If the director finds that the subdivision proposed for final plat approval conforms to all terms of the preliminary plat approval, and the said subdivision meets the requirements of Chapter 58.17 RCW, other applicable state laws, and this title, which requirements were in effect on the date of preliminary plat approval, the director shall inscribe and execute a written approval on the face of the final plat. (Ord. 6654 § 5, 2017; Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988. Formerly 17.10.030.)

17.12.040 Terms of approval.

A. subdivision shall be governed by the terms of approval of the final plat, and the zoning ordinance and regulations in effect on the date of preliminary plat approval for a period of five years after final plat approval unless the hearing examiner finds that a change in conditions creates a serious threat to the public health or safety in the subdivision; provided, that for any final plat approved before January 1, 2015, it is vested for a period of seven years from final plat approval and if approved prior to January 1, 2008, it is vested for a period of 10 years from final plat approval. (Ord. 6654 § 5, 2017; Ord. 6317 § 4, 2010; Ord. 6239 § 1, 2009; Ord. 6186 § 8, 2008; Ord. 4296 § 2, 1988. Formerly 17.10.040.)

17.12.050 Distribution and filing.

An original of the plat must be recorded with the appropriate county office within 30 days or the plat shall become null and void. A recorded certified copy on any standard material acceptable to the city shall be returned to the city and kept with the city's records. (Ord. 6654 § 5, 2017; Ord. 6239 § 1, 2009; Ord. 6061 § 2, 2006; Ord. 4296 § 2, 1988. Formerly 17.10.050.)

17.12.060 Transfer of ownership.

Whenever any parcel of land lying within the city is divided under the provisions of this title, no person, firm or corporation shall sell or transfer, or offer or advertise for sale or transfer, any such lot, tract or parcel without having first had an approved final plat of such subdivision filed for record, except as provided by ACC 17.10.090. (Ord. 6654 § 5, 2017; Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988. Formerly 17.10.060.)

17.12.070 Building, occupancy and model home permits.

A. No building permit for a structure other than a temporary contractor's office or temporary storage building shall be issued for a lot or parcel within an approved subdivision prior to a determination by the fire marshal that adequate fire protection for construction needs exists.

B. No building permit for a structure other than a temporary contractor's office or temporary storage building shall be issued for a lot or parcel within an approved subdivision until:

1. The minimum required improvements which will serve the subject lot or parcel have been constructed in accordance with ACC 17.14.070; and

2. All remaining improvements have been financially guaranteed under the requirements of ACC 17.14.010.

C. Prior to final plat approval of an approved preliminary plat, building permits for model homes may be granted by the building official subject to the following conditions:

1. Model homes are dwellings as defined by ACC 18.04.340(A). The purpose of a model home is for sales promotion and display of homes that will be typically built within a subdivision and are open to the public for viewing.

2. Up to two model homes may be allowed for preliminary plats up to 20 lots. Up to four model homes may be allowed for preliminary plats in excess of 20 lots.

3. All model homes shall be served by an all weather surface access as approved by the city engineer and fire marshal.

4. All model homes shall be located within 300 feet of an operating fire hydrant as determined and approved by the fire marshal.

5. Prior to the public being allowed to access a model home, written permission must be received from the building official.

6. Information must be submitted with the final plat application that indicates the model home meets all applicable zoning code standards of the lot on which it is located.

D. Where a plat is approved subject to conditions, no building permit shall be issued for property subject to the subdivision prior to the conditions either being fulfilled or guarantees provided to ensure the conditions are met. (Ord. 6654 § 5, 2017; Ord. 6239 § 1, 2009; Ord. 5094 § 1, 1998; Ord. 4296 § 2, 1988. Formerly 17.10.070.)

17.12.080 Release of improvement guarantee.

A. If a financial security for the improvements has been submitted under ACC 17.12.070 or 17.14.010, such guarantee shall only be released upon acceptance by the city of a properly executed bill of sale for such improvements and submittal of adequate record drawings for which the guarantee was submitted.

B. A portion of the guarantee equivalent to 10 percent of the value of the public improvements guaranteed shall be retained as a maintenance guarantee by the city for a minimum period of one year from the date the city engineer certifies the completion of the plat improvements have been satisfied, to ensure the adequate operation of such improvements, following which any unused portion of such guarantee shall be released. This shall be consistent with the facility extension provisions of ACC Title 13 (Water, Sewers and Public Utilities). (Ord. 6654 § 5, 2017; Ord. 6239 § 1, 2009; Ord. 5094 § 1, 1998; Ord. 4296 § 2, 1988. Formerly 17.10.080.)

17.12.090 Survey requirements.

A. A licensed professional land surveyor shall complete all lot staking prior to the recording of the final subdivision.

B. All lot corners, including interior lot corners, shall be marked with a permanent marker that bears the land surveyor's registration number. When the boundary lines follow a meandering line, the corners shall be set as directed by the city of Auburn.

C. When the legal description of the final subdivision utilizes partial or complete section subdivisional breakdown to establish the boundaries, section subdivision survey information shall be shown in accordance with the requirements of WAC 332-130-030.

D. All reference monuments used in the establishment of the final subdivision corners shall be identified, described and noted as set or found. When appropriate, the survey shall reference previous surveys that served as the basis for the survey.

E. When the final subdivision is adjacent to a constructed public right-of-way and the plat corners or its offset represent a quarter corner, section corner or donation land claim that is not of record or has been lost (or obliterated), a standard monument shall be placed.

F. Whenever a final subdivision is adjacent to existing right-of-way, the centerline of the right-of-way shall be located on the plat drawing. If the constructed improvements fall outside of the documented right-of-way, the surveyor shall identify the existing edge of the pavement and limits of the maintained right-of-way section on the drawing and show its relationship to said centerline.

G. All requirements of Chapter 58.09 RCW and Chapter 332-130 WAC governing minimum standards for land boundary surveys shall be met and a note shall be placed that reads:

> THIS SURVEY COMPLIES WITH ALL THE STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT" CHAPTER 58.09 RCW AND WAC 332-130.

H. The side lot lines of each lot, which if extended would intersect with the curb, shall be marked on the curb. The offset distance from the curb mark to the property corner shall be noted on the face of the plat. Curb pins shall be marked with a permanent marker bearing the land surveyor's registration number. (Ord. 6654 § 5, 2017; Ord. 6239 § 1, 2009.)

The Auburn City Code is current through Ordinance 6944, passed July 15, 2024.

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.

City Website: www.auburnwa.gov

Hosted by General Code.

Chapter 17.12
FINAL SUBDIVISIONS

Sections:

17.12.005 Purpose.
17.12.010 Application submittal and contents.
17.12.015 Review process.
17.12.020 Administrative review.
17.12.030 Administrative decision action.
17.12.040 Terms of approval.
17.12.050 Distribution and filing.
17.12.060 Transfer of ownership.
17.12.070 Building, occupancy and model home permits.
17.12.080 Release of improvement guarantee.
17.12.090 Survey requirements.

17.12.005 Purpose.

This chapter establishes specific application materials, review processes and requirements, and terms of approval for final subdivisions. (Ord. 6654 § 5, 2017; Ord. 6239 § 1, 2009.)

17.12.010 Application submittal and contents.

A. *Application.* An application for final subdivision approval meeting all requirements of Chapter 58.17 RCW and this title shall be submitted to the planning department, accompanied by the following:

1. Application materials consistent with the requirements of ACC 17.02.065;

2. A copy of the approved preliminary plat;

3. A final plat meeting the requirements of Chapter 58.17 RCW, including certifications, dedications, and title reports;

4. Agency recommendations pursuant to RCW 58.17.150;

5. A recordable survey and surveyor's signature meeting the requirements of Chapter 58.09 RCW and RCW 58.17.250;

6. Proposed list of public improvements that will be incomplete at the time of final plat approval and the associated cost to complete the work. The list shall be used to determine the financial security required as part of the final plat review process. The engineer's certification is required prior to the director's approval of the final plat. The engineer's certification will not be issued until the requirements of ACC 17.14.010 have been met.

B. *Preparation.* The final plat shall be prepared by a professional land surveyor licensed by the state of Washington. The preparer shall, by placing their signature and stamp upon the face of the plat, certify that the plat is a true and correct representation of the land actually surveyed by the preparer, that the existing monuments shown thereon exist as located and that all dimensional and geodetic details are correct.

C. *Scale and Format.* The final plat shall be drawn with reproducible ink on any standard material consistent with and conforming to Chapter 58.09 RCW and WAC 332-130-150 and acceptable to the city measuring 18 inches by 24 inches in size. The final plat shall be accurate, legible and drawn to an engineering (decimal) scale of 100 feet or fewer to the inch. If more than one sheet is required, an index sheet showing the entire subdivision with street and highway names and block numbers (if any) shall be provided. Each sheet, including the index sheet, shall be of the above-specified size and conform to, and compatible with, the Pierce County auditor's or King County recorder's recording standards and guidelines. All signatures or certifications appearing on a final plat shall be in reproducible black ink.

D. *Final Plat Contents.* A final plat shall contain the following information:

1. The name of the subdivision;

2. Legal description of the property being subdivided;

3. Numeric scale, graphic scale, true north point and date of preparation of the final plat;

4. The boundary line of the plat, referenced to city datum in accordance with the city design and construction standards and based on an accurate traverse, with angular and linear dimensions and bearings;

5. The exact location, width and assigned name of all streets, alleys and other public ways within and adjacent to the subdivision;

6. A table depicting the assigned address for each lot within the subdivision;

7. The exact location, width and purpose of all easements and dedications for rights-of-way provided for public and private services and utilities;

8. True courses and distances to the nearest established street lines, or section or quarter section corner monuments which shall accurately locate the subdivision;

9. Municipal, township, county or section lines accurately tied to the lines of the plat by distances and courses;

10. All lot and block numbers and lines, with accurate dimensions in feet and hundredths of feet;

11. The radii, internal angles, points of curvature, tangent bearings and lengths of all arcs;

12. The accurate location of each permanent control monument. One such monument shall be located at each and every controlling corner on the boundaries of the parcel of land being subdivided; at each street centerline intersection, each point of curvature (PC), each point of tangency (PT), and each point of reverse curve (PRC); and at each intersection of a street centerline with a plat boundary. All permanent control monuments shall be marked with the land surveyor's registration number;

13. All plat meander lines or reference lines along bodies of water shall be established above, but not farther than 20 feet from, the high water line of such body;

14. Accurate outlines and legal descriptions of any areas to be dedicated or reserved for public use, with the purposes of such dedication or reservation and any limitations indicated thereon and in the dedication;

15. Accurate outlines of any areas to be reserved by deed covenant for common use of owners of property within the subdivision, together with the purposes of such reservation;

16. Any restrictions or conditions on the lots or tracts within the subdivision, as required by the hearing examiner, or at the discretion of the property owner;

17. The final recorded subdivision plat shall include a notice to the individual property owners and/or the homeowners' association of the location, responsibilities, and requirements associated with storm water low impact development and management facilities;

18. The name and seal of the licensed land surveyor responsible for preparation of the final plat, and a signed certification on the plat by said surveyor to the effect that it is a true and correct representation of the land actually surveyed by them, that the existing monuments shown thereon exist as located and that all dimensional and geodetic details are correct;

19. A signed certification stating that the subdivision has been made with the free consent, and in accordance with the desires, of the owner or owners. If the plat includes a dedication, the certificate or a separate written instrument shall contain the dedication of all streets and other areas to the public, any individual or individuals, religious society or societies, or to any corporation, public or private, as shown on the plat, and a waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage or maintenance of said street or other areas so dedicated. Such certificate or instrument shall be signed and acknowledged before a notary public by all parties having any interest in the lands subdivided. An offer of dedication may include a waiver of right of direct access to any street from any property. Such waiver may be required by the city engineer as a condition of approval. Roads not dedicated to the public must be clearly marked on the face of the plat. Any dedication, donation or grant as shown on the face of the plat shall be considered as a quit claim deed to the said donee or grantee for use for the purpose intended by the donation or grant. At the discretion of the city engineer conveyances of right-of-way may be required to be by statutory warranty deed. The acceptance of right-of-way by the city shall not obligate the city to improve or develop the lands in the right-of-way;

20. Forms for the appropriate certifications of the finance director, city engineer and director, as follows:

FINANCE DIRECTOR'S CERTIFICATE

I hereby certify that there are no delinquent special assessments for which the property subject to this subdivision may be liable to the city, and that all special assessments on any property

herein contained dedicated as streets, alleys or for any other public use have been duly paid, satisfied or discharged, this _____ day of _____, 20___.

_____

Auburn Director of Finance

CITY ENGINEER'S CERTIFICATE

I hereby certify that this final plat is in compliance with the certificate of improvements issued pursuant to ACC 17.14.015, and is consistent with all applicable City improvement standards and requirements in force on the date of preliminary plat approval, this _____ day of _____, 20___.

_____

Auburn City Engineer

COMMUNITY DEVELOPMENT DIRECTOR'S CERTIFICATE

I hereby certify on this _____ day of _____, 20___, that this final plat is in substantial conformance with the preliminary plat and any conditions attached thereto, which preliminary plat was approved by the Hearing Examiner for the City of Auburn on the _____ day of _____, 20____.

_____

Auburn Director of Community Development

21. A form for the certificate of the applicable (King/Pierce) county finance division, as follows, or as required by the applicable county, if different:

FINANCE DIVISION CERTIFICATE

I hereby certify that all property taxes are paid, that there are no delinquent special assessments certified to this office for collection, and that all special assessments certified to this office for collection on any of the property herein contained dedicated as streets, alleys or for other public use are paid in full this ___ day of _____, 20___.

_____

Manager

_____

Deputy

22. A form for the approval of the applicable (King/Pierce) county assessor, as follows, or as required by the applicable county, if different:

ASSESSOR'S APPROVAL

Examined and approved this _____ day of _____, 20___.

_____

County Assessor

_____

Deputy County Assessor

_____

Account number

23. A form for the certificate of the applicable (King/Pierce) county recorder, as follows, or as required by the applicable county, if different:

RECORDING CERTIFICATE

Filed for record at the request of the City of Auburn this _____ day of _____, 20___ at _____ minutes past _____ __.M., and recorded in Volume _____ of Plats, page _____ Records of (King or Pierce) County, Washington.

County Recording Number _____.

_____

Manager

_____

Superintendent of Records

24. Any additional pertinent information as required at the discretion of the city engineer or director as defined in this title. (Ord. 6654 § 5, 2017; Ord. 6617 § 27, 2016; Ord. 6239 § 1, 2009; Ord. 6186 § 7, 2008; Ord. 6061 § 1, 2006; Ord. 5170 § 1, 1998; Ord. 4296 § 2, 1988. Formerly 17.10.010.)

17.12.015 Review process.

A. final plat shall be reviewed in accordance with ACC Title 14 as a Type I decision. (Ord. 6654 § 5, 2017; Ord. 6239 § 1, 2009.)

17.12.020 Administrative review.

A. The director shall forward the plat to the city engineer and to other city departments for review. The city engineer shall review the final plat and determine if it is in compliance with the certificate of improvements issued under ACC 17.14.015, is consistent with all applicable city improvement standards and requirements in effect on the date of preliminary plat approval.

B. The director, or designee, shall review the final plat for consistency with the terms and conditions of the preliminary plat approval; the requirements of Chapter 58.17 RCW and other applicable state laws in effect at the time of preliminary plat approval; and the requirements of this title in effect at the time of preliminary plat approval. (Ord. 6654 § 5, 2017; Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988. Formerly 17.10.020.)

17.12.030 Administrative decision action.

The director shall approve, disapprove, or return to the applicant for modification or correction a proposed final plat within 30 days of the date of filing a complete application unless the applicant agrees, in writing, to an extension of the time period provided by RCW 58.17.140. If the director finds that the subdivision proposed for final plat approval conforms to all terms of the preliminary plat approval, and the said subdivision meets the requirements of Chapter 58.17 RCW, other applicable state laws, and this title, which requirements were in effect on the date of preliminary plat approval, the director shall inscribe and execute a written approval on the face of the final plat. (Ord. 6654 § 5, 2017; Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988. Formerly 17.10.030.)

17.12.040 Terms of approval.

A. subdivision shall be governed by the terms of approval of the final plat, and the zoning ordinance and regulations in effect on the date of preliminary plat approval for a period of five years after final plat approval unless the hearing examiner finds that a change in conditions creates a serious threat to the public health or safety in the subdivision; provided, that for any final plat approved before January 1, 2015, it is vested for a period of seven years from final plat approval and if approved prior to January 1, 2008, it is vested for a period of 10 years from final plat approval. (Ord. 6654 § 5, 2017; Ord. 6317 § 4, 2010; Ord. 6239 § 1, 2009; Ord. 6186 § 8, 2008; Ord. 4296 § 2, 1988. Formerly 17.10.040.)

17.12.050 Distribution and filing.

An original of the plat must be recorded with the appropriate county office within 30 days or the plat shall become null and void. A recorded certified copy on any standard material acceptable to the city shall be returned to the city and kept with the city's records. (Ord. 6654 § 5, 2017; Ord. 6239 § 1, 2009; Ord. 6061 § 2, 2006; Ord. 4296 § 2, 1988. Formerly 17.10.050.)

17.12.060 Transfer of ownership.

Whenever any parcel of land lying within the city is divided under the provisions of this title, no person, firm or corporation shall sell or transfer, or offer or advertise for sale or transfer, any such lot, tract or parcel without having first had an approved final plat of such subdivision filed for record, except as provided by ACC 17.10.090. (Ord. 6654 § 5, 2017; Ord. 6239 § 1, 2009; Ord. 4296 § 2, 1988. Formerly 17.10.060.)

17.12.070 Building, occupancy and model home permits.

A. No building permit for a structure other than a temporary contractor's office or temporary storage building shall be issued for a lot or parcel within an approved subdivision prior to a determination by the fire marshal that adequate fire protection for construction needs exists.

B. No building permit for a structure other than a temporary contractor's office or temporary storage building shall be issued for a lot or parcel within an approved subdivision until:

1. The minimum required improvements which will serve the subject lot or parcel have been constructed in accordance with ACC 17.14.070; and

2. All remaining improvements have been financially guaranteed under the requirements of ACC 17.14.010.

C. Prior to final plat approval of an approved preliminary plat, building permits for model homes may be granted by the building official subject to the following conditions:

1. Model homes are dwellings as defined by ACC 18.04.340(A). The purpose of a model home is for sales promotion and display of homes that will be typically built within a subdivision and are open to the public for viewing.

2. Up to two model homes may be allowed for preliminary plats up to 20 lots. Up to four model homes may be allowed for preliminary plats in excess of 20 lots.

3. All model homes shall be served by an all weather surface access as approved by the city engineer and fire marshal.

4. All model homes shall be located within 300 feet of an operating fire hydrant as determined and approved by the fire marshal.

5. Prior to the public being allowed to access a model home, written permission must be received from the building official.

6. Information must be submitted with the final plat application that indicates the model home meets all applicable zoning code standards of the lot on which it is located.

D. Where a plat is approved subject to conditions, no building permit shall be issued for property subject to the subdivision prior to the conditions either being fulfilled or guarantees provided to ensure the conditions are met. (Ord. 6654 § 5, 2017; Ord. 6239 § 1, 2009; Ord. 5094 § 1, 1998; Ord. 4296 § 2, 1988. Formerly 17.10.070.)

17.12.080 Release of improvement guarantee.

A. If a financial security for the improvements has been submitted under ACC 17.12.070 or 17.14.010, such guarantee shall only be released upon acceptance by the city of a properly executed bill of sale for such improvements and submittal of adequate record drawings for which the guarantee was submitted.

B. A portion of the guarantee equivalent to 10 percent of the value of the public improvements guaranteed shall be retained as a maintenance guarantee by the city for a minimum period of one year from the date the city engineer certifies the completion of the plat improvements have been satisfied, to ensure the adequate operation of such improvements, following which any unused portion of such guarantee shall be released. This shall be consistent with the facility extension provisions of ACC Title 13 (Water, Sewers and Public Utilities). (Ord. 6654 § 5, 2017; Ord. 6239 § 1, 2009; Ord. 5094 § 1, 1998; Ord. 4296 § 2, 1988. Formerly 17.10.080.)

17.12.090 Survey requirements.

A. A licensed professional land surveyor shall complete all lot staking prior to the recording of the final subdivision.

B. All lot corners, including interior lot corners, shall be marked with a permanent marker that bears the land surveyor's registration number. When the boundary lines follow a meandering line, the corners shall be set as directed by the city of Auburn.

C. When the legal description of the final subdivision utilizes partial or complete section subdivisional breakdown to establish the boundaries, section subdivision survey information shall be shown in accordance with the requirements of WAC 332-130-030.

D. All reference monuments used in the establishment of the final subdivision corners shall be identified, described and noted as set or found. When appropriate, the survey shall reference previous surveys that served as the basis for the survey.

E. When the final subdivision is adjacent to a constructed public right-of-way and the plat corners or its offset represent a quarter corner, section corner or donation land claim that is not of record or has been lost (or obliterated), a standard monument shall be placed.

F. Whenever a final subdivision is adjacent to existing right-of-way, the centerline of the right-of-way shall be located on the plat drawing. If the constructed improvements fall outside of the documented right-of-way, the surveyor shall identify the existing edge of the pavement and limits of the maintained right-of-way section on the drawing and show its relationship to said centerline.

G. All requirements of Chapter 58.09 RCW and Chapter 332-130 WAC governing minimum standards for land boundary surveys shall be met and a note shall be placed that reads:

> THIS SURVEY COMPLIES WITH ALL THE STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT" CHAPTER 58.09 RCW AND WAC 332-130.

H. The side lot lines of each lot, which if extended would intersect with the curb, shall be marked on the curb. The offset distance from the curb mark to the property corner shall be noted on the face of the plat. Curb pins shall be marked with a permanent marker bearing the land surveyor's registration number. (Ord. 6654 § 5, 2017; Ord. 6239 § 1, 2009.)

The Auburn City Code is current through Ordinance 6944, passed July 15, 2024.

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Chapter 17.14
IMPROVEMENT REQUIREMENTS – SUBDIVISIONS

Sections:

17.14.005 Plan preparation, submittal and approval.
17.14.010 Improvement methods.
17.14.015 City engineer's certificate of improvements.
17.14.020 Street, utilities and grading plans.
17.14.030 Public water service.
17.14.040 Public sanitary sewer service.
17.14.050 Street requirements.
17.14.060 Block requirements.
17.14.070 Minimum improvement requirements for approval of subdivisions and short subdivisions.
17.14.080 Underground utilities.
17.14.090 Lot requirements.
17.14.100 Parks and playgrounds.
17.14.110 Floods and flood control.
17.14.120 Additional requirements.

17.14.005 Plan preparation, submittal and approval.

A. Plans for improvements shall be prepared, signed, dated and stamped by a professional civil engineer registered in the state of Washington and shall be in accordance with city standards and specifications. Plans shall be submitted to the city, following preliminary plat approval, for circulation and review. No construction permit or approval shall be issued and no construction activity shall commence relating to subdivision improvements until the plans required by this chapter have been approved and signed by the city engineer. Plans shall be consistent with the approved preliminary plat. All sanitary sewer, water, drainage and street improvements to be dedicated to the city shall be covered by a public facilities extension agreement, as required by ACC Titles 12 and 13.

B. For preliminary plats that were approved, but not constructed, prior to the effective date of the amendments to this chapter as adopted by the ordinance codified in this chapter, the owner/developer may choose to use the standards in effect at the time of the preliminary plat approval or, if approved by the city engineer, use the standards adopted pursuant to this chapter.

C. Notwithstanding the previous requirement that civil plans for improvements shall be submitted following approval of the preliminary plat, the city may, in its sole discretion, allow an applicant/developer to submit plans after the department issues its recommendation to the hearing examiner and prior to preliminary plat approval; provided, that the applicant/developer recognizes and acknowledges that the city's willingness to receive civil plans in advance of preliminary plat approval does not constitute a submittal which would vest any rights for the applicant/developer, and that the applicant/developer bears all risks of submitting plans in advance of preliminary plat approval. Furthermore, early submittal shall be allowed by the city only upon the applicant/developer entering into an agreement with the city whereby the applicant/developer agrees to the following:

1. That the application shall not be considered "complete" for any purpose under federal, state, or city law until after the preliminary plat is approved, and all possible appeal periods of that approval have expired.

2. That since the application is not "complete," an early submitted application is not vested. Further, that the applicant/developer has no vested rights based on the filing of these plans, and that any comprehensive plan provisions, development regulations, or administrative regulations adopted prior to the date the preliminary plat is approved shall apply to the application.

3. That the applicant/developer waives, on behalf of itself, heirs, assigns, successors, etc., any claim based on the city agreeing to allow plan submission and review before preliminary plat approval.

4. That the applicant/developer will defend, indemnify, and hold the city harmless against any and all claims based on the city's agreement to allow submission and review before preliminary plat approval.

5. That the city's acceptance of plans before preliminary plat approval does not create an obligation upon the city to accept plans prior to plat approval in the future. (Ord. 6611 § 1,

2016; Ord. 6239 § 1, 2009; Ord. 6186 § 9, 2008; Ord. 5164 § 1, 1998; Ord. 4296 § 2, 1988. Formerly 17.12.010.)

17.14.010 Improvement methods.

Following preliminary plat approval and approval of all plans required by this chapter, and prior to final plat approval, the applicant/plat developer shall guarantee the public improvements required for the plat are completed by one of the following methods:

A. By completion of construction of the minimum required plat improvements in conformance with ACC 17.14.070 (minimum improvement requirements) and furnishing to the city an assignment of funds or an irrevocable letter of credit or guarantee bond or other similar security satisfactory to the city engineer, in which assurance is given the city that the installation of the remaining required public improvements will be carried out as provided by plans submitted and approved pursuant to this chapter and in accordance with the city's design and construction standards, and under the supervision of the city engineer.

1. The amount of the assignment of funds or irrevocable letter of credit or other security shall be 150 percent of the estimated construction cost of all remaining required public improvements, as determined by the applicant and approved by the city engineer. A substantial portion of the remaining required public improvements, subject to the satisfactory security, shall be completed within the initial 12-month period of the satisfactory security for the plat improvements. The remainder of the improvements shall be completed within six months. During construction, the city engineer may allow a partial release of the financial security as construction progresses:

a. The city engineer shall allow not more than one partial release of the financial security during plat construction;

b. The sequencing of the partial release of the financial security is to be determined by the city engineer prior to the acceptance of the security.

2. The city engineer may allow a single incremental six-month extension of the satisfactory security time frame, beyond the initial 18-month period, if there are unforeseen circumstances, beyond the control of the plat developer, that do not allow the completion of the public improvements.

3. As a condition of the plat improvement permitting approval, the developer shall agree that in the case of the developer's default or failure to complete the improvements as per the approved plans and conditions, including time schedules, the city shall have the authority to complete the construction of public improvements utilizing the above-described satisfactory security.

4. The city engineer may further agree to allow the developer to utilize assignment of funds or irrevocable letter of credit or other security acceptable to the city engineer to cover the minimum warranty period.

B. By the formation of a local improvement district consistent with the provisions of Chapter 3.20 ACC and any other applicable requirement of the city and the state.

C. By actual installation of the required improvements in accordance with the provisions of this chapter, and in accordance with the city's design and construction standards and under the supervision of the city engineer.

D. By a combination of these methods.

E. For any of the above combinations of methods, other than subsection C of this section, the plat developer shall execute and record against the plat properties a statement approved by the city attorney which holds the city harmless and limits the city's financial obligation to construct any defaulted private utility facilities and public infrastructure for streets, water utility, sanitary sewer utility, or storm water utility systems to the face value of the bond shall be memorialized on the plat documents. The statement shall also recognize the city's reserved, unilateral rights to establish the schedule for construction of defaulted plat infrastructure. Such statements shall be legally binding upon the heirs and assigns of the developer, subsequent property owners and their the and assigns. (Ord. 6654 § 6, 2017; Ord. 6239 § 1, 2009; Ord. 5093 § 1, 1998; Ord. 4296 § 2, 1988. Formerly 17.08.010.)

17.14.015 City engineer's certificate of improvements.

Prior to final approval and after completion of all required improvements and/or the financial guarantee of the construction of all required improvements, the city engineer shall provide a certificate stating the required improvements, in accordance with the provisions of this title and in accordance with city design and construction standards, have been completed or guaranteed

or a combination to the satisfaction of the city engineer. (Ord. 6239 § 1, 2009; Ord. 5093 § 1, 1998; Ord. 4296 § 2, 1988. Formerly 17.08.020.)

17.14.020 Street, utilities and grading plans.

Street, water, sanitary sewer, storm drainage and grading plans shall be prepared in conformance with the city's design and construction standards. (Ord. 6239 § 1, 2009; Ord. 5164 § 1, 1998; Ord. 4296 § 2, 1988. Formerly 17.12.020.)

17.14.030 Public water service.

Each lot in a subdivision created under this title shall be served by a public water system owned and operated by the city unless the city finds that:

A. City water service is not practical due to topography, distance from city water facilities of adequate capacity, extreme low proposed developmental density, or similar factor; and

B. Private water service will not be detrimental to the implementation of the adopted comprehensive water plan; and

C. Private water service will not pose a threat to the public health, safety or welfare; and

D. Private water service is necessary to accomplish the purposes of this title.

If private water service is approved, preliminary plat approval shall be conditioned on the ability of the subdivider to obtain all necessary approvals for the private water system or systems, and the final plat shall not be approved until the subdivider demonstrates, to the satisfaction of the city engineer, that the proposed water system or systems will adequately serve the domestic water needs of future owners of property within the subdivision. (Ord. 6239 § 1, 2009; Ord. 5164 § 1, 1998; Ord. 4296 § 2, 1988. Formerly 17.12.040.)

17.14.040 Public sanitary sewer service.

Each lot in a subdivision created under this title shall be served by the Auburn sanitary sewer system, consistent with the sewer comprehensive plan, unless the city finds that:

A. City sanitary sewer service is not practical due to topography, distance from city sanitary sewer facilities, extreme low proposed developmental density, or similar factor; and

B. On-site sewage disposal systems will not pose a threat to the public health, safety or welfare; and

C. On-site sewage disposal systems are necessary to accomplish the purposes of this title; and

D. The city engineer has reported favorably on the use of on-site sewage disposal systems.
(Ord. 6239 § 1, 2009; Ord. 5164 § 1, 1998; Ord. 4296 § 2, 1988. Formerly 17.12.050.)

17.14.050 Street requirements.

The subdivision shall abut on and/or be served by an open, maintained public street(s) and the street and block layout shall conform to the most advantageous development of adjoining areas, the entire neighborhood, and shall meet the requirements of Chapter 12.64A and city design and construction standards. (Ord. 6239 § 1, 2009; Ord. 5164 § 1, 1998; Ord. 4296 § 2, 1988. Formerly 17.12.060.)

17.14.060 Block requirements.

A block shall consist of any two or more contiguous lots which are not separated by a street. Blocks shall meet the requirements of the city design and construction standards. (Ord. 6239 § 1, 2009; Ord. 5164 § 1, 1998; Ord. 4296 § 2, 1988. Formerly 17.12.070.)

17.14.070 Minimum improvement requirements for approval of subdivisions and short subdivisions.

A. Prior to final approval of a subdivision or short subdivision, the following minimum improvements shall be constructed consistent with the approved plans, except that the city engineer may allow posting of a financial guarantee and/or the execution of a delay of improvement agreement, based on a finding that the deferral of the required improvements is in the best interests of the city.

1. Drainage facilities and erosion control measures consistent with the approved plans;

2. Water mains, services, and hydrant installed, operational, and fire flow available, if required, consistent with the approved plans;

3. Underground electrical and telecommunication improvements required for all public or private utilities and public illumination or traffic signal systems, if required, consistent with the approved plans;

4. Sewer facilities installed and operational, if required, consistent with the approved plans;

5. All curbs and gutters installed in all streets within the subdivision or short subdivision consistent with the approved plans;

6. All streets paved up to the final lift of pavement to all lots within the subdivision or short subdivision, consistent with the approved plans;

7. Street name signage installed consistent with the approved plans;

8. Specific site improvements required by the preliminary plat approval ordinance or preliminary short plat approval decision, if the decision requires completion prior to plat recording;

9. Delineation of critical areas that are to remain undeveloped and protected by easement or placement in a separate tract pursuant to ACC Title 16 (Environment);

10. Temporary control monuments set by a land surveyor licensed in the state of Washington, located in conformance with this title, and in place prior to final approval of the subdivision or short subdivision. Permanent monuments and control points shall be set

and verified by a land surveyor licensed in the state of Washington within 90 days of the final lift of pavement; and

11. Improvements without which the director determines a safety hazard would exist.

B. The city shall have right of entry onto any lot, tract, easement or parcel that is part of the final plat or short plat to ensure compliance with the minimum subdivision improvements required in subsection A of this section. (Ord. 6239 § 1, 2009.)

17.14.080 Underground utilities.

A. Consistent with ACC Titles 12 and 13 and the city's 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 way. Television conduit and miscellaneous hardware shall be installed according to the requirements of Chapter 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 applicant's expense, of underground conduit which will be necessary for and will facilitate such future signalization. (Ord. 6799 § 1 (Exh. A), 2020; Ord. 6239 § 1, 2009; Ord. 5164 § 1, 1998; Ord. 4296 § 2, 1988. Formerly 17.12.240.)

17.14.090 Lot requirements.

A. The area, width and depth of lots shall conform to the requirements of ACC Title 18, except for development utilizing cluster subdivision, as provided for in Chapter 17.26 ACC. The area within a panhandle access to a lot shall not be considered for the purpose of determining conformance with lot requirements.

B. The size, shape and orientation of lots shall be appropriate for the location, topography and other natural features of the site and for the type of development contemplated.

C. Every lot shall have a minimum of frontage on an improved public street or private access tract, as provided in ACC Title 18, unless otherwise approved by this title.

D. Corner lots designated for residential uses shall be platted at least five feet wider than required by the zoning ordinance.

E. Every lot shall border on an opened, improved and maintained public street or private access tract. (Ord. 6239 § 1, 2009; Ord. 5542 § 1, 2001; Ord. 5164 § 1, 1998; Ord. 4296 § 2, 1988. Formerly 17.12.250.)

17.14.100 Parks and playgrounds.

Where dedication of land for park and recreation purposes is required, the hearing examiner shall be guided by the policies and recommended standards of the Auburn parks, recreation, and open space plan. It is the policy of the city to require park land dedication where a proposed subdivision will result in a substantial increase in demand for park land or is needed to prevent or abate public nuisances. Generally, this will occur where a subdivision will result in the creation of lots capable of supporting 50 or more residential dwelling units; however, where it is determined that the proposed subdivision, together with any reasonably anticipated future development on adjacent or nearby land, will act in a cumulative manner to substantially increase demand for park land, dedication may be required of smaller subdivisions. The acceptability of the size, configuration and location of land proposed for park dedication shall be determined by the hearing examiner based upon such factors as topography, drainage, natural amenities and access. (Ord. 6239 § 1, 2009; Ord. 6186 § 10, 2008; Ord. 5164 § 1, 1998; Ord. 4772 § 1, 1995; Ord. 4296 § 2, 1988. Formerly 17.12.260.)

17.14.110 Floods and flood control.

The city may disapprove a proposed subdivision because of flood, inundation or swamp condition if the city finds that such condition poses a threat to the public health, safety or general welfare or causes a public nuisance.

Where any portion of the proposed subdivision lies within the regulatory floodplain, the hearing examiner shall impose a condition on the preliminary plat requiring the subdivider to

conform to the city's floodplain development requirements as set forth in Chapter 15.68 ACC. In such cases, no development permit associated with the proposed subdivision shall be issued by the city until said flood hazard area regulations have been met.

The city may require dedication of land to any public body and/or the construction of improvements and may impose other conditions necessary to protect against flooding or inundation. (Ord. 6295 § 7, 2010; Ord. 6239 § 1, 2009; Ord. 6186 § 11, 2008; Ord. 5164 § 1, 1998; Ord. 4772 § 1, 1995; Ord. 4296 § 2, 1988. Formerly 17.12.270.)

17.14.120 Additional requirements.

The standards and requirements established or referenced by this chapter are minimum requirements. These standards may be increased, and additional requirements may be imposed for the purpose of preventing or abating public nuisances or mitigating identified adverse environmental impacts pursuant to the State Environmental Policy Act of 1971 (Chapter 43.21C RCW) as now established or hereafter modified. Such additional requirements may include but shall not be limited to off-site improvements to any public facility, the dedication and/or improvement of parks and open spaces, and monetary contributions to any city fund established to finance the provision of public services required by the subdivision. (Ord. 6239 § 1, 2009; Ord. 5164 § 1, 1998; Ord. 4772 § 1, 1995; Ord. 4296 § 2, 1988. Formerly 17.12.280.)

The Auburn City Code is current through Ordinance 6944, passed July 15, 2024.

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.

City Website: www.auburnwa.gov

Hosted by General Code.

Chapter 17.27
UNIT LOT SUBDIVISONS

Sections:

17.27.010 **Purpose.**

17.27.020 **Scope.**

17.27.025 **Process.**

17.27.030 **Requirements.**

17.27.010 Purpose.

The purpose of this chapter is to provide for the creation of residential ownership opportunities in conjunction with development of middle housing and accessory dwelling units.

17.27.020 Scope.

Any lot conforming to the standards of Chapter 18.07 ACC which will be or has been developed with middle housing, detached single-family residences, accessory dwelling units or some combination thereof and in which no dwelling units are stacked on another dwelling unit or other use may be subdivided into individual unit lots as provided herein.

17.27.025 Process.

A. Unit lot subdivisions shall follow the application, review, and approval procedures as outlined in Chapter 17.09 ACC (short subdivision) or Chapters 17.10 and 17.12 ACC (formal subdivision), based upon the number of lots being created. (Ord. 6239 § 1, 2009.)

B. Effect of Preliminary Approval. Preliminary approval constitutes authorization for the applicant to develop the required facilities and improvements, upon review and approval of

construction drawings by the public works department. All development shall be subject to any conditions imposed by the city on the preliminary approval.

C. Revision and Expiration. Unit lot subdivisions follow the revision and expiration procedures for a short subdivision.

17.27.030 Requirements.

A. Development as a whole on the parent lot, rather than individual unit lots, shall comply with applicable design, development, and off-street parking standards of ACC Title 18.

B. Subsequent platting actions and additions or modifications to structure(s) may not create or increase any nonconformity of the parent lot.

C. Access easements, joint use and maintenance agreements, and covenants, conditions and restrictions (CC&Rs) identifying the rights and responsibilities of property owners and/or the homeowners' association shall be executed for use and maintenance of common garage, parking, and vehicle access areas; bike parking; solid waste collection areas; underground utilities; common open space; shared interior walls; exterior building facades and roofs; and other similar features shall be recorded with the county auditor.

D. Portions of the parent lot not subdivided for individual unit lots shall be owned in common by the owners of the individual unit lots, or by a homeowners' association comprised of the owners of the individual unit lots.

F. Notes shall be placed on the face of the plat or short plat as recorded with the county auditor to state the following:

1. The title of the plat shall include the phrase "Unit Lot Subdivision."
2. Approval of the development on each unit lot was granted by the review of the development, as a whole, on the parent lot.

Chapter 17.27
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Figure 17.27.030. Examples of unit lot subdivision configurations.

FIGURE PLACEHOLDER.

PLANNING SERVICES

2024 COMPREHENSIVE PLAN CODE UPDATE PUBLIC HEARING

PRESENTED BY
DEPARTMENT OF COMMUNITY DEVELOPMENT
ALEXANDRIA TEAGUE, AICP,
PLANNING SERVICES MANAGER

OCTOBER 23, 2024

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

AUBURN VALUES

SERVICE
ENVIRONMENT
ECONOMY
CHARACTER
SUSTAINABILITY
WELLNESS
CELEBRATION

2024 PERIODIC COMPREHENSIVE PLAN – CODE UPDATE OVERVIEW

- **Auburn Comprehensive Plan Elements**
  - Core Plan (Community Development)
  - **Land Use (Community Development)**
  - **Housing (Community Development)**
  - Historic Preservation (Comm. Development)
  - Climate Change – NEW (Community Development)
  - Economic Development (Community Development)
  - Capital Facilities (Public Works)
  - Transportation (Public Works)
  - Utilities (Public Works)
  - Parks and Recreation (Parks)



18.02 GENERAL PROVISIONS

Key changes

- (New) 18.02.067 Units allowed per lot
- Base number of units per lot now 4 units
- Base number of units per lot if near transit and/or with affordability requirement is now 6
- Additional units allowed based on lot area above the minimum lot size threshold

How it is implemented

- Units allowed when in compliance with the zoning development standards and Chapter 18.25
- Lot is within one-quarter mile of a major transit stop (as defined in ACC 18.04.597), or at least two units on the lot are affordable housing
- Except for RC and R-1, more than 6 units allowed with lot area above the minimum lot size threshold

18.04 DEFINITIONS

New definitions

- 18.04.340 All 9 types of middle housing list
- 18.04.359 Emergency Housing
- 18.04.360 Emergency Shelter
- 18.04.694 Permanent supportive housing
- 18.04.597 Major transit stop
- 18.04.445 Growth center

Revised definitions

- 18.04.110 Apartment building now 7 or more dwelling units
- 18.04.018 Accessory dwelling unit now allowed accessory to a single unit detached dwelling or middle housing
- 18.04.340 Single-Family Dwelling to Single-Unit Detached Dwelling
- 18.04.340 Multiple-Family Dwelling to Apartment

18.07 RESIDENTIAL ZONES

Key changes

- RC and R1 – Largely the same as currently adopted
- R2 – Residential Low Zone replaces the R5 and R7 zones
- R3 – Residential Moderate Zone replaces the R10 and R16 zones

How it is implemented

- R-2 zone: intended lower intensity residential development consisting of single-unit detached houses and middle housing. Maintains a desirable family living environment by establishing minimum usable open spaces, maximum impervious coverage, and maximum units per lot area with the character and scale of traditional single-unit detached neighborhoods.
- R-3 zone intended for all residential and commercial types and uses provided in the R-2 zone, additional intensity through allowing stacked flats up to three stories, fiveplexes, and sixplexes. Single-unit detached houses are not permitted in the R-3 zone. Apartments and Mixed-Use development consisting of no more than 20 units and 3-stories per lot permitted.

18.07 RESIDENTIAL ZONES

Key changes

- R4 – Residential High replaces the R-20 zone
- R-NM Residential Neighborhood Mixed-Use Zone is new!
- R-F Residential Flex replaces the RO zone

How it is implemented

- R-4 zone is intended to maximize residential density opportunities; intended as a residential zone primarily of Middle Housing and multiple-story apartment and mixed-use development. It's characterized by a more active living environment near transit, urban services and commercial uses. All uses allowed in the R-3, plus apartment and mixed-use development of more than 20 units and 3-stories per lot permitted.
- R-NM zone is intended to achieve a mix of dense residential development and light commercial uses in either a vertical or horizontal configuration. A mix of retail, office, middle housing, and multi-story residential uses, with attractive design and accessible spaces for people to live, work, and visit. Uses and densities allowed within this zone will be consistent with the uses permitted in the C-1 Light Commercial and the densities of the R-4 zone.
- R-F zone is intended primarily to accommodate small-scale business and professional offices, medical and dental clinics, salons and other personal services, eating and drinking establishments, and banks and similar financial institutions at locations where they are compatible with residential uses. Accessory retail may be permitted if supplemental to the other uses allowed in the zone

18.07 RESIDENTIAL ZONES

Current code

18.07.030 Development standards.

Table 18.07.030. Residential Development Standards

	Standard	RC	R-1	R-5	R-7	R-10	R-16	R-20
A	Base density (units per net acre)	0.25	1	5	7	10	16	20
B	Minimum density (units per net acre)[1]	0.25	1	4	5	8	12	15
C	Minimum lot area per dwelling unit (square feet)	174,240	35,000	4,500	4,300	2,000	2,000	2,000
D	Minimum lot width (feet)[2]	125	125	50	40	20 for interior lots; 35 for exterior lots	20 for interior lots; 35 for exterior lots	20 for interior lots; 35 for exterior lots

Proposed code

18.07.030 Development standards.

Table 18.07.030. Residential Development Standards

	Standard	RC	R-1	R-2	R-3	R-4	R-NM	R-F
A	Minimum density, units or lots per acre (lot area per unit)[1, 5, 6]	0.25 (174,000 sf of lot area per unit)	1 (43,500 sf of lot area per unit)	7 (6,222 sf lot area per unit)	12 (3,630 sf lot area per unit)	16 (2,723 sf lot area per unit)	30 (1,452 sf lot area per unit)	7 (6,222 sf lot area per unit)
B	Minimum lot size (square feet)[8]	174,000	43,500	4,400	2,700	2,200	2,200	4,400
C	Minimum lot width (feet)[2, 5, 8]	125	125	40	20 for interior lots; 35 for exterior lots	20 for interior lots; 35 for exterior lots	20 for interior lots; 35 for exterior lots	40

18.07 RESIDENTIAL ZONES

Key change

- Units allowed per lot: standards (D)(1) through (D)(4) reflect changes to (new) 18.02.067

How it is implemented

D	Units allowed							
1	Base units allowed per lot[7]	4	4	4	4	4	4	4
2	Base units per lot allowed with transit or affordability bonus[7]	6	6	6	6	6	6	6
3	Lot area per unit above base (B1 or B2 as applicable) allowance (square feet)[7]	X	X	1,250	750	N/A	N/A	1,250
4	Maximum units per lot	6	6	6	20	N/A	N/A	6

18.07 RESIDENTIAL ZONES

Current code

F	Maximum lot coverage (%)	25	35	40	50	60	70	70
G	Maximum impervious area (%)	25	50	65	75	N/A	N/A	N/A
H	Maximum building height (feet)	35	35	35	35	45	45	50
I	Maximum height of accessory buildings and structures	35[4]	35	16	16	16	N/A	N/A

Proposed code

Table 18.07.030. Residential Development Standards

	Standard	RC	R-1	R-2	R-3	R-4	R-NM	R-F
F	Maximum impervious area (%)	25	50	75	80	90	90	75
G	Maximum building height (feet)	35	35	35	45	75	75	45
H	Maximum height of accessory buildings and structures	35[4]	35	24	24	24	24	24

18.23 COMMERCIAL AND INDUSTRIAL ZONES

Key changes

- C-N Neighborhood Shopping Center Zone and C-1 Light Commercial Zone consolidated into one C-1 Light Commercial – lower intensity
- C-3 Heavy Commercial renamed to C-2 Heavy Commercial – medium to high intensity
- C-4 renamed to C-AG Auburn Gateway Zone – previous C4 zone that implemented this

How it is implemented

- C-1 zone is intended for lower intensity commercial adjacent to residential neighborhoods. Encourages a broad mix of small scale uses such as leisure shopping, office, eating and drinking establishments, entertainment and assembly uses and provides amenities conducive to attracting shoppers and pedestrians. Building height, size, and orientation are the primary standards that will be used to maintain the smaller more pedestrian scale uses within this zone.
- C-2 zone is to allow for medium to high intensity uses consisting of a wide range of retail, commercial, entertainment, office, services, and professional uses. Accommodates uses which are oriented to automobiles while fostering a pedestrian orientation. The uses allowed can include outside activities, display, fabrication or service features when not the predominant portion of the use. Uses enumerated in this classification may be larger in scale and building size and have more potential for impacts to surrounding properties and street systems than those uses permitted in the more restrictive commercial classifications.
- C-AG zone is intended to provide for a pedestrian-oriented mix of retail, office, middle housing, and multifamily residential uses in the Northeast Auburn Special Area Plan and Auburn Gateway Planned Action area, as described in Chapter 18.08 ACC.

18.25 (NEW) MIDDLE HOUSING DEVELOPMENT STANDARDS

Key changes

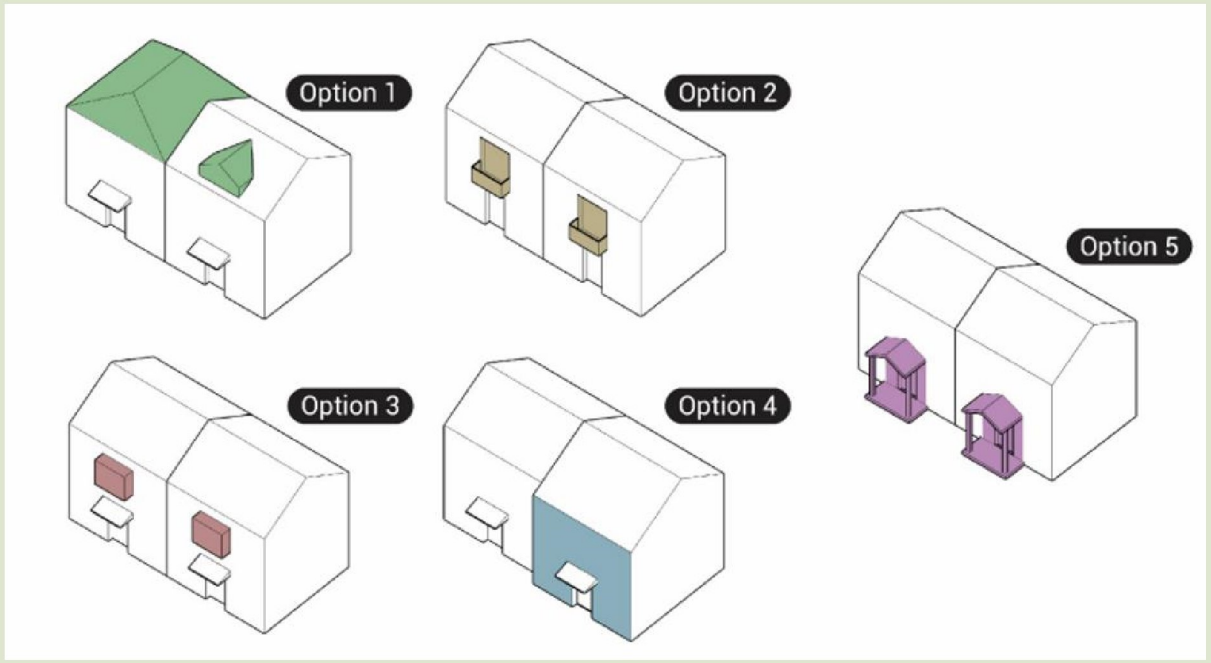
- Eligibility Criteria and Exceptions
- Parking Requirements
- ADU one of the acceptable Middle Housing development type for purposes of density
- *Design Standards*
- *Usable Open Space*

How it is implemented

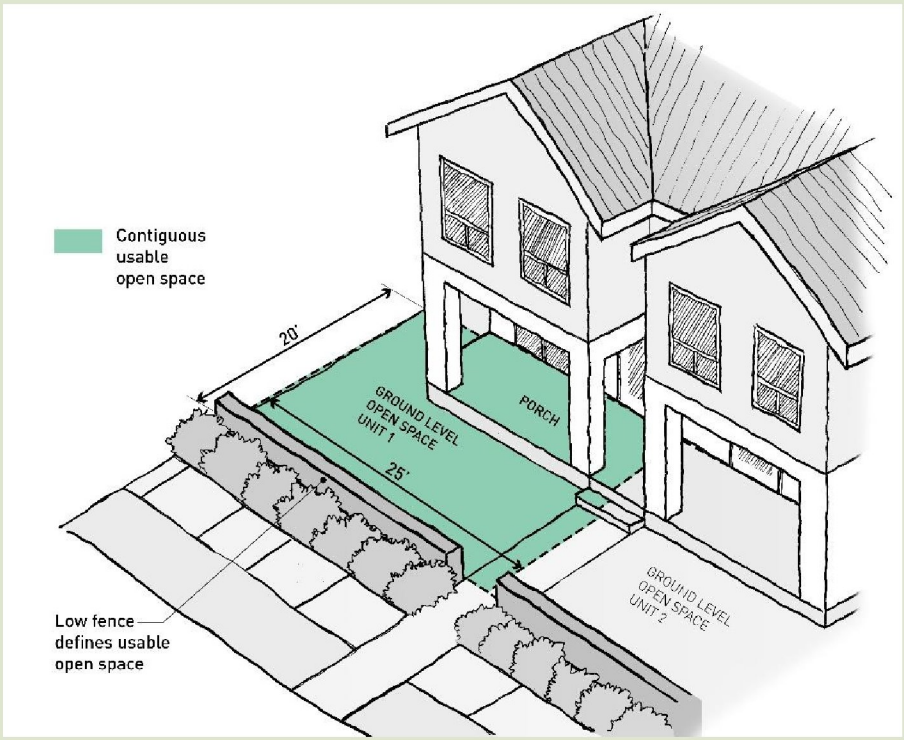
- Lot must be in the RC, R-1, R-2, R-3, R-4, R-NM
- Exceptions: Urban Separators, R-HMC zone, lots smaller than one thousand (1,000) square feet, cannot be used to justify alteration of a regulated critical area per Chapter 16.10 ACC
- Within 1/2-mile walking distance of a Major Transit Stop no on-site parking is required, on lots more than 1/2-mile walking distance of a Major Transit Stop, 1 on-site parking space shall be required for each dwelling unit
- ADU considered a dwelling unit when calculating the number of units allowed
- *Middle Housing Design Review Submittal Requirements*
- *All middle housing development must include usable open space.*

18.25 MIDDLE HOUSING DEVELOPMENT STANDARDS

Figure 18.25.050(I)
Middle Housing Articulation Options



ACC 18.25.100 Usable Open Space



18.32 (NEW) ACCESSORY DWELLING UNIT DEVELOPMENT STANDARDS

Key Changes

- Two ADUs may be permitted per residential unit
- Increase in ADU size by 50 sf
- Garage conversion OK
- One off-street parking outside 1/2-mile parking garage
- ADU may be sold separately
- ADU allowed in rear setback
- Owner does not need to live on site

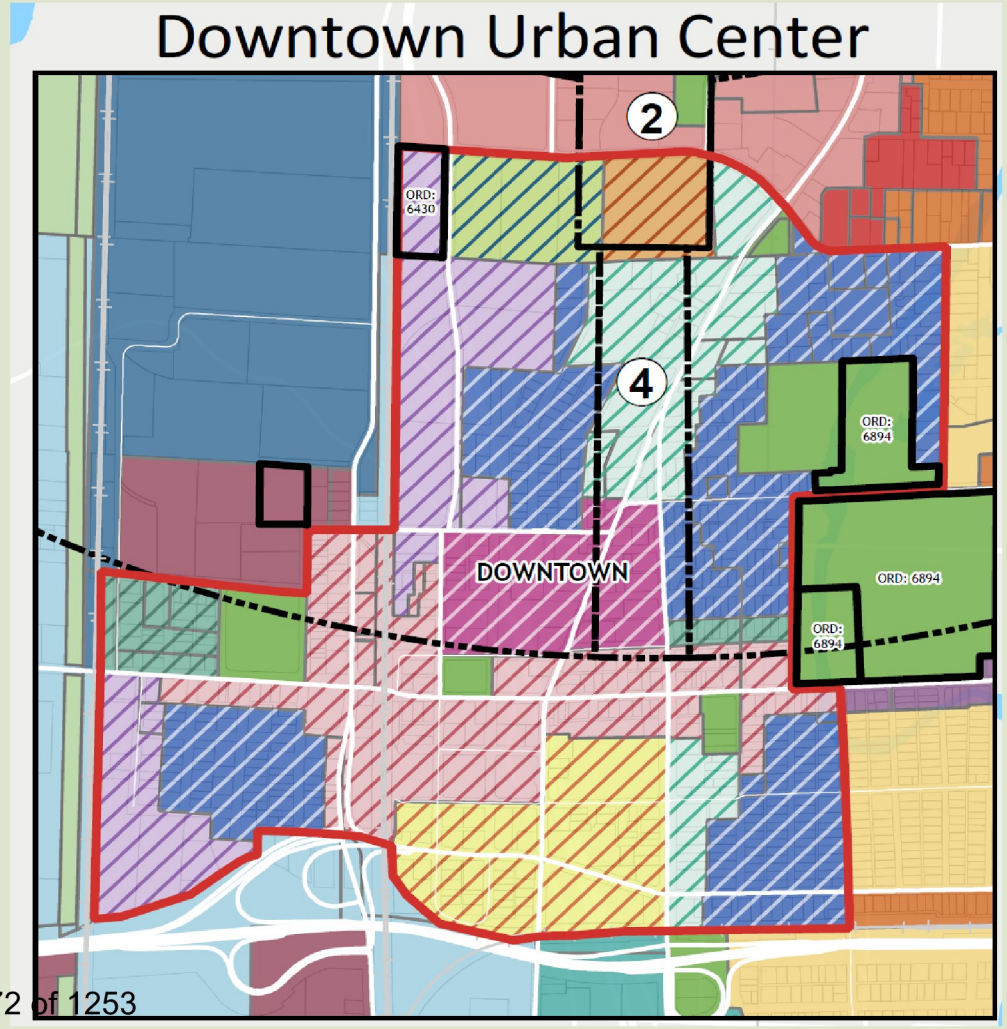
How it is implemented

- On individually owned lots that meet the minimum lot size of the zone in which the property is located
- ADU can now be up to 1,000 sf
- Don't have to keep the garage door
- Within ½ mile no on-site parking
- Sold separately through condo or unit lot subdivision process
- ADU is allowed in rear setbacks if the lot line abuts a public alley

18.29 DUC DOWNTOWN URBAN CENTER DISTRICT

Key Changes & implementation

- Incorporates zoning and land use from Downtown Plan and Comprehensive Plan
- New zoning districts implement variety of uses and development types throughout expanded downtown
- More neighborhood areas as a result of expansion – DUC Neighborhood Residential
- DUC Health and Wellness District to thoughtfully plan for role of hospital and medical use in downtown
- Removal of exclusion of Taverns, restricting new SUDs except for the X district
- Development standards largely the same
- Enhanced explanation of Floor Area Ratio (FAR)
- Downtown Design Guidelines update to follow



18.50 LANDSCAPING AND SCREENING

Key Changes

- Incorporation of new/amended zoning designations
- Reduce minimum landscape coverage to accommodate middle housing (18.50.040(A))

How it is implemented

Table 18.50.040(A). Minimum Landscape Requirements by Zoning District

Zones	Minimum Landscape Coverage[1]	Minimum Landscape Planter Width – Perimeter Areas[2]	
		Abutting Street[3]	Abutting Residential Property
Residential Zones			
RC and, R-1 ~~, R-5, and R-7 Residential~~ Zones[4]	N/A	N/A	N/A
R-2 and R-3 Zones[5]	10%	N/A	N/A
~~R-10, R-16 and R-20~~R-4 and R-NM Zones[5]	10~~20~~%	6 ft.	6~~10~~ ft.
Nonresidential Zones			

18.52 OFF-STREET PARKING AND LOADING

Key Changes

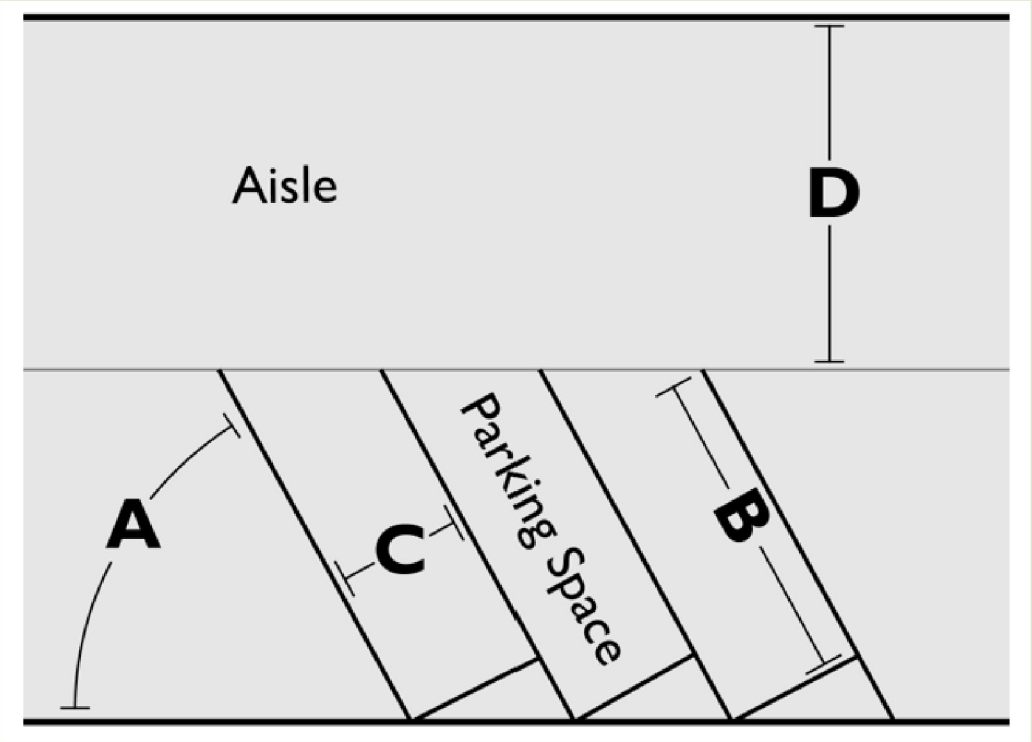
- Incorporation of new/amended zoning designations
- Allow pre-existing gravel
- Update to on-site parking requirement for various uses (Table 18.52.020)
- Preservation of significant trees (18.50.045)

How it is implemented

- Parking rates were either clarified or updated
- Change of use within shopping center does not trigger more parking
- If retention of significant trees as required under 18.50.045 makes it infeasible to accommodate parking required under 18.52.020, required parking may be reduced

18.52 OFF-STREET PARKING AND LOADING

Parking diagram updated



Parking stall sizes reduce

Table 18.52.050. Parking Space and Drive Aisle Dimensions

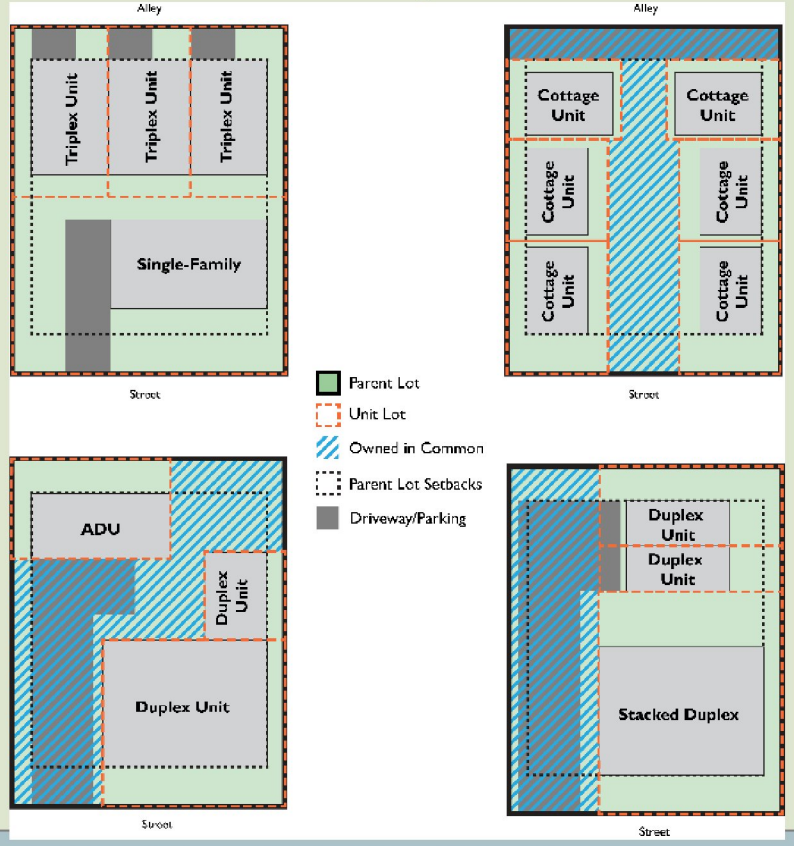
Parking Stall Type (A)	Minimum Stall Dimensions		Minimum Width for Drive Aisle with Parking(eD)	
	Width(~~a~~C)	Length(~~b~~B)	One-Way	Two-Way
Standard parallel	~~9~~8 ft.	2~~2~~0 ft.	12 ft.	20 ft.
Standard 45-degree	~~9~~8 ft.	19 ft.	15 ft.	20 ft.
Standard 60-degree	~~9~~8 ft.	19 ft.	18 ft.	20 ft.
Standard 90-degree	~~9~~8 ft.	19 ft.	20 ft.	24 ft.
Compact	8 ft.	16 ft.	20 ft.	22 ft.

17.04 DEFINITIONS

New definitions

- 17.04.202 Lot, parent.
- 17.04.203 Lot, unit.
- 17.04.221 Lot splitting.
- 17.04.387 Unit lot subdivision.
- 17.04.405 Zero lot line development.
- 17.04.407 Zero lot line.

How it is implemented

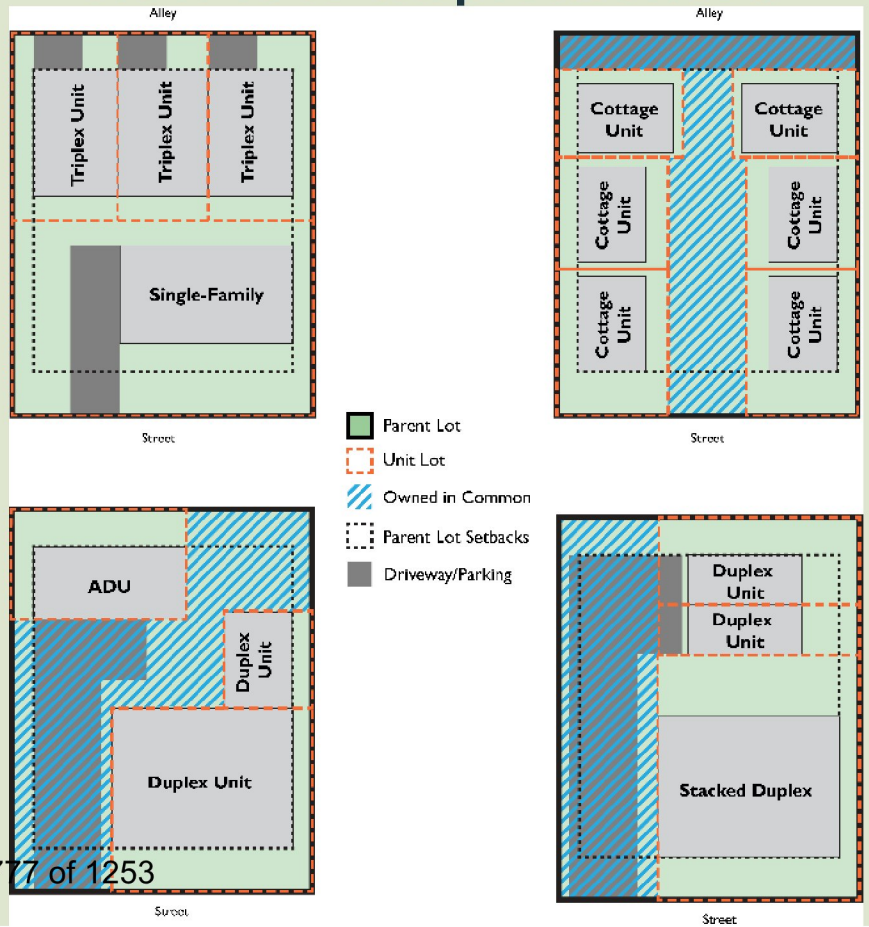


17.27 (NEW) UNIT LOT SUBDIVISIONS

Key Changes

- Alternative to condominium ownership
- Unit is individually owned including land beneath it
- Complies with HB 1110 Requirements
- Ownership opportunities –middle housing is more affordable than traditional single-family houses
- “Parent Lot” and ”Unit Lot”
- Easements for shared areas, owned in common (often through HOA)
- Implemented in development regulations and code; can be processed like standard subdivision

How it is implemented



NEXT STEPS

October 8, 2024: Planning Commission Review

Tonight (special meeting): Planning Commission Public Hearing

November: City Council Study Session

December 2, 2024: City Council Action on Adoption of Comprehensive Plan and Related Code Amendments

Questions, Discussion, and Feedback

AUBURN VALUES

SERVICE

ENVIRONMENT

ECONOMY

CHARACTER

SUSTAINABILITY

WELLNESS

CELEBRATION

AGENDA BILL APPROVAL FORM

Agenda Subject:
Annual Amendments (Clark)

Date:
October 10, 2024

Department:
Community Development

Attachments:
Exhibit 1 - Staff Report
Exhibit 2 - Annual Amendments Schedule
Exhibit 3 - Presentation
Exhibit 4 - Auburn School District Memo
Exhibit 5 - Auburn School District 2025 Capital Facilities Plan
Exhibit 6 - Auburn School District SEPA and DNS
Exhibit 7 - Dieringer School District Memo
Exhibit 8 - Dieringer School District 2023-2029 Capital Facilities Plan
Exhibit 9 - Dieringer School District SEPA Checklist
Exhibit 10 - Dieringer School District DNS
Exhibit 11 - Pierce County School Impact Fee
Exhibit 12 - Federal Way Public Schools Memo
Exhibit 13 - Federal Way Public Schools 2025 Capital Facilities Plan
Exhibit 14 - Federal Way Public Schools SEPA Checklist
Exhibit 15 - Federal Way Public Schools DNS
Exhibit 16 - Kent School District Capital Facilities Plan
Exhibit 17 - Kent School District SEPA Checklist
Exhibit 18 - Kent School District DNS
Exhibit 19 - School District Impact Fee Table
Exhibit 20 - Draft ACC 19.02 School Impact Fees
Exhibit 21 - Letter to Commerce ACC 19.02 Confirmation
Exhibit 22 - City of Auburn Memo
Exhibit 23 - City of Auburn Capital Facilities Plan
Exhibit 24 - City of Auburn Capital Facilities Plan SEPA Checklist
Exhibit 25 - City of Auburn Capital Facilities Plan DNS
Exhibit 26 - City of Auburn Letter to Department of Commerce Confirmation
Exhibit 27 - Notice of Hearing and Request to Publish
Index

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 2024 City-Initiated Comprehensive Plan Amendments (Policy/Text Amendments).

Background for Motion:

Background Summary:

See attached Planning Commission Staff Report.

Reviewed by Council Committees:

Councilmember:

Staff: Gabriel Clark

Meeting Date: October 23, 2024

Item Number: PH.2

STAFF REPORT
PLANNING COMMISSION

Agenda Subject/Title:
CPA24-0001, CPA24-0002, SEP24-0014, 2024 Annual Comprehensive Plan Amendments – Specifically, City Initiated Plan Policy/Text Amendments

Date:
October 8, 2024

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 2024 City-Initiated Comprehensive Plan Amendments (Policy/Text Amendments).

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

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

This year the city is initiating:

- Five policy/text amendments
    - P/T #1 Auburn School District Capital Facilities Plan (2024-2030)
    - P/T #2 Dieringer School District Capital Facilities Plan
    - P/T #3 Federal Way Public Schools Capital Facilities Plan
    - P/T #4 Kent School District Capital Facilities Plan
    - P/T #5 City of Auburn Capital Facilities Plan

This staff report and recommendation addresses the city-initiated amendments and specifically:

- Policy/Text (P/T) Amendments P/T # 1 through # 5
    - P/T #1 Auburn School District Capital Facilities Plan
    - P/T #2 Dieringer School District Capital Facilities Plan
    - P/T #3 Federal Way Public Schools Capital Facilities Plan
    - P/T #4 Kent School District Capital Facilities Plan
    - P/T #5 City of Auburn Capital Facilities Plan

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

A. Findings

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

2. As a result of the periodic comprehensive plan update, the city temporarily paused the acceptance of privately initiated comprehensive plan map and text amendments for processing in the annual cycle of 2024. The City has not accepted applications for consideration in the 2024 annual amendment cycle but will resume accepting applications for the 2025 annual cycle.

3. The City of Auburn received annual updates to the four (4) school district Capital Facilities Plans whose districts occur within the City of Auburn, and one (1) City of Auburn Capital Facilities Plan. These Capital Facilities Plans are proposed to be incorporated by reference in the current Capital Facilities Element, of the current Auburn Comprehensive Plan and are processed as Policy/Text (P/T) amendments.

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

5. The environmental review under the State Environmental Policy Act (SEPA) for the remaining city-initiated policy/text amendments, resulted in a Determination of Non-Significance (DNS) issued for the City-initiated Comprehensive Plan Amendments on September 23, 2024 (City File No. SEP24-0014). The comment period will end at 5:00 p.m. October 7, 2024, and the appeal period will end at 5:00 p.m. October 23, 2024. A copy of the DNS and environmental checklist application is provided as exhibit 25.

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

> *"Section 14.22.100*
> *A. The planning commission shall hold at least one public hearing on all proposed amendments to the comprehensive plan. Notice of such public hearing shall be given pursuant to Chapter 1.27 ACC and, at a minimum, include the following:*
> *1. For site-specific plan map amendments:*
> *a. Notice shall be published once in the official newspaper of the city not less than 10 calendar days prior to the date of public hearing;*
> *b. Notice shall be mailed by first class mail to all property owners of record within a radius of 300 feet of the proposed map amendment request, not less than 10 calendar days prior to the public hearing;*
> *2. For area-wide plan map amendments:*
> *a. Notice shall be published once in the official newspaper of the city not less than 10 calendar days prior to the date of public hearing;*

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

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

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

8. Pursuant to RCW 36.70A.106, the proposed comprehensive plan amendments outlined in this agenda bill were sent to the Washington State Department of Commerce and other state agencies for the required state review. The Washington State Department of Commerce acknowledged receipt on October 3, 2024, by Submittal ID No. 2024-S-7564, and 2024-S-7565. No comments have been received from the Washington State Department of Commerce or other state agencies as of the writing of this report. A copy of the transmittal and acknowledgement is provided as No. 2024-S-7564 see exhibit 22 and ID No. 2024-S-7565 see exhibit 27.

9. The following report identifies Comprehensive Plan Policy/Text (P/T) and Map (CPM) amendments scheduled for the Planning Commission's October 23, 2024 public hearing with a staff recommendation.

Comprehensive Plan Policy/Text Amendments (File No. CPA24-0001, City initiated)

P/T No. 1

Incorporate the Auburn School District Capital Facilities Plan 2024 through 2030 into the City of Auburn Comprehensive Plan.

Discussion

The Auburn School District has provided the City with its annually updated Capital Facilities Plan (CFP) covering from 2024-2030. The CFP was prepared by the District

staff and adopted by the Auburn School District School Board of Directors on June 10, 2024 and has been subject to separate SEPA review and a Determination of Non-Significance (DNS) prepared by the District. Information contained in the School District CFP serves as the basis for the City's collection of school impact fees on behalf of the school district. The Planning Commission action is to incorporate the Auburn School District Capital Facilities Plan into the City's Comprehensive Plan by reference.

The CFP includes the following:

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

A review of the Auburn School District's updated Capital Facilities Plan indicates the District is requesting a decrease in the fee obligations. The net fee obligation for single-family dwellings is proposed to be $4,584.00, a decrease of $1,373.02 and the requested fee for multiple-family dwellings is $8,966, a decrease of $947.64. The actual impact fees are established by ordinance through subsequent City Council action.

Recommendation

Planning Commission to recommend approval of the Auburn School District Capital Facilities Plan 2024 through 2030 to the City Council.

P/T No. 2

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

Discussion

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

The CFP includes the following:

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

A review of the Dieringer School District's 2023 Capital Facilities Plan indicates the District has requested no changes to the fees compared to those currently adopted. As mentioned above, the impact fees will remain unchanged from 2023 to 2024. The net fee obligation for single-family dwellings is $8,054 and the fee for multiple family dwellings is $3,400. The actual impact fees are established by ordinance through subsequent City Council action.

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

P/T No. 3
Incorporate the Federal Way School District 2025 Capital Facilities Plan into the City of Auburn Comprehensive Plan.

Discussion
The Federal Way School District has provided the City with its annually updated Capital Facilities Plan 2025. The CFP was adopted by the Federal Way School District School Board July 23, 2024. The CFP has been subject to separate SEPA review and a DNS prepared by the District. Information contained in the School District CFP serves as the basis for the City's collection of school impact fees on behalf of the school district. The Planning Commission action is to incorporate the School District Capital Facilities Plan into the City's Comprehensive Plan by reference.

The CFP includes the following:

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

A review of the Federal Way School District's updated Capital Facilities Plan indicates the District is not requesting to retain the $0.00 impact fee for single-single family development and decrease the multiple family dwellings impact fee to $0.00, a decrease of $6,998. Federal Way Public Schools requested to not adopt school impact fees for 2025. The actual impact fees are established by ordinance through subsequent City Council action.

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

P/T No. 4
Incorporate the Kent School District Capital Facilities Plan 2022-2023 to 2028-2029 into the City of Auburn Comprehensive Plan.

Discussion
The Kent School District has provided its annually updated 2023-2024 to 2029-2030 Capital Facilities Plan. The CFP was adopted by the Kent School District School Board in June 2024 and has been subject to separate SEPA review and a DNS prepared by the District. Information contained in the School District CFP serves as the basis for the City's collection of school impact fees on behalf of the school district. The Planning Commission action is to incorporate the School District Capital Facilities Plan into the City's Comprehensive Plan by reference.

The CFP includes the following:

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

A review of the Kent School District's updated Capital Facilities Plan indicates the District is not requesting a change in the fee obligations. The net fee obligation for single-family dwellings is proposed to be maintained at $0.00, and the fee for multi-family dwellings is proposed to be maintained at $0.00. The District notes in the Capital Facilities Plan impact fees are not proposed in 2024 based on revised student generation rates, and capacity and enrollment projections.

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

Comprehensive Plan Policy/Text Amendments (File No. CPA24-0002, City initiated)

P/T No. 5
Incorporate the City of Auburn Capital Facilities Plan 2025 – 2030 into the City of Auburn Comprehensive Plan.

Discussion
A Capital Facilities Plan is one of the comprehensive plan elements required by the Washington State Growth Management Act (GMA) (RCW 36.70A). The GMA requires that a capital facilities plan include an inventory of existing capital facilities (showing

locations and capacities), a forecast of future needs for such capital facilities, proposed locations and capacities of new or expanded capital facilities, and a minimum of a six-year plan to finance capital facilities with identified sources of funding. The proposed City of Auburn 6-year Capital Facilities Plan 2025-2030 satisfies the GMA requirements for a capital facilities element as part of the Comprehensive Plan.

Each comprehensive plan prepared under the GMA must include a capital facilities plan element. More specifically, RCW 36.70A.070(3) of the GMA requires the following:

"A capital facilities plan element consisting of:
(a) An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;
(b) a forecast of the future needs of such capital facilities;
(c) the proposed locations and capacities of expanded or new capital facilities;
(d) at least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and
(e) a requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent. Park and recreation facilities shall be included in the capital facilities plan element."

A capital facility is defined as a structure, street or utility system improvement, or other long-lasting major asset, including land. Capital facilities are provided for public purposes. Capital facilities include, but are not limited to, the following: streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreation facilities, and police and fire protection facilities. These capital facilities include necessary ancillary and support facilities.

The City of Auburn 6-year Capital Facilities Plan 2025-2030 is proposed to be incorporated by reference in the Comprehensive Plan, Capital Facilities Element. A review of the City of Auburn's updated Capital Facilities Plan indicates the costs of facilities will total $273,664,914 between 2025 and 2030. This plan indicates a $16,216,616 decrease in expenditures from $289,881,530 in the 2023 Capital Facilities Plan. The city has revised the list of current and pending projects throughout the document for this iteration.

Recommendation
Planning Commission to recommend approval of the City of Auburn Capital Facilities Plan 2025 - 2030 to the City Council.

City of Auburn
2024 Comprehensive Plan Amendment Proposed Schedule

	10-23-24	**11-25-24**	**12-02-24**
	Planning Commission Meeting	City Council **Study Session**	City Council **Regular Meeting**
City-initiated **Text** Amendments CPA24-0001 • School district CFP's P/T #1-4 Amendment CPA24-0002 • Auburn CFP P/T #5 Included in overall submission to council	Conduct Public Hearing #1 Suggested agenda order: School District Amendments (SD staff, if present) City staff briefing on City Capital Facilities Plan	Discussion of PC recommendation.	Council Action

PLANNING COMMISSION

COMPREHENSIVE PLAN 2024 ANNUAL AMENDMENTS

PRESENTED BY DEPARTMENT OF COMMUNITY DEVELOPMENT
GABRIEL CLARK, PLANNER II
OCTOBER 23, 2024

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

AUBURN VALUES

SERVICE
ENVIRONMENT
ECONOMY
CHARACTER
SUSTAINABILITY
WELLNESS
CELEBRATION

2024 COMPREHENSIVE PLAN ANNUAL AMENDMENTS

Purpose of Comprehensive Plan & Amendments

The City's Comprehensive Plan document provides the policy basis for the future development regulations to ensure that the they are consistent as required by City code:

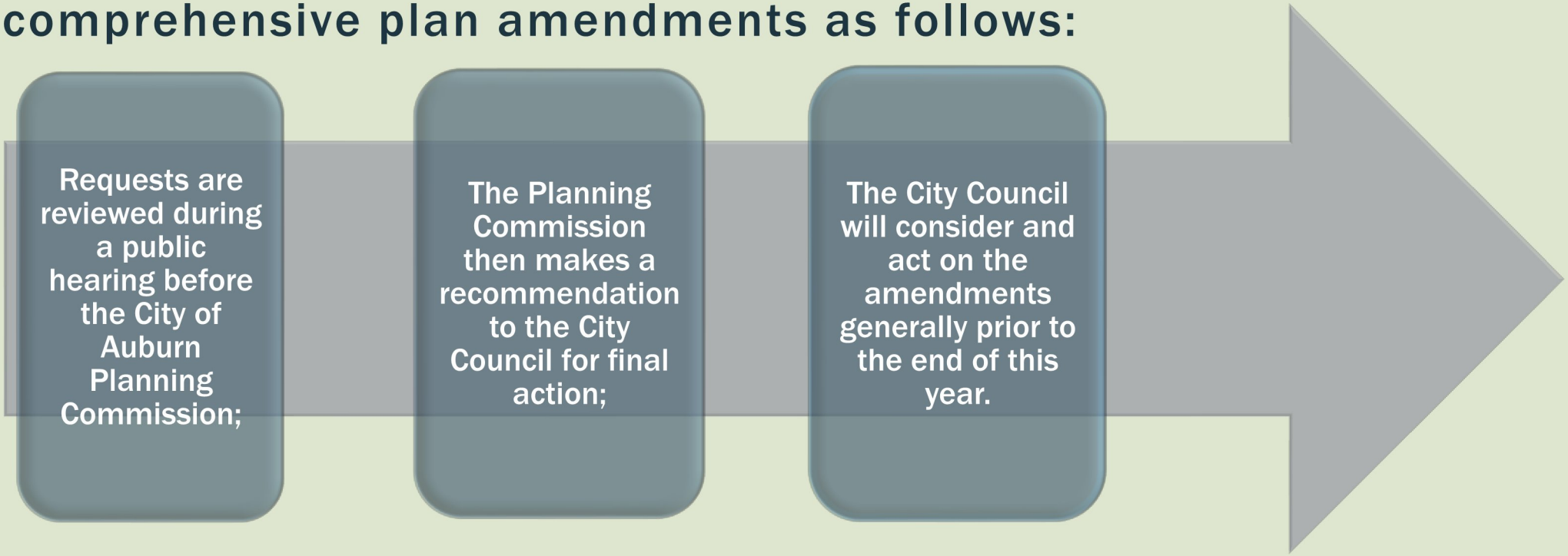
> ***"ACC 14.22.050 Conformance and consistency.***
> ***The zoning, land division and other development codes contained or referenced within Auburn City Code shall be consistent with and implement the intent of the Comprehensive Plan. Capital budget decisions shall be made in conformity with the Comprehensive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

2024 COMPREHENSIVE PLAN ANNUAL AMENDMENTS

- Annually the City amends its Comprehensive Plan. These routine amendments are distinguished from the "periodic update" completed on 10-year cycles.
- There are two sources:
  - "city – initiated amendments" in response to items that are "docketed" (text or map).
  - "private–initiated amendments" in response to applications that are submitted (text or map).
- Private-initiated Comprehensive Plan amendment applications (text or map) were not accepted under this review cycle but will resume accepting applications in the 2025 annual cycle.

2024 COMPREHENSIVE PLAN ANNUAL AMENDMENTS

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



PROPOSED 2024 COMPREHENSIVE PLAN AMENDMENTS

- The 2024 Comprehensive Plan amendment packet currently includes a total of 5 proposed Policy/Text (P/T) amendments.
- Four (P/T No. 1 – 4) capital facilities plans are provided annually by the school districts located within the City and one (P/T No. 5) is provided bi-annually by the city.
  - CPA24-0001:
    - *P/T No. 1 Auburn School District*
    - *P/T No. 2 Dieringer School District*
    - *P/T No. 3 Kent School District*
    - *P/T No. 4 Federal Way Public Schools*
  - CPA24-0002:
    - *P/T No. 5 City of Auburn*

CITY-INITIATED COMPREHENSIVE PLAN TEXT AMENDMENTS

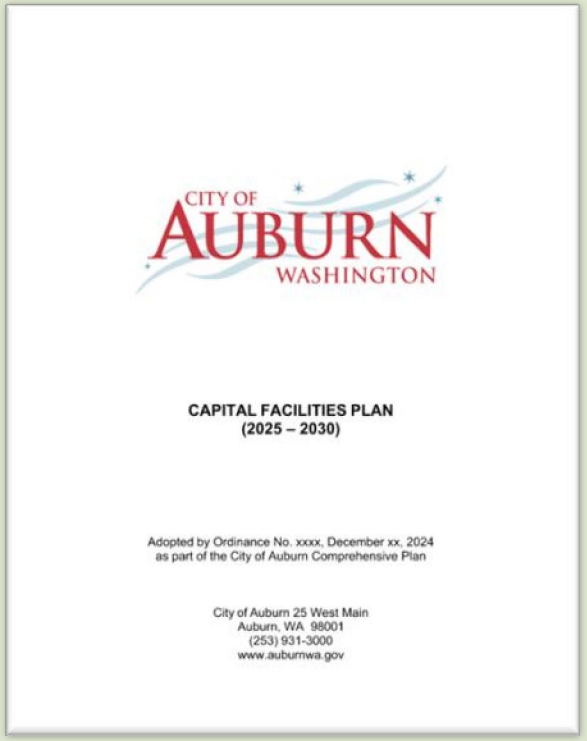
- P/T #5 – City of Auburn Capital Facilities Plan Update
- $16.2 million decrease between 2023 and 2025 CFPs

2023 CFP Total

Type of Facility	2023 - 2028
Transportation - Arterial (102)	$ 57,734,096
Transportation - Local (103)	11,785,000
Transportation - Street (105)	25,359,000
Water	64,573,569
Sanitary Sewer	16,918,500
Storm Drainage	24,033,394
Parks, Arts & Recreation	15,301,300
General Municipal Buildings	47,203,860
Community Improvements	15,448,856
Airport	11,168,955
Cemetery	355,000
Total	**$ 289,881,530**

2025 CFP Total

Type of Facility	2025-2030
Transportation	$ 82,131,333
Water	55,642,300
Sanitary Sewer	25,209,100
Storm Drainage	12,486,821
Parks, Arts & Recreation	27,400,000
General Muncipal Buildings	51,109,600
Commuity Improvements	8,266,100
Airport	11,019,660
Cemetery	400,000
	$ 273,664,914


CITY OF AUBURN WASHINGTON

CAPITAL FACILITIES PLAN
(2025 – 2030)

Adopted by Ordinance No. xxxx, December xx, 2024
as part of the City of Auburn Comprehensive Plan

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

2024 COMPREHENSIVE PLAN ANNUAL AMENDMENTS

Recommendation *(in summary)*

Planning Commission recommends to City Council approval of the Comprehensive Plan Amendments P/T #1-5

2024 COMPREHENSIVE PLAN ANNUAL AMENDMENTS

Any questions?

(end)

PLANNING COMMISSION

2024 SCHOOL IMPACT FEES

PRESENTED BY DEPARTMENT OF COMMUNITY DEVELOPMENT
GABRIEL CLARK, PLANNER II
OCTOBER 23, 2024

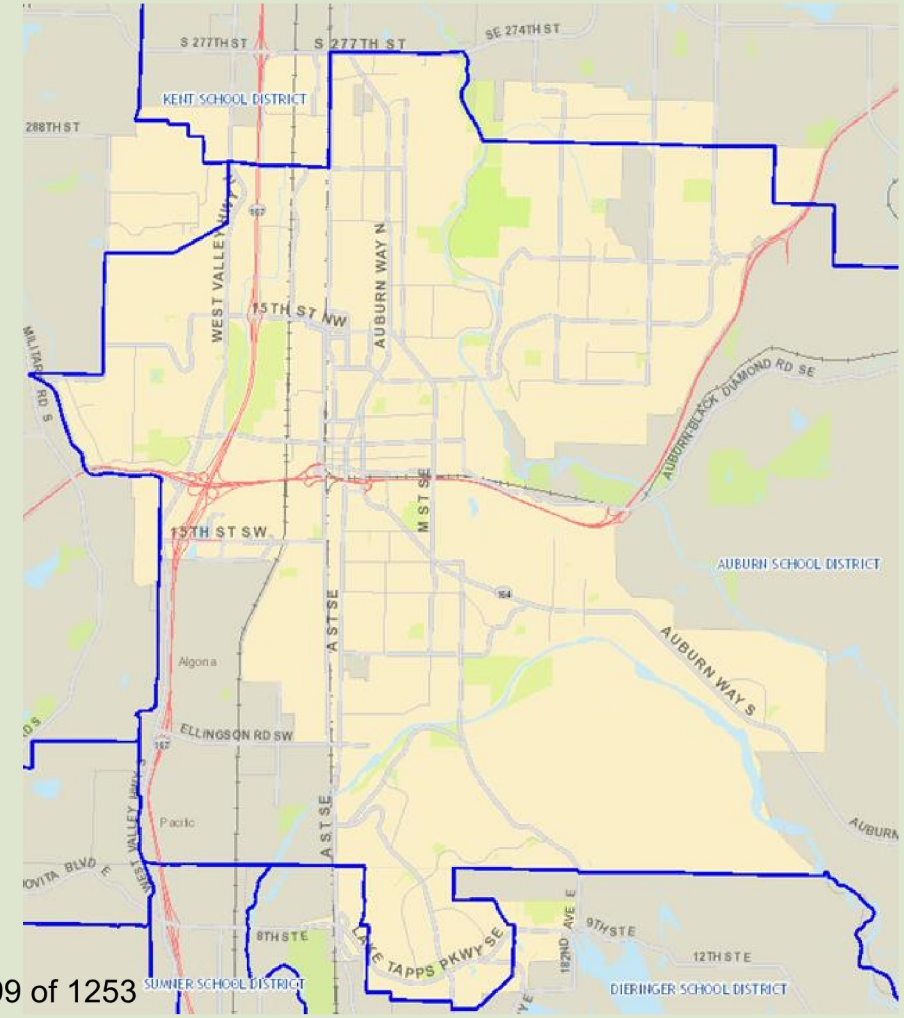
AUBURN VALUES

SERVICE
ENVIRONMENT
ECONOMY
CHARACTER
SUSTAINABILITY
WELLNESS
CELEBRATION

2024 SCHOOL IMPACT FEES

Within city limits are four school districts:

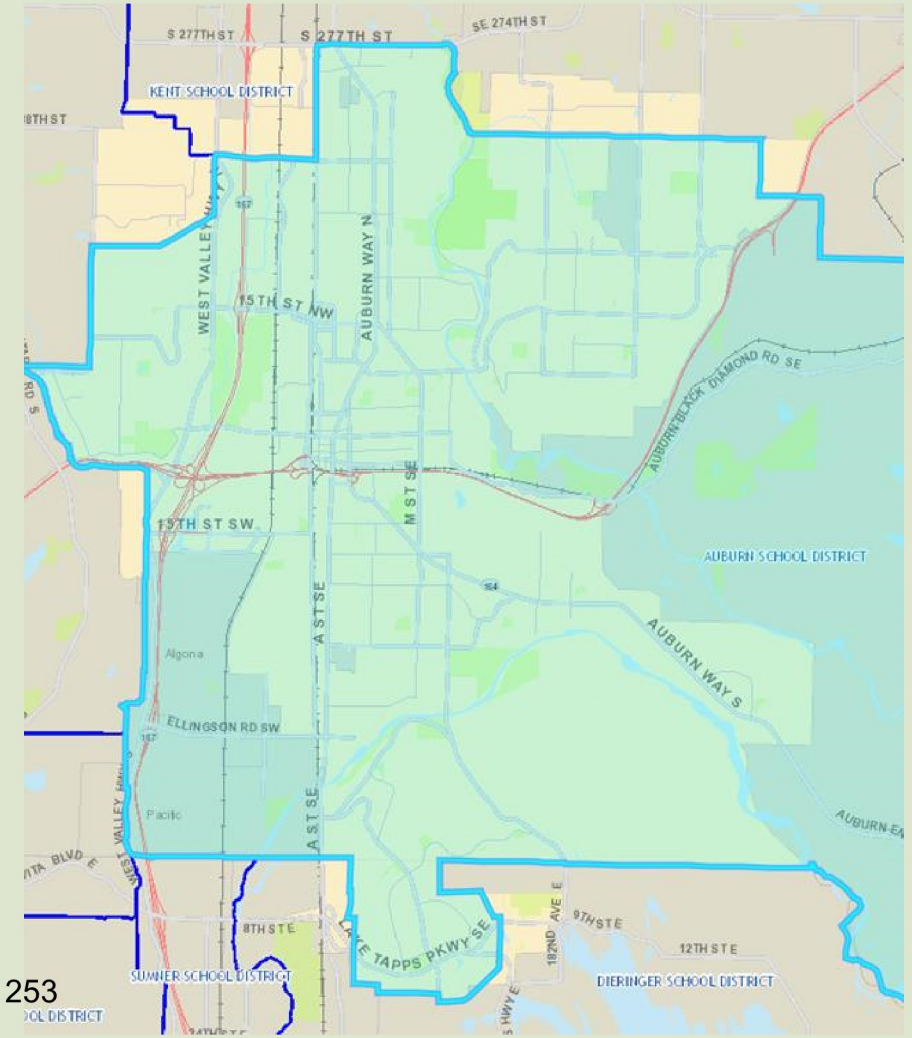
- **Auburn School District**
- **Dieringer School District**
- **Federal Way Public Schools**
- **Kent School District**



2024 SCHOOL IMPACT FEES

Auburn School District

- Single Family Fee: $4,584.00
  - Decrease from $5,957.02
- Multifamily Fee: $8,966.00
  - Decrease from $9,913.64



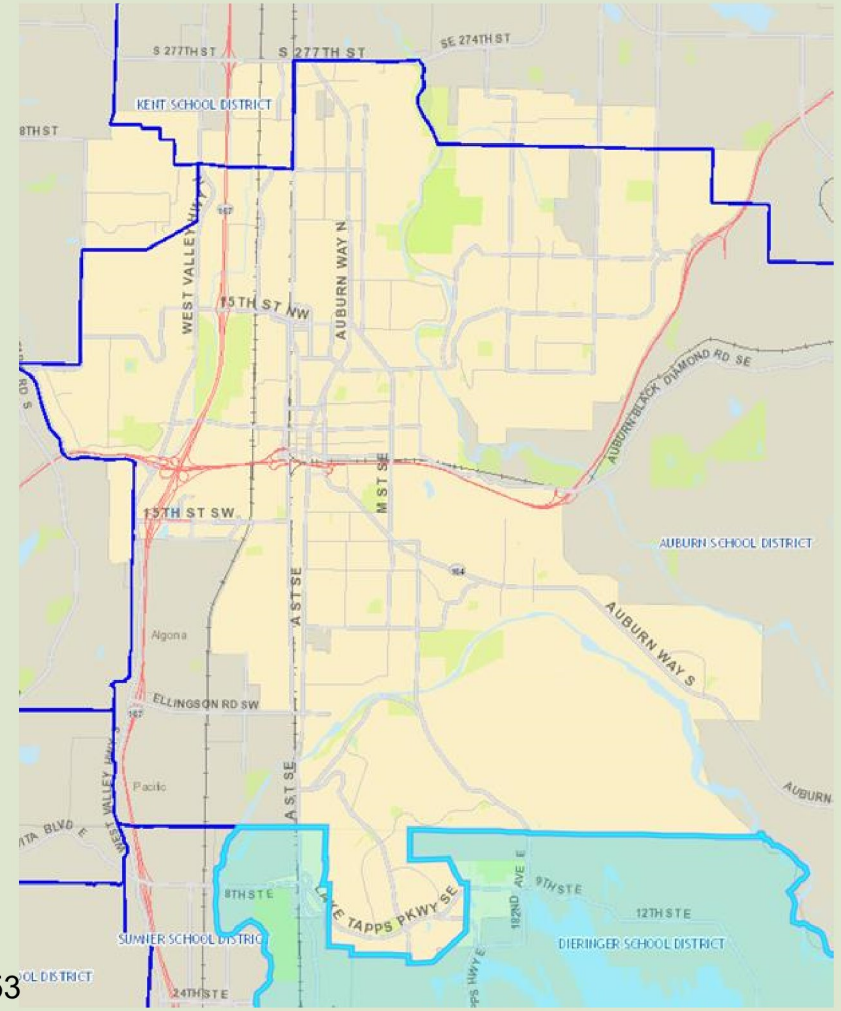
2024 SCHOOL IMPACT FEES

Dieringer School District

- Single Family Fee: $8,054.00
- Multifamily Fee: $3,400.00

Pierce County Maximum Fee Obligation

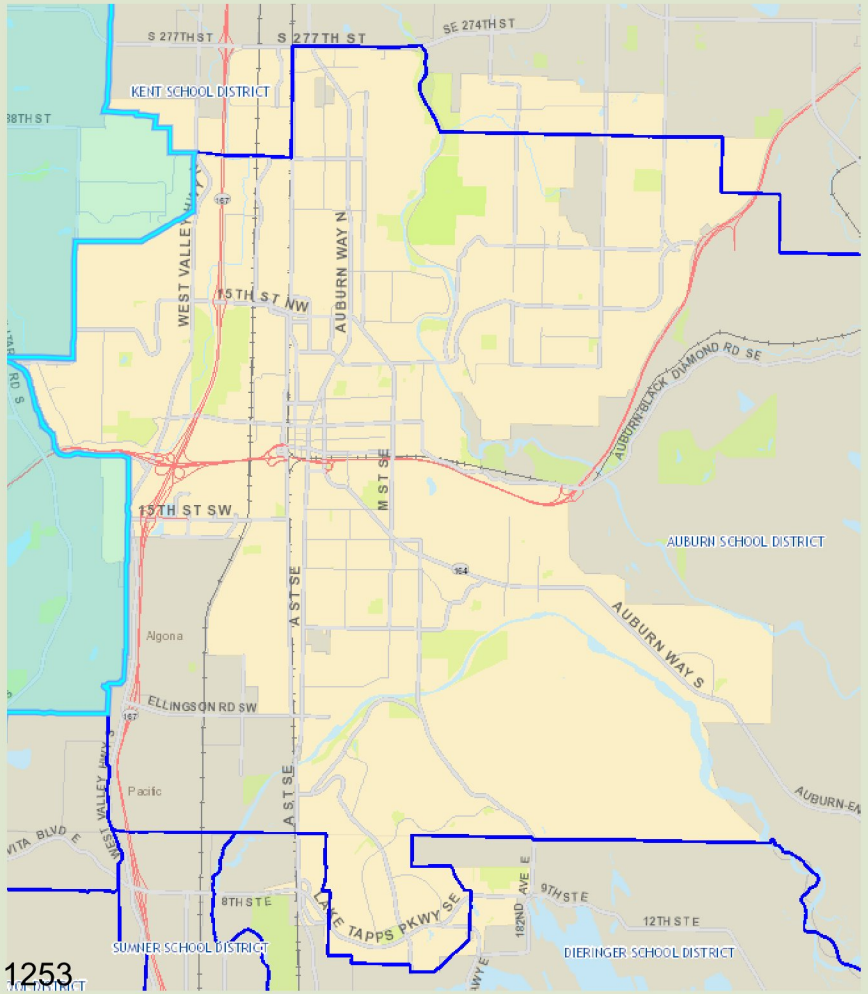
- Single Family: $4,545.00
- Multifamily: $2,410.00



2024 SCHOOL IMPACT FEES

Federal Way School District

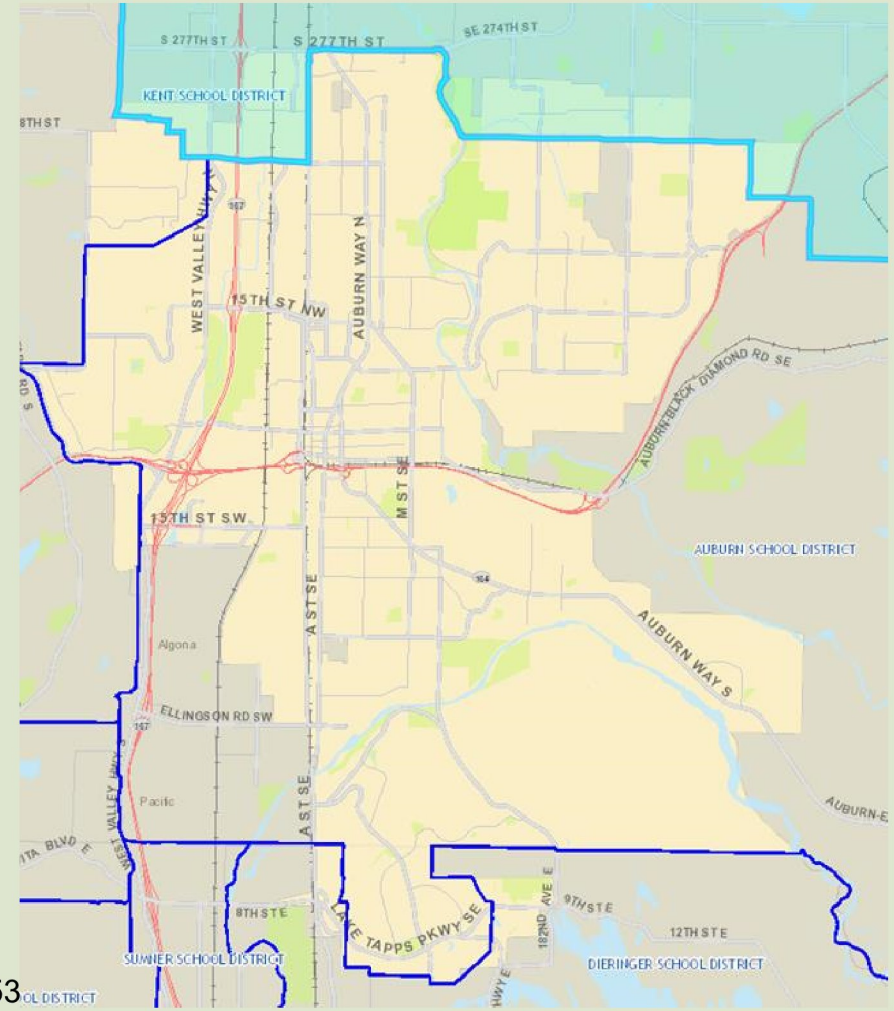
- Single Family Fee: $0.00
  - Change of $0.00
- Multifamily Fee: $0.00
  - Decrease of $6,998.00



2024 SCHOOL IMPACT FEES

Kent School District

- Single Family Fee: $0.00
  - Last Year $0.00
- Multifamily Fee: $0.00
  - Last Year: $0.00



2024 SCHOOL IMPACT FEES

School District	Multiple Family				Single Family			
	2024 Fee, Per ACC 19.02	CFP Says	Requested Ammount	Change?	2024 Fee Per ACC 19.02	CFP Says:	Requested Ammount	Change?
Auburn	$9,913.64	Pg. 19	$8,966.00	($947.64)	$5,957.02	Pg. 18	$4,584.00	($1,373.02)
Dieringer	$2,410.00	Pg. 16	$2,410.00	$0.00	$4,545.00	Pg.16	$4,545.00	$0.00
Federal Way	$6,998.00	Pg. 27	$0.00	($6,998.00)	$0.00	Pg. 27	$0.00	$0.00
Kent	$0.00	Pg. 24	$0.00	$0.00	$0.00	Pg. 23	$0.00	$0.00

Highlights:

- Pierce County rate used for Dieringer School District
- No School Impact Fee requested by FWPS or KSD
- Reduction of Impact fees overall.

2024 SCHOOL IMPACT FEES

Any questions?

(end)

AUBURN SCHOOL DISTRICT
ENGAGE • EDUCATE • EMPOWER

June 28, 2024

Mr. Jeff Tate
Director of Community Development
City of Auburn
25 W. Main Street
Auburn, WA 98001

Re: 2024 Impact Fees
Auburn School District Capital Facilities Plan for 2024 to 2030

Dear Mr. Tate,

The Auburn School District Board of Directors has approved the school district's 2024-2030 Capital Facilities Plan which includes the documentation and calculation of Impact Fees. This year's Impact Fees and associated computations are:

	Single Family	Multi-Family
Site Acquisition Costs:	$0	$0
School Construction Costs:	$17,495	$21,419
Portable Classroom Costs:	$210	$259
State Match Credit:	$0	$0
Tax Credit:	($8,537)	($3,747)
Subtotal:	$9,168	$17,931
50% Discount:	($4,584)	($8,966)
2024 IMPACT FEES:	$4,584	$8,966

The 2024 fees are less than 2023 fees. There is a reduction for single-family residences from $5,615.82 to $4,584.00 and a reduction for multi-family residences from $9,223.54 to $8,966.00.

A copy of the 2024-2030 Capital Facilities Plans is attached and has been sent to Mayor Backus and Jeff Dixon. Auburn School District respectfully requests the City of Auburn adopt the Plan and associated impact fees, and include the Plan as an element in the City's Comprehensive Plan.

Please contact me if you have questions or require additional information.

Sincerely,

Jeffrey L. Grose

Jeffrey L. Grose
Executive Director , Capital Projects

Attachment: Auburn School District 2024-2-30 Capital Facilities Plan

Cc: C. Blansfield – Auburn School District
N. Williams – Auburn School District
J. Krum – City of Auburn

AUBURN SCHOOL DISTRICT
ENGAGE • EDUCATE • EMPOWER

Auburn School District No. 408

Capital Facilities Plan

2024 through 2030



Chinook Elementary School – 2023

Adopted by the Auburn School District Board of Directors on June 10, 2024.

AUBURN SCHOOL DISTRICT

ENGAGE • EDUCATE • EMPOWER

915 Fourth Street SE

Auburn, Washington 98002

(253) 931-4900

Board of Directors

Tracy Arnold
Valerie Gonzales
Arlista Holman
Sheilia McLaughlin
Laura Theimer

Dr. Alan Spicciati, Superintendent

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SECTION 1 – EXECUTIVE SUMMARY

Auburn School District (District) has prepared this six-year Capital Facilities Plan (Plan) in compliance with the requirements of Washington's Growth Management Act and the ordinances adopted by the counties and cities served by the District. The District reviews and amends the Plan annually. All changes are made pursuant to the Growth Management Act and the local ordinances.

The Plan was prepared using data available in the spring of 2024 unless otherwise noted.

The Plan is consistent with prior long-term capital facilities plans adopted by the District. This Plan is not intended to be the sole plan for all the District's needs. The District may prepare interim and periodic long-range Capital Facilities Plans consistent with this six-year Capital Facilities Plan.

The Plan will be submitted to jurisdictions located within the District's service area along with a request to include the plan as an element in the jurisdictions' Comprehensive Plans. King County, and the Cities of Algona, Auburn, Black Diamond, Kent, and Pacific must adopt this Plan to enable the District to collect impact fees within their jurisdiction. In the past, the Cities of Algona and Pacific have not adopted a school impact fee ordinance or the District's Capital Facilities Plans.

King County Code 21A allows school districts to assess impact fees on every dwelling unit in the District for which a fee schedule has been established. This Plan provides the data and calculations required by King County and the Cities to establish the District's school impact fees for 2024. The District's 2024 impact fee for Single-Family Residences is $4,584. The 2024 impact fee for Multi-Family Residences is $8,966.

The Plan establishes the District's Standard of Service to determine the District's current and future capacity. While the State Superintendent of Public Instruction establishes square footage guidelines for school capacity, those guidelines do not account for the local program needs of the District. The Growth Management Act and the school impact fee ordinance authorize the District to define its standard of service based on the District's specific needs.

The District's Standard of Service is based upon the District's current student-teacher ratio and service model for special programs. The Standard of Service and District's school inventory have been used to calculate the capacity of schools in the District. The District's permanent capacity for the 2024-25 school year is 14,595 students. The number of students enrolled in the District as of October 1, 2023, is 17,239 students.

The following table summarizes changes that are incorporated in the District's 2024-2030 Capital Facilities Plan:

Table 1: 2024 Capital Facilities Plan Changes

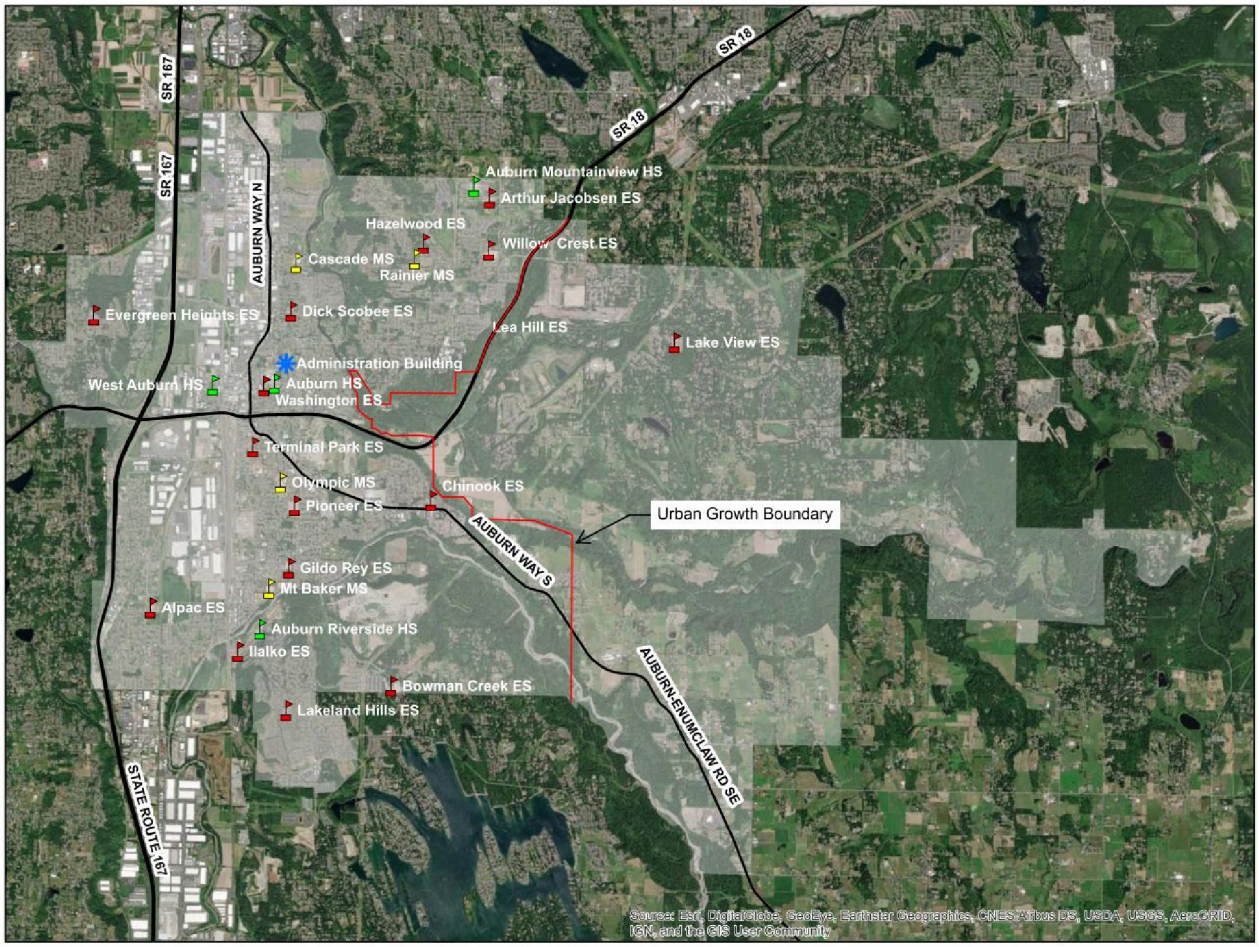
ITEM	2023 CFP	2024 CFP	COMMENTS
Classroom Capacity - Elem. Schools	20.33	20.29	Adjusted for Pre-Kindergarten classes
Debt Service Tax Rate	1.84000	1.93178	Per King County
District Average Assessed Value - SFR	$573,704	$530,816	Per King County
District Average Assessed Value - MFR	$270,892	$232,969	Per King County
District SF Capacity - Permanent	14,230	14,595	Updated calculation
District SF Capacity - Permanent + Portables	17,074	17,541	Updated calculation
District Impact Fee - SFR	$5,615.82	$4,584.00	Updated calculation
District Impact Fee - MFR	$9,223.54	$8,966.00	Updated calculation
Facility Cost - Middle School	$143,000,000	$143,300,000	Construction cost escalation
Facility Cost - Portable Classroom	$250,000	$388,165	Based on current portable classroom cost
Facility SF % - Permanent - Elementary	96.16%	97.73%	Adjusted for portable classroom relocations
Facility SF % - Permanent - Middle School	92.45%	91.28%	Adjusted for portable classroom relocations
Facility SF % - Permanent - High School	95.96%	94.87%	Adjusted for portable classroom relocations
Facility SF % - Portables - Elementary	3.84%	2.27%	Adjusted for portable classroom relocations
Facility SF % - Portables - Middle School	7.55%	8.72%	Adjusted for portable classroom relocations
Facility SF % - Portables - High School	4.04%	5.13%	Adjusted for portable classroom relocations
Genl. Obligation Bonds Interest Rate	3.58%	3.48%	Per Bond Buyer Index
OSPI Construction Cost Allowance	$246.83	$375.00	Per OSPI
OSPI Match % - District	35.42%	33.14%	Per OSPI
OSPI Match % - State	64.58%	66.86%	Per OSPI
Student Generation Rate - Elementary - SFR	0.303	0.269	Updated housing inventory
Student Generation Rate - Middle School - SFR	0.133	0.107	Updated housing inventory
Student Generation Rate - High School - SFR	0.151	0.117	Updated housing inventory
Student Generation Rate - Elementary - MFR	0.440	0.482	Updated housing inventory
Student Generation Rate - Middle School - MFR	0.150	0.131	Updated housing inventory
Student Generation Rate - High School - MFR	0.172	0.146	Updated housing inventory

SECTION 2 – FACILITY INVENTORY

Auburn School District encompasses 62 square miles in King and Pierce Counties and serves the cities of Auburn, Algona, Pacific, as well as a portion of Unincorporated King County. The District owns 661 acres of property, operates 30 facilities, and utilizes 112 portable classrooms. The 30 facilities include 16 elementary schools, four middle schools, four high schools, and six support facilities. 108 portable classrooms are located at schools and four are located at the District's Administration Building and used for conferences, training, and office space.

The following map shows the District's boundaries, school locations, major roads, and the Urban Growth Boundary.

Figure 1 – School District Map



The following table identifies the District's school facilities and facility data.

Table 2: School Facility Inventory

FACILTY	ADDRESS	YEAR BUILT	MAJOR MOD.	SITE SIZE (ACRES)	GROSS SF	OSPI SF
ELEMENTARY SCHOOLS						
Alpac	310 Milwaukee Blvd N, Pacific	1972	1987	10.68	48,042	46,592
Arthur Jacobsen	29205 132nd Ave SE, Auburn	2007	NA	10.02	56,620	56,283
Bowman Creek	5701 Kersey Way SE, Auburn	2020	NA	21.85	75,862	74,413
Chinook	3502 Auburn Way S, Auburn	2022	NA	13.07	75,896	74,496
Dick Scobee	1031 14th St NE, Auburn	2020	NA	8.90	76,371	74,961
Evergreen Heights	5602 S 316th St, Auburn	1970	2014 / 2017	10.10	44,231	41,923
Gildo Rey	1005 37th St SE, Auburn	1969	1988 / 2012	10.05	49,123	47,697
Hazelwood	11815 SE 304th St, Auburn	1990	NA	13.08	54,906	53,482
Ilalko	301 Oravetz Place SE, Auburn	1992	NA	14.22	54,734	53,310
Lake View	16401 SE 318th St, Auburn	1980	NA	16.48	54,054	52,252
Lakeland Hills	1020 Evergreen Way SE, Auburn	2006	NA	12.00	54,876	53,454
Lea Hill	30908 124th Ave SE, Auburn	2022	NA	20.24	75,896	74,384
Pioneer	2301 M St SE, Auburn	2021	NA	11.13	76,758	75,358
Terminal Park	1101 D St SE, Auburn	2023	NA	6.09	77,443	75,793
Washington	20 E St NE, Auburn	1972	1988	5.33	46,378	46,377
Willow Crest	13002 SE 304th St, Auburn	2021	NA	10.43	75,849	74,405
TOTAL				**193.67**	**997,039**	**975,180**
MIDDLE SCHOOLS						
Cascade	1015 24th St NE, Auburn	1967	1998	16.94	89,320	89,320
Mt Baker	620 37th St SE, Auburn	1994	NA	28.98	90,365	90,365
Olympic	839 21st St SE, Auburn	2019	NA	17.40	107,625	107,625
Rainier	30620 116th Ave SE, Auburn	1991	NA	25.54	91,321	91,321
TOTAL				**88.86**	**378,631**	**378,631**
HIGH SCHOOLS						
Auburn High – Main Building	711 E Main St, Auburn	2015	NA	20.50	277,229	276,229
Auburn High – TAP Building	501 3rd St NE, Auburn	2009	NA	0.24	2,662	2,662
Auburn Mountainview	28900 124th Ave SE, Auburn	2005	NA	39.42	187,542	187,539
Auburn Riverside	501 Oravetz Rd, Auburn	1995	NA	35.32	180,248	180,248
West Auburn	401 W Main St, Auburn	1990	NA	5.26	30,295	30,295
TOTAL				**100.74**	**677,976**	**676,973**
GRAND TOTAL				**383.27**	**2,053,646**	**2,030,784**

The following table identifies the District's support facilities and facility data.

Table 3: Support Facility Inventory

FACILTY	ADDRESS	YEAR BUILT	MAJOR MOD.	SITE SIZE (ACRES)	GROSS SF	OSPI SF
SUPPORT FACILITIES						
Administration Building	915 4th St NE, Auburn	1968	1987 / 2017	3.50	24,046	NA
Administration Annex	502 4th St NE, Auburn	1935	1989	0.34	6,557	NA
Auburn Memorial Stadium	405 4th St NE, Auburn	1978	1980 / 1997	6.60	17,055	NA
Auburn Pool	516 4th St NE, Auburn	1971	2011	0.74	14,390	NA
Support Services	1302 4th St SW, Auburn	1996	NA	5.50	41,184	NA
Transportation Center	615 15th St SW, Auburn	1997	NA	5.90	19,500	NA
TOTALS				**22.58**	**122,732**	

The following table identifies the District's portable classrooms that are located at schools.

Table 4: School Portable Classroom Inventory

FACILITY	SINGLE PORTABLE CLASSROOMS	DOUBLE PORTABLE CLASSROOMS	TOTAL PORTABLE CLASSROOMS
ELEMENTARY SCHOOLS			
Alpac	8	0	8
Arthur Jacobsen	0	0	0
Bowman Creek	0	0	0
Chinook	0	0	0
Dick Scobee	0	0	0
Evergreen Heights	4	0	4
Gildo Rey	2	0	2
Hazelwood	2	0	2
Ilalko	2	0	2
Lake View	0	0	0
Lakeland Hills	3	1	5
Lea Hill	0	0	0
Pioneer	0	0	0
Terminal Park	0	0	0
Washington	8	0	8
Willow Crest	0	0	0
MIDDLE SCHOOLS			
Cascade	8	0	8
Mt. Baker	6	3	12
Olympic	8	0	8
Rainier	9	1	11
HIGH SCHOOLS			
Auburn High - Main Building	8	0	8
Auburn High - TAP Building	0	0	0
Auburn Mountainview	10	1	12
Auburn Riverside	6	6	18
West Auburn	0	0	0
TOTALS	**84**	**12**	**108**

The following table identifies the District's inventory of undeveloped property.

Table 5: Undeveloped Property Inventory

SITE NO.	LOCATION	YEAR ACQUIRED	SITE SIZE (ACRES)	BUILDING DEPT. JURISDICTION	URBAN GROWTH BOUNDARY
23A	SE 318th St., Auburn	1948	62.44	King County	Outside
25A	SE Lake Holm Road / 190th Ave. SE, Auburn	1990	23.86	King County	Outside
25B	SE Lake Holm Road / 188th Ave. SE, Auburn	2008	5.00	King County	Outside
33	SE Lake Holm Road /129th Way SE, Auburn	2005	40.00	King County	Outside
34/39	I St. NE/40th St. NE, Auburn	2002 / 2022	72.28	City of Auburn	Within
35	Sumner Tapps Hwy. E./ 62nd St. SE, Auburn	2009	53.00	City of Auburn	Within
TOTAL			**256.58**		

SECTION 3 – ENROLLMENT PROJECTIONS

The District's consultant, Davis Demographics, analyzed demographic data relevant to the District's facility planning efforts. The report created by Davis Demographics identifies trends occurring in the community, how these trends may affect future student populations, and assists in illustrating facility adjustments that may be necessary to accommodate student population.

Davis Demographics' ten-year forecast methodology combines historic student population counts, past and present demographic characteristics, and planned residential development to forecast future student populations. Additionally, Davis Demographics uses factors calculating incoming kindergarten classes based upon birth rates, additional students from new housing, the effects of student mobility, and a detailed review of planned residential development within the District.

Historical Enrollment

The following table shows the District's October 1 historical enrollment over the past 20-years. The data reveals an average overall growth of 1.46% during the past 10 years. This includes a 4% decrease in October 2020 enrollment due to the COVID pandemic.

Table 6: Historical Enrollment

GRADE	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24
TK																			127	135
KDG	892	965	940	995	998	1,032	1,010	1,029	1,098	1,170	1,232	1,198	1,237	1,261	1,271	1,291	1,038	1,227	1,341	1,205
1	960	963	1,012	995	1,014	1,033	1,066	1,068	1,089	1,188	1,219	1,279	1,210	1,276	1,290	1,314	1,236	1,185	1,304	1,305
2	992	963	1,001	1,019	1,024	998	1,016	1,097	1,083	1,124	1,196	1,289	1,300	1,251	1,311	1,295	1,243	1,249	1,241	1,320
3	918	1,002	1,031	997	1,048	993	1,013	996	1,111	1,125	1,136	1,232	1,317	1,328	1,275	1,320	1,243	1,264	1,324	1,265
4	1,016	939	1,049	1,057	1,045	1,073	1,024	1,022	1,038	1,123	1,156	1,170	1,237	1,328	1,378	1,316	1,257	1,255	1,322	1,356
5	956	1,065	998	1,077	1,070	1,030	1,079	1,017	1,070	1,075	1,122	1,172	1,199	1,269	1,345	1,361	1,294	1,251	1,296	1,349
6	1,020	1,004	1,061	1,008	1,096	1,040	1,041	1,063	1,041	1,076	1,059	1,116	1,152	1,207	1,275	1,337	1,306	1,233	1,227	1,276
7	1,124	1,028	1,014	1,057	1,034	1,125	1,060	1,032	1,086	1,072	1,091	1,099	1,132	1,194	1,232	1,295	1,319	1,304	1,267	1,230
8	1,130	1,137	1,069	1,033	1,076	1,031	1,112	1,046	1,018	1,116	1,068	1,136	1,108	1,183	1,213	1,236	1,264	1,312	1,315	1,277
9	1,459	1,379	1,372	1,397	1,257	1,245	1,221	1,273	1,200	1,159	1,275	1,229	1,261	1,257	1,372	1,399	1,351	1,386	1,455	1,453
10	1,260	1,383	1,400	1,367	1,341	1,277	1,238	1,168	1,278	1,229	1,169	1,316	1,248	1,300	1,313	1,410	1,376	1,387	1,416	1,507
11	1,019	1,153	1,294	1,305	1,304	1,269	1,212	1,177	1,116	1,187	1,169	1,111	1,248	1,188	1,198	1,218	1,174	1,299	1,300	1,309
12	833	989	1,068	1,176	1,259	1,319	1,251	1,220	1,231	1,186	1,218	1,175	1,104	1,266	1,126	1,113	1,090	1,248	1,251	1,252
TOTALS	13,579	13,960	14,309	14,423	14,566	14,465	14,343	14,208	14,459	14,830	15,130	15,522	15,753	16,308	16,599	16,905	16,191	16,600	17,186	17,239
Change		381	349	114	143	-101	-122	-135	251	371	300	392	231	555	291	306	-714	409	459	53
Percent Change		2.81%	2.50%	0.80%	0.99%	-0.69%	-0.84%	-0.94%	1.77%	2.57%	2.02%	2.59%	1.49%	3.52%	1.78%	1.84%	-4.22%	2.53%	2.77%	0.31%
Average Student Gain/Loss for Past 10 years					228															
Average Student Gain/Loss for Past 10 years					1.46%															

Projected Enrollment

Based upon the district-wide analysis conducted by Davis Demographics:

- The student population in the District is expected to increase slightly by 0.9% during the next five years and decrease slightly by 0.5% during the following five years.
- The birth rates in the District have fluctuated over the past ten years, but the overall trend is positive.
- An influx in students transitioning into 1st grade and 9th grade is expected. The District anticipates the largest decline in students transitioning into 11th and 12th grades. This is primarily due to students participating in the Running Start program.
- The enrollment projection includes 11 residential development projects with a total of 1,024 units during the next ten years.
- The K-5 resident student population is expected to increase to nearly 7,600 in 2026 and then decline slowly due to diminished housing development and larger kindergarten cohorts moving into middle school. Overall, the K-5 grade group is expected to decrease by 0.8% in the 5-year forecast and 1.4% in the ten-year horizon.
- The 6-8 Grade resident population within the District is expected to increase by 3.3% in the five-year forecast and 0.8% in the ten-year horizon.

- High school student population is expected to experience a slight increase of 1.6% in the five-year forecast while remaining flat with a small decrease of 0.1% towards the tail end of the ten-year horizon.

The following table identifies student enrollment projections for the next six years.

Table 7: Student Enrollment Projections

GRADE	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
IN-DISTRICT STUDENTS						
Pre-K	130	130	130	130	130	130
K	1,129	1,165	1,213	1,188	1,180	1,180
1	1,213	1,190	1,230	1,267	1,240	1,230
2	1,268	1,227	1,208	1,235	1,270	1,242
3	1,296	1,302	1,266	1,232	1,258	1,292
4	1,245	1,322	1,336	1,282	1,247	1,272
5	1,321	1,262	1,342	1,343	1,289	1,252
6	1,272	1,288	1,237	1,299	1,299	1,245
7	1,266	1,291	1,308	1,243	1,306	1,306
8	1,216	1,274	1,304	1,305	1,240	1,301
9	1,287	1,253	1,316	1,340	1,339	1,271
10	1,368	1,318	1,290	1,344	1,367	1,364
11	1,301	1,290	1,243	1,208	1,260	1,279
12	1,169	1,275	1,270	1,215	1,179	1,231
Subtotal	16,479	16,587	16,695	16,629	16,605	16,596
OUT-OF-DISTRICT STUDENTS						
K-5	260	260	262	263	261	259
6-8	95	98	100	98	98	100
9-12	516	517	516	514	518	518
Subtotal	871	875	878	874	877	877
TOTAL STUDENTS						
PreK-5	7,861	7,858	7,988	7,939	7,876	7,857
6-8	3,848	3,951	3,950	3,945	3,943	3,953
9-12	5,641	5,653	5,636	5,620	5,663	5,663
TOTAL	**17,350**	**17,462**	**17,574**	**17,503**	**17,482**	**17,473**

SECTION 4 – STUDENT GENERATION RATES

King County Code 21A establishes a formula to determine school impact fees. Developers of residential properties must pay a school district the impact fee to help compensate the District for the impact of new housing units on school facilities. This King County code was substantially adopted by the Cities of Auburn, Black Diamond, and Kent.

This formula requires the District to establish a “Student Generation Rate”. This rate is the average number of students generated by a residential housing unit and is used to

estimate the number of students that will be added to the District by each new housing unit.

Two sets of data are used to calculate Student Generation Rates - current student enrollment and from recently constructed housing units in the District. This information associates each student with a housing unit. Two general housing categories are analyzed - single-family and multi-family.

The District also uses the Student Generation Rates to estimate anticipated student enrollment in the future. Development data is collected to determine the number of new residential units that may be built in the future. The Student Generation Rates applied to estimate the number of new students that the planned residential developments may yield.

Planned residential development data was obtained through discussions with city agencies, counties, and major developers within the District boundaries. Student population by residence includes all approved and tentative tract maps in addition to any planned or proposed development that may occur within the project timeframe. The planned residential development information is a snapshot of the District currently. The information may change and is updated annually.

The following table provides information about recent single-family residential developments in the District and associated Student Generation Rates.

Table 8: Single-Family Residential Development Summary

SINGLE-FAMILY DEVELOPMENTS	OCCUPANCY DATE	UNITS	OCCUPIED UNITS	TO BE OCCUPIED	2024 STUDENTS				STUDENT GENERATION RATE			
					K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
Bridges	2021	380	380	0	96	32	45	173	0.253	0.084	0.118	0.455
Forest Glen	2021	30	30	0	23	13	6	42	0.767	0.433	0.200	1.400
Greenvale	2023	17	17	0	0	1	0	1	0.000	0.059	0.000	0.059
Greenview Estates	2023	17	17	0	3	2	3	8	0.176	0.118	0.176	0.471
Hastings	2020	10	10	0	5	1	1	7	0.500	0.100	0.100	0.700
Lozier Ranch		18	7	11	1	0	0	1	0.143	0.000	0.000	0.143
Palisades - Homes		16	15	1	5	2	3	10	0.333	0.133	0.200	0.667
River Rock		14	7	7	0	0	0	0	0.000	0.000	0.000	0.000
Seremounte	2019	30	30	0	7	5	4	16	0.233	0.167	0.133	0.533
Vasiliy	2021	8	8	0	2	0	0	2	0.250	0.000	0.000	0.250
Willow Place	2021	11	11	0	1	1	0	2	0.091	0.091	0.000	0.182
TOTALS		**551**	**532**	**19**	**143**	**57**	**62**	**262**	**0.269**	**0.107**	**0.117**	**0.492**

The following table provides information about recent multi-family residential developments in the District and associated Student Generation Rates.

Table 9: Multi-Family Residential Development Summary

MULTI-FAMILY DEVELOPMENTS	OCCUPANCY DATE	UNITS	OCCUPIED UNITS	TO BE OCCUPIED	2024 STUDENTS				STUDENT GENERATION RATE			
					K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
Copper Gate Apts.	2021	500	500	0	341	93	103	537	0.682	0.186	0.206	1.074
The Verge Auburn	2022	226	226	0	9	2	3	14	0.040	0.009	0.013	0.062
TOTALS		**726**	**726**	**0**	**350**	**95**	**106**	**551**	**0.482**	**0.131**	**0.146**	**0.759**

SECTION 5 – STANDARD OF SERVICE

The School Impact Fee Ordinances adopted by King County and the Cities of Auburn, Black Diamond, and Kent require the District to establish a “Standard of Service” to be eligible to impose school impact fees. The Standard of Service must identify the school program year, class size by grade span, the types of facilities needed to serve its student population, and other Rates identified by the District including the requirements of students with special needs.

CURRENT ENROLLMENT

The District operates 16 elementary schools with pre-school to grade 5, four middle schools with grades 6 to 8, three comprehensive and one alternate education high school with grades 9 to 12. Student enrollments at these schools as of March 2024 are:

- Elementary Schools: 8,569 students
- Middle Schools: 3,656 students
- High Schools: 5,247 students
- Total Enrollment: 17,472 students

CLASS SIZE

Standard class sizes in the District are subject to state regulations, collective bargaining agreements, and student needs. Class sizes also vary based upon grade level and classroom type.

The District’s blended class size standards are as follows:

- Elementary Schools: 20.29 students per classroom
- Middle Schools: 28.02 students per classroom
- High Schools: 28.74 students per classroom
- Self-Contained Special Education: 12.00 students per classroom

PERMANENT CLASSROOMS

Permanent classrooms are located in permanent structures owned and operated by the District. The number of permanent classrooms in the District's 24 schools are:

- Elementary Schools: 507 classrooms
- Middle Schools: 151 classrooms
- High Schools: 221 classrooms
- Total: 879 classrooms

PORTABLE CLASSROOMS

Portable classrooms in the District are modular structures that can be relocated. The District uses portable classrooms when permanent facilities do not have adequate space to accommodate its students and staff. Portable classrooms are also used at the school district's Administration Building for training, conference, and office space. The number of portable classrooms in use and their locations are:

- Elementary Schools: 31 portables
- Middle Schools: 39 portables
- High Schools: 38 portables
- Support Facilities: 4 portables
- Total: 112 portables

TYPES OF CLASSROOMS

The types of classrooms in the District vary based upon grade level, instructional program, and student needs. Classroom types in the District are:

- General Classrooms: Spaces used for general instruction and do not have specialized features or equipment. These classrooms are present in elementary, middle, and high schools.
- Special Education Self-Contained Classrooms: Spaces used for self-contained instruction for students with disabilities. These classrooms are present in elementary, middle, and high schools.
- Specialty Classrooms: Instructional spaces that have unique features or equipment. These classrooms are present in middle and high schools and consist of teaching stations for art, automotive technology, band, business education, career center, choral, construction manufacturing, computer science, culinary arts, drafting, drama, fitness and conditioning, horticulture, kitchen science, marketing, metals, orchestra,

physical education, robotics, science, sports medicine, theater arts, and visual communications.

- Pull-Out Classrooms: Spaces where students receive specialized instruction for a portion of the school day and are comprised of elementary gymnasiums and music, and elementary, middle, and high school multi-lingual, resource, and Title/LAP classrooms. Pull-out classrooms do not contribute to a school's capacity because students visit these classrooms during the school day while excused from their general classrooms.

The standard number of students in a classroom varies based upon grade level and classroom type. Standard class sizes in the District are:

- Elementary General Classroom Pre-Kindergarten: 20 students per classroom.
- Elementary General Classrooms Kindergarten through Grade 3: 17 students per classroom.
- Elementary General Classrooms Grades 4 and 5: 27 students per classroom.
- Middle School General and Specialty Classrooms Grade 6: 27 students per classroom.
- Middle School General and Specialty Classrooms Grades 7 and 8: 28.53 students per classroom.
- High School General and Specialty Classrooms Grades 9 through 12: 28.74 students per classroom.
- Special Education Self-Contained Classrooms Pre-Kindergarten – Grade 12: 12 students per classroom.
- Pull-Out Classrooms Pre-Kindergarten through Grade 12: Class size varies depending on the grade level and type of instruction being provided.

CLASSROOM UTILIZATION

As noted above, the District has established standard student class sizes based upon grade level and classroom use. While the District works diligently to assign students to achieve full classroom capacity, it is not possible to always do so. Consequently, the District applies classroom utilization rates to address inefficiencies in assigning classes. The utilization rates are:

- Elementary Schools: 100% utilization based on the ability to fully assign classes at classroom size standards.
- Middle and High Schools: 76.67% utilization based upon 92% utilization due to elective class sizes x 83% utilization due to classrooms used for planning periods.

SCHOOL CAPACITY

School capacity is determined by the number of teaching stations present at each school, type of teaching station, class size, teaching station capacity, and classroom utilization rate.

The following table identifies the capacity of each school in the District in permanent classrooms.

Table 10 – School Capacities

SCHOOL NAME	GEN. CLRMS.	PRE-K CLRMS.	SPEC. ED. SELF-CONTAINED CLRMS.	PULL-OUT CLRMS.	SPECIALTY CLRMS.	TOTL CLRMS.	GEN. & SPECIALTY CLRM. CAPACITY	SPEC. ED. SELF-CONTAINED CLRM. CAPACITY	CLRM. UTILIZATION RATE	SCHOOL CAPACITY PERMANENT	SCHOOL CAPACITY PERMANENT + PORTABLES
ELEMENTARY SCHOOLS											
Alpac	19	2	0	5	0	26	20.29	12.00	100.00%	426	576
Arthur Jacobsen	20	1	2	5	0	28	20.29	12.00	100.00%	450	450
Bowman Creek	32	1	1	5	0	39	20.29	12.00	100.00%	682	682
Chinook	26	4	2	7	0	39	20.29	12.00	100.00%	633	633
Dick Scobee	25	4	2	8	0	39	20.29	12.00	100.00%	612	612
Evergreen Heights	16	1	1	4	0	22	20.29	12.00	100.00%	357	457
Gildo Rey	17	3	1	4	0	25	20.29	12.00	100.00%	418	443
Hazelwood	22	1	1	4	0	28	20.29	12.00	100.00%	479	529
Ilalko	20	1	2	5	0	28	20.29	12.00	100.00%	450	450
Lake View	19	1	1	4	0	25	20.29	12.00	100.00%	418	418
Lakeland Hills	21	1	1	5	0	28	20.29	12.00	100.00%	458	533
Lea Hill	27	3	3	6	0	39	20.29	12.00	100.00%	645	645
Pioneer	26	4	2	7	0	39	20.29	12.00	100.00%	633	633
Terminal Park	27	4	2	6	0	39	20.29	12.00	100.00%	653	653
Washington	12	3	2	7	0	24	20.29	12.00	100.00%	328	578
Willow Crest	29	3	1	6	0	39	20.29	12.00	100.00%	661	661
TOTALS	358	37	24	88	0	507				8,303	8,953
MIDDLE SCHOOLS											
Cascade	14	0	1	8	17	40	28.02	12.00	76.67%	675	899
Mt Baker	12	0	2	7	15	36	28.02	12.00	76.67%	598	990
Olympic	12	0	2	9	17	40	28.02	12.00	76.67%	641	865
Rainier	9	0	3	8	15	35	28.02	12.00	76.67%	543	851
TOTALS	47	0	8	32	64	151				2,458	3,606
HIGH SCHOOLS											
Auburn High	23	0	3	15	40	81	28.74	12.00	76.67%	1,416	1,696
Auburn High - TAP	0	0	3	0	0	3	28.74	12.00	76.67%	28	28
Auburn Mountainview	17	0	4	11	30	62	28.74	12.00	76.67%	1,072	1,408
Auburn Riverside	21	0	2	10	29	62	28.74	12.00	76.67%	1,120	1,624
West Auburn	8	0	0	4	1	13	28.74	12.00	76.67%	198	226
TOTALS	69	0	12	40	100	221				3,834	4,982
GRAND TOTALS	**474**	**37**	**44**	**160**	**164**	**879**				**14,595**	**17,541**

SECTION 6 - CAPITAL CONSTRUCTION PLAN

Since 1975, the District has regularly performed an in-depth review of its existing facilities and long-term facility needs. The process includes the formation of community-wide citizens' committees to review facility needs and make recommendations for improvements, modernizations, and new facilities.

In 2015, a citizens' committee recommended the District build two new elementary schools, replace one middle and five elementary schools, and acquire property for three elementary schools. In November 2016, the voters approved by 62.38% a $456,056,000 bond proposition to build and replace these schools. Capital Project reserve funds were used to acquire the elementary school property. The last project in this building program is under construction and will be completed in July 2024.

In 2023, the District completed a 10-year Facilities Master Plan. This plan identified the following facility needs:

- Complete improvements at 22 facilities to address aging equipment, air conditioning, energy conservation, major maintenance, and safety and security improvements within six years.
- Replace Alpac Elementary School within six years.
- Replace Cascade Middle School with six years.
- Build a new middle school within six years.
- Replace Evergreen Heights and Gildo Rey Elementary Schools within seven to 13 years.
- Replace the Administration Building and Administration Annex within seven to 13 years.
- Build a new high school in nine years if current enrollment projections remain accurate.
- Acquire new portable classrooms and relocate existing portable classrooms where needed to accommodate localized enrollment growth at individual schools.

A citizens' committee was convened in the fall of 2023 and recommended completion of the facility improvements, facility replacements, and new school construction identified in the 2023 Facilities Master Plan. The District Board of Directors is considering a November 2024 bond proposition to address facility needs recommended to be completed within six years. The District is eligible for state funding assistance for school replacement projects. The District is not eligible for state funding assistance for a new middle school project.

The new middle school, as part of the District's permanent and portable classroom solution, will provide new capacity to serve growth and is the basis for the District's impact

fees. The District also plans to purchase or relocate portable classrooms to accommodate growth at the middle and high school levels.

These District's six-year facility needs are summarized in the following table.

Table 11 : Six-Year Capital Construction Plan

PROJECT	ADDED CAPACITY	FUND SOURCE	ESTIMATED COMPLETION	ESTIMATED COST (2024)	SIX-YEAR FINANCE PLAN						
					2024	2025	2026	2027	2028	2029	Total
New Middle School	800	Future Bond	Aug. 2027	$143,300,000	$1,433,000	$3,037,960	$64,404,752	$95,576,652	$1,706,726	$0	$166,159,090
Alpac Elem. Replacement	224	Future Bond	Aug. 2028	$89,872,100	$0	$952,644	$1,797,443	$42,815,644	$63,538,415	$1,134,615	$110,238,761
Cascade MS Replacement	125	Future Bond	Aug. 2028	$142,587,755	$0	$1,511,430	$3,204,232	$67,929,719	$100,807,703	$1,800,138	$175,253,222
Improvements at 22 Facilities	0	Future Bond	Aug. 2029	$55,476,260	$0	$5,880,484	$15,583,281	$19,821,934	$17,509,375	$7,003,750	$65,798,824
Portable Classrooms	0	Cap. Proj. Fund	Aug. 2024	$1,750,000	$1,750,000	$0	$0	$0	$0	$0	$1,750,000
Property Acquisitions	0	Cap. Proj. Fund	NA	$0	$0	$0	$0	$0	$0	$0	$0
TOTALS				**$432,986,115**	**$3,183,000**	**$11,382,518**	**$84,989,708**	**$226,143,948**	**$183,562,219**	**$9,938,502**	**$519,199,896**

SECTION 7 - IMPACT FEES

King County Code 21A allows school districts to assess impact fees on every dwelling unit in the District for which a fee schedule has been established. The fee schedule is based on the school impact fee formula set out in King County Ordinance 11621 Attachment A.

The following table identifies the data used by the District in calculating impact fees for 2024.

Table 12: Impact Fee Data

IMPACT FEE ELEMENTS	SOURCE	SINGLE FAMILY			MULTI FAMILY		
		Elementary	Middle School	High School	Elementary	Middle School	High School
Classroom Capacities	District Standards	20.29	28.02	28.74	20.29	28.02	28.74
Debt Service Tax Rate	King County	1.93178	1.93178	1.93178	1.93178	1.93178	1.93178
District Average Assessed Value	King County	$530,816	$530,816	$530,816	$232,969	$232,969	$232,969
District SF Capacity- Permanent	District Data	997,039	378,631	677,976	997,039	378,631	677,976
District SF Capacity - Portables	District Data	23,200	36,160	36,640	23,200	36,160	36,640
District SF Capacity - Permanent + Portables	District Data	1,020,239	414,791	714,616	1,020,239	414,791	714,616
District Impact Fees	CFP Calculation	$4,584.00	$4,584.00	$4,584.00	$8,966.00	$8,966.00	$8,966.00
Facility Cost - Middle School	District Data	$0	$143,300,000	$0	$0	$143,300,000	$0
Facility Cost - Portable Classroom	District Data	$388,165	$388,165	$388,165	$388,165	$388,165	$388,165
Facility SF % - Permanent Facilities	District Data	97.73%	91.28%	94.87%	97.73%	91.28%	94.87%
Facility SF % - Portable Facilities	District Data	2.27%	8.72%	5.13%	2.27%	8.72%	5.13%
Genl. Obligation Bonds Interest Rate	Bond Buyer Index	3.48%	3.48%	3.48%	3.48%	3.48%	3.48%
OSPI Construction Cost Allowance	OSPI	$375.00	$375.00	$375.00	$375.00	$375.00	$375.00
OSPI Match % - District	OSPI	66.86%	66.86%	66.86%	66.86%	66.86%	66.86%
OSPI Match % - State	OSPI	33.14%	33.14%	33.14%	33.14%	33.14%	33.14%
OSPI Square Footage Per Student	OSPI	90	108	130	90	108	130
School Capacities	District Standards	650	800	1,500	650	800	1,500
Site Acreage	District Standards	12	24	36	12	24	36
Site Cost per Acre	District Standards	$2,023	$2,023	$2,023	$2,023	$2,023	$2,023
Student Generation Rates	CFP Calculation	0.269	0.107	0.117	0.482	0.131	0.146

The following table shows the District's impact fee calculation for single-family residences.

Table 13: Impact Fee Calculation – Single-Family Residences

SCHOOL SITE ACQUISTION COST						
Grade Level	Site Acreage	Cost per Acre	School Capacity	Site Cost per Student	Student Gen. Rate	Cost per SFR
Elementary	12	$0	650	$0	0.269	$0
Middle	24	$0	800	$0	0.107	$0
High	36	$0	1,500	$0	0.117	$0
TOTAL						**$0**
SCHOOL CONSTRUCTION COST						
Grade Level	Facility Cost	Student Capacity	Percent Permanent SF	Facility Cost per Student	Student Gen. Rate	Cost per SFR
Elementary	$0	650	0.9773	$0	0.269	$0
Middle	$143,300,000	800	0.9128	$163,505	0.107	$17,495
High	$0	1,500	0.9487	$0	0.117	$0
TOTAL						**$17,495**
PORTABLE CLASSROOM COST						
Grade Level	Facility Cost	Student Capacity	Percent Portable SF	Facility Cost per Student	Student Gen. Rate	Cost per SFR
Elementary	$0	20.29	0.0227	$0	0.269	$0.00
Middle	$388,165	28.02	0.0872	$1,208	0.107	$129.26
High	$388,165	28.74	0.0513	$693	0.117	$81.06
TOTAL						**$210.32**
STATE MATCH CREDIT						
Grade Level	Construction Cost Allowance	OSPI SF Per Student	State Match %	State Match per Student	Student Gen. Rate	Cost per SFR
Elementary	$375.00	90	0.6686	$0	0.269	$0
Middle	$375.00	108	0.6686	$0	0.107	$0
High	$375.00	130	0.6686	$0	0.117	$0
TOTAL						**$0**
TAX CREDIT						
Category	Residential Assessed Value	Debt Service Tax Rate	G.O. Bond Interest Rate	Years Amortized		Tax Credit
Single Family	$530,816	1.93178	0.0348	10		**$8,537**
IMPACT FEE SUMMARY - SINGLE FAMILY RESIDENCE						
Site Cost per Acre	Permanent Facility Cost	Portable Clrm. Cost	State Match Credit	Tax Credit	50% Local Share	**Impact Fee SFR**
$0	$17,495	$210	$0	($8,537)	0.500	**$4,584**

The following table shows the District's impact fee calculation for multi-family residences.

Table 14: Impact Fee Calculation – Multi-Family Residences

SCHOOL SITE ACQUISTION COST						
Grade Level	Site Acreage	Cost per Acre	School Capacity	Site Cost per Student	Student Gen. Rate	Cost per SFR
Elementary	12	$2,023	650	$0	0.482	$0
Middle	24	$2,023	800	$0	0.131	$0
High	36	$2,023	1,500	$0	0.146	$0
TOTAL						**$0**
SCHOOL CONSTRUCTION COST						
Grade Level	Facility Cost	Student Capacity	Percent Permanent SF	Facility Cost per Student	Student Gen. Rate	Cost per SFR
Elementary	$0	650	0.9773	$0	0.482	$0
Middle	$143,300,000	800	0.9128	$163,505	0.131	$21,419
High	$0	1,500	0.9487	$0	0.146	$0
TOTAL						**$21,419**
PORTABLE CLASSROOM COST						
Grade Level	Facility Cost	Student Capacity	Percent Portable SF	Facility Cost per Student	Student Gen. Rate	Cost per SFR
Elementary	$0	20.29	0.0227	$0	0.482	$0.00
Middle	$388,165	28.02	0.0872	$1,208	0.131	$158.25
High	$388,165	28.74	0.0513	$693	0.146	$101.16
TOTAL						**$259.41**
STATE MATCH CREDIT						
Grade Level	Construction Cost Alllowance	OSPI SF Per Student	State Match %	State Match per Student	Student Gen. Rate	Cost per SFR
Elementary	$375.00	90	0.6686	$0	0.482	$0
Middle	$375.00	108	0.6686	$0	0.131	$0
High	$375.00	130	0.6686	$0	0.146	$0
TOTAL						**$0**
TAX CREDIT						
Category	Residential Assessed Value	Debt Service Tax Rate	G.O. Bond Interest Rate	Years Amortized		Tax Credit
Single Family	$232,969	1.93178	0.0348	10		**$3,747**
IMPACT FEE SUMMARY - SINGLE FAMILY RESIDENCE						
Site Cost per Acre	Permanent Facility Cost	Portable Clrm. Cost	State Match Credit	Tax Credit	50% Local Share	**Impact Fee MFR**
$0	$21,419	$259	$0	($3,747)	0.500	**$8,966**

SECTION 8 – CONCLUSIONS

Housing units continue to be built in the District and the student population continues to grow. The student population is projected to increase during the next five years but at a slower rate than in the past 10 years.

The District built two new elementary schools and replaced five elementary schools with larger facilities during the past four years. This increased elementary school capacity so that it fully accommodates current elementary students. However, the District continues to lack permanent classroom space to accommodate middle and high school students, including students from new growth. Consequently, 55 portable classrooms are being used to accommodate middle and high school students and are part of the District's capacity solution.

Because of a shortage of classrooms at middle and high schools, the District is considering placing a bond proposition on the ballot in November 2024 to build an additional middle school. The District is also monitoring annual enrollment levels and bonding capacity to determine when an additional high school should be built.

While new housing units continue to be built in the District, the rate is slowing. Consequently, the District's Student Generation Rates have decreased during the past year. This is the primary factor reducing the District's school impact fees for 2024. This is reflected in a reduction for single-family residences from $5,615.82 to $4,584.00 and a reduction for multi-family residences from $9,223.54 to $8,966.00.

Auburn School District's 2024-2030 Capital Facilities Plan, including its 2024 impact fee rates, will be submitted to King County and the Cities of Algona, Auburn, Black Diamond, Kent, and Pacific with a request the jurisdictions adopt the plan and include the plan as an element in their Comprehensive Plans.

AUBURN SCHOOL DISTRICT
ENGAGE • EDUCATE • EMPOWER

Auburn School District No. 408

Capital Facilities Plan

2024 through 2030



Chinook Elementary School – 2023

Adopted by the Auburn School District Board of Directors on June 10, 2024.

AUBURN SCHOOL DISTRICT

ENGAGE • EDUCATE • EMPOWER

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SECTION 1 – EXECUTIVE SUMMARY

Auburn School District (District) has prepared this six-year Capital Facilities Plan (Plan) in compliance with the requirements of Washington's Growth Management Act and the ordinances adopted by the counties and cities served by the District. The District reviews and amends the Plan annually. All changes are made pursuant to the Growth Management Act and the local ordinances.

The Plan was prepared using data available in the spring of 2024 unless otherwise noted.

The Plan is consistent with prior long-term capital facilities plans adopted by the District. This Plan is not intended to be the sole plan for all the District's needs. The District may prepare interim and periodic long-range Capital Facilities Plans consistent with this six-year Capital Facilities Plan.

The Plan will be submitted to jurisdictions located within the District's service area along with a request to include the plan as an element in the jurisdictions' Comprehensive Plans. King County, and the Cities of Algona, Auburn, Black Diamond, Kent, and Pacific must adopt this Plan to enable the District to collect impact fees within their jurisdiction. In the past, the Cities of Algona and Pacific have not adopted a school impact fee ordinance or the District's Capital Facilities Plans.

King County Code 21A allows school districts to assess impact fees on every dwelling unit in the District for which a fee schedule has been established. This Plan provides the data and calculations required by King County and the Cities to establish the District's school impact fees for 2024. The District's 2024 impact fee for Single-Family Residences is $4,584. The 2024 impact fee for Multi-Family Residences is $8,966.

The Plan establishes the District's Standard of Service to determine the District's current and future capacity. While the State Superintendent of Public Instruction establishes square footage guidelines for school capacity, those guidelines do not account for the local program needs of the District. The Growth Management Act and the school impact fee ordinance authorize the District to define its standard of service based on the District's specific needs.

The District's Standard of Service is based upon the District's current student-teacher ratio and service model for special programs. The Standard of Service and District's school inventory have been used to calculate the capacity of schools in the District. The District's permanent capacity for the 2024-25 school year is 14,595 students. The number of students enrolled in the District as of October 1, 2023, is 17,239 students.

The following table summarizes changes that are incorporated in the District's 2024-2030 Capital Facilities Plan:

Table 1: 2024 Capital Facilities Plan Changes

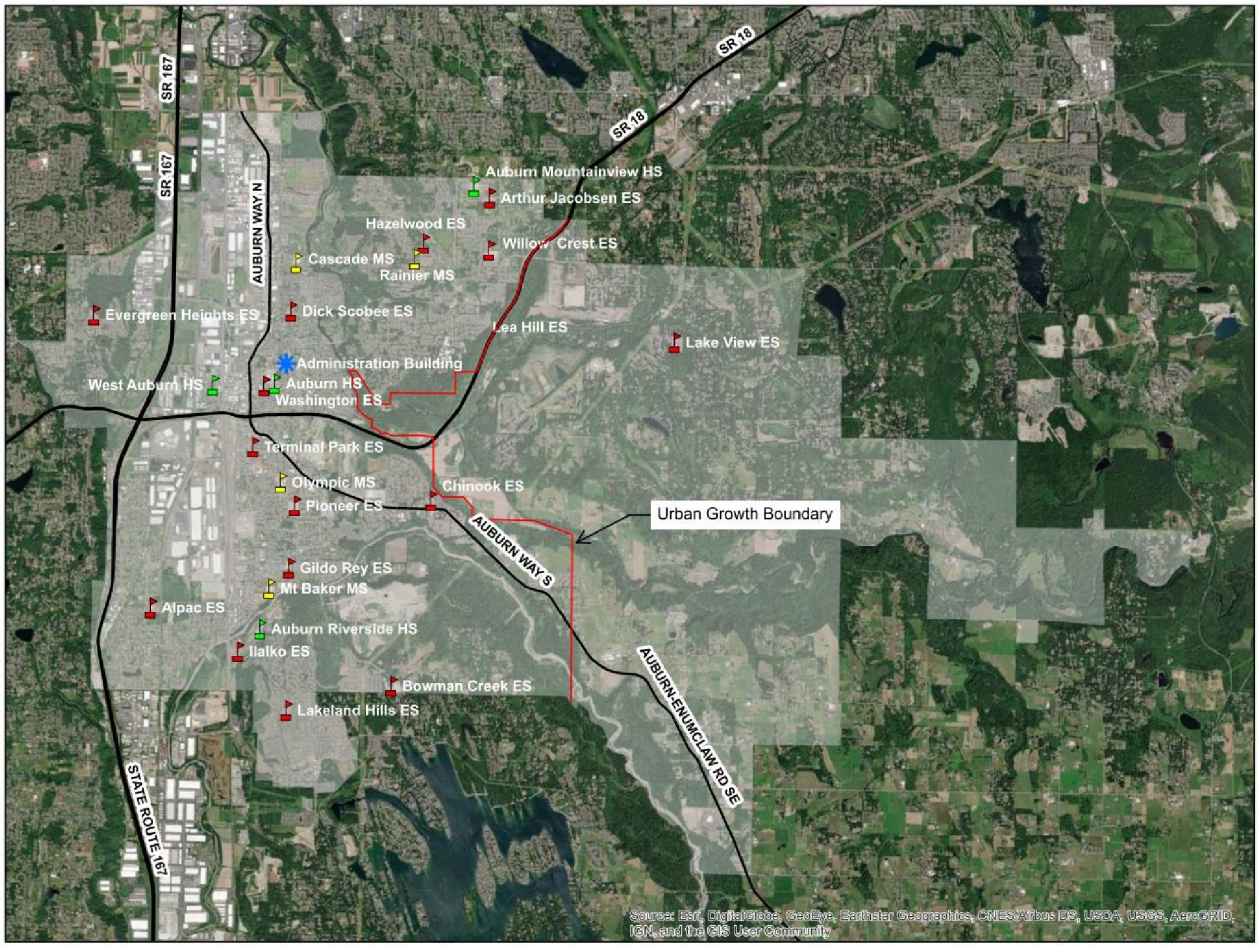
ITEM	2023 CFP	2024 CFP	COMMENTS
Classroom Capacity - Elem. Schools	20.33	20.29	Adjusted for Pre-Kindergarten classes
Debt Service Tax Rate	1.84000	1.93178	Per King County
District Average Assessed Value - SFR	$573,704	$530,816	Per King County
District Average Assessed Value - MFR	$270,892	$232,969	Per King County
District SF Capacity - Permanent	14,230	14,595	Updated calculation
District SF Capacity - Permanent + Portables	17,074	17,541	Updated calculation
District Impact Fee - SFR	$5,615.82	$4,584.00	Updated calculation
District Impact Fee - MFR	$9,223.54	$8,966.00	Updated calculation
Facility Cost - Middle School	$143,000,000	$143,300,000	Construction cost escalation
Facility Cost - Portable Classroom	$250,000	$388,165	Based on current portable classroom cost
Facility SF % - Permanent - Elementary	96.16%	97.73%	Adjusted for portable classroom relocations
Facility SF % - Permanent - Middle School	92.45%	91.28%	Adjusted for portable classroom relocations
Facility SF % - Permanent - High School	95.96%	94.87%	Adjusted for portable classroom relocations
Facility SF % - Portables - Elementary	3.84%	2.27%	Adjusted for portable classroom relocations
Facility SF % - Portables - Middle School	7.55%	8.72%	Adjusted for portable classroom relocations
Facility SF % - Portables - High School	4.04%	5.13%	Adjusted for portable classroom relocations
Genl. Obligation Bonds Interest Rate	3.58%	3.48%	Per Bond Buyer Index
OSPI Construction Cost Allowance	$246.83	$375.00	Per OSPI
OSPI Match % - District	35.42%	33.14%	Per OSPI
OSPI Match % - State	64.58%	66.86%	Per OSPI
Student Generation Rate - Elementary - SFR	0.303	0.269	Updated housing inventory
Student Generation Rate - Middle School - SFR	0.133	0.107	Updated housing inventory
Student Generation Rate - High School - SFR	0.151	0.117	Updated housing inventory
Student Generation Rate - Elementary - MFR	0.440	0.482	Updated housing inventory
Student Generation Rate - Middle School - MFR	0.150	0.131	Updated housing inventory
Student Generation Rate - High School - MFR	0.172	0.146	Updated housing inventory

SECTION 2 – FACILITY INVENTORY

Auburn School District encompasses 62 square miles in King and Pierce Counties and serves the cities of Auburn, Algona, Pacific, as well as a portion of Unincorporated King County. The District owns 661 acres of property, operates 30 facilities, and utilizes 112 portable classrooms. The 30 facilities include 16 elementary schools, four middle schools, four high schools, and six support facilities. 108 portable classrooms are located at schools and four are located at the District's Administration Building and used for conferences, training, and office space.

The following map shows the District's boundaries, school locations, major roads, and the Urban Growth Boundary.

Figure 1 – School District Map



The following table identifies the District's school facilities and facility data.

Table 2: School Facility Inventory

FACILTY	ADDRESS	YEAR BUILT	MAJOR MOD.	SITE SIZE (ACRES)	GROSS SF	OSPI SF
ELEMENTARY SCHOOLS						
Alpac	310 Milwaukee Blvd N, Pacific	1972	1987	10.68	48,042	46,592
Arthur Jacobsen	29205 132nd Ave SE, Auburn	2007	NA	10.02	56,620	56,283
Bowman Creek	5701 Kersey Way SE, Auburn	2020	NA	21.85	75,862	74,413
Chinook	3502 Auburn Way S, Auburn	2022	NA	13.07	75,896	74,496
Dick Scobee	1031 14th St NE, Auburn	2020	NA	8.90	76,371	74,961
Evergreen Heights	5602 S 316th St, Auburn	1970	2014 / 2017	10.10	44,231	41,923
Gildo Rey	1005 37th St SE, Auburn	1969	1988 / 2012	10.05	49,123	47,697
Hazelwood	11815 SE 304th St, Auburn	1990	NA	13.08	54,906	53,482
Ilalko	301 Oravetz Place SE, Auburn	1992	NA	14.22	54,734	53,310
Lake View	16401 SE 318th St, Auburn	1980	NA	16.48	54,054	52,252
Lakeland Hills	1020 Evergreen Way SE, Auburn	2006	NA	12.00	54,876	53,454
Lea Hill	30908 124th Ave SE, Auburn	2022	NA	20.24	75,896	74,384
Pioneer	2301 M St SE, Auburn	2021	NA	11.13	76,758	75,358
Terminal Park	1101 D St SE, Auburn	2023	NA	6.09	77,443	75,793
Washington	20 E St NE, Auburn	1972	1988	5.33	46,378	46,377
Willow Crest	13002 SE 304th St, Auburn	2021	NA	10.43	75,849	74,405
TOTAL				**193.67**	**997,039**	**975,180**
MIDDLE SCHOOLS						
Cascade	1015 24th St NE, Auburn	1967	1998	16.94	89,320	89,320
Mt Baker	620 37th St SE, Auburn	1994	NA	28.98	90,365	90,365
Olympic	839 21st St SE, Auburn	2019	NA	17.40	107,625	107,625
Rainier	30620 116th Ave SE, Auburn	1991	NA	25.54	91,321	91,321
TOTAL				**88.86**	**378,631**	**378,631**
HIGH SCHOOLS						
Auburn High – Main Building	711 E Main St, Auburn	2015	NA	20.50	277,229	276,229
Auburn High – TAP Building	501 3rd St NE, Auburn	2009	NA	0.24	2,662	2,662
Auburn Mountainview	28900 124th Ave SE, Auburn	2005	NA	39.42	187,542	187,539
Auburn Riverside	501 Oravetz Rd, Auburn	1995	NA	35.32	180,248	180,248
West Auburn	401 W Main St, Auburn	1990	NA	5.26	30,295	30,295
TOTAL				**100.74**	**677,976**	**676,973**
GRAND TOTAL				**383.27**	**2,053,646**	**2,030,784**

The following table identifies the District's support facilities and facility data.

Table 3: Support Facility Inventory

FACILTY	ADDRESS	YEAR BUILT	MAJOR MOD.	SITE SIZE (ACRES)	GROSS SF	OSPI SF
SUPPORT FACILITIES						
Administration Building	915 4th St NE, Auburn	1968	1987 / 2017	3.50	24,046	NA
Administration Annex	502 4th St NE, Auburn	1935	1989	0.34	6,557	NA
Auburn Memorial Stadium	405 4th St NE, Auburn	1978	1980 / 1997	6.60	17,055	NA
Auburn Pool	516 4th St NE, Auburn	1971	2011	0.74	14,390	NA
Support Services	1302 4th St SW, Auburn	1996	NA	5.50	41,184	NA
Transportation Center	615 15th St SW, Auburn	1997	NA	5.90	19,500	NA
TOTALS				**22.58**	**122,732**	

The following table identifies the District's portable classrooms that are located at schools.

Table 4: School Portable Classroom Inventory

FACILITY	SINGLE PORTABLE CLASSROOMS	DOUBLE PORTABLE CLASSROOMS	TOTAL PORTABLE CLASSROOMS
ELEMENTARY SCHOOLS			
Alpac	8	0	8
Arthur Jacobsen	0	0	0
Bowman Creek	0	0	0
Chinook	0	0	0
Dick Scobee	0	0	0
Evergreen Heights	4	0	4
Gildo Rey	2	0	2
Hazelwood	2	0	2
Ilalko	2	0	2
Lake View	0	0	0
Lakeland Hills	3	1	5
Lea Hill	0	0	0
Pioneer	0	0	0
Terminal Park	0	0	0
Washington	8	0	8
Willow Crest	0	0	0
MIDDLE SCHOOLS			
Cascade	8	0	8
Mt. Baker	6	3	12
Olympic	8	0	8
Rainier	9	1	11
HIGH SCHOOLS			
Auburn High - Main Building	8	0	8
Auburn High - TAP Building	0	0	0
Auburn Mountainview	10	1	12
Auburn Riverside	6	6	18
West Auburn	0	0	0
TOTALS	**84**	**12**	**108**

The following table identifies the District's inventory of undeveloped property.

Table 5: Undeveloped Property Inventory

SITE NO.	LOCATION	YEAR ACQUIRED	SITE SIZE (ACRES)	BUILDING DEPT. JURISDICTION	URBAN GROWTH BOUNDARY
23A	SE 318th St., Auburn	1948	62.44	King County	Outside
25A	SE Lake Holm Road / 190th Ave. SE, Auburn	1990	23.86	King County	Outside
25B	SE Lake Holm Road / 188th Ave. SE, Auburn	2008	5.00	King County	Outside
33	SE Lake Holm Road /129th Way SE, Auburn	2005	40.00	King County	Outside
34/39	I St. NE/40th St. NE, Auburn	2002 / 2022	72.28	City of Auburn	Within
35	Sumner Tapps Hwy. E./ 62nd St. SE, Auburn	2009	53.00	City of Auburn	Within
TOTAL			**256.58**		

SECTION 3 – ENROLLMENT PROJECTIONS

The District's consultant, Davis Demographics, analyzed demographic data relevant to the District's facility planning efforts. The report created by Davis Demographics identifies trends occurring in the community, how these trends may affect future student populations, and assists in illustrating facility adjustments that may be necessary to accommodate student population.

Davis Demographics' ten-year forecast methodology combines historic student population counts, past and present demographic characteristics, and planned residential development to forecast future student populations. Additionally, Davis Demographics uses factors calculating incoming kindergarten classes based upon birth rates, additional students from new housing, the effects of student mobility, and a detailed review of planned residential development within the District.

Historical Enrollment

The following table shows the District's October 1 historical enrollment over the past 20-years. The data reveals an average overall growth of 1.46% during the past 10 years. This includes a 4% decrease in October 2020 enrollment due to the COVID pandemic.

Table 6: Historical Enrollment

GRADE	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24
TK																			127	135
KDG	892	965	940	995	998	1,032	1,010	1,029	1,098	1,170	1,232	1,198	1,237	1,261	1,271	1,291	1,038	1,227	1,341	1,205
1	960	963	1,012	995	1,014	1,033	1,066	1,068	1,089	1,188	1,219	1,279	1,210	1,276	1,290	1,314	1,236	1,185	1,304	1,305
2	992	963	1,001	1,019	1,024	998	1,016	1,097	1,083	1,124	1,196	1,289	1,300	1,251	1,311	1,295	1,243	1,249	1,241	1,320
3	918	1,002	1,031	997	1,048	993	1,013	996	1,111	1,125	1,136	1,232	1,317	1,328	1,275	1,320	1,243	1,264	1,324	1,265
4	1,016	939	1,049	1,057	1,045	1,073	1,024	1,022	1,038	1,123	1,156	1,170	1,237	1,328	1,378	1,316	1,257	1,255	1,322	1,356
5	956	1,065	998	1,077	1,070	1,030	1,079	1,017	1,070	1,075	1,122	1,172	1,199	1,269	1,345	1,361	1,294	1,251	1,296	1,349
6	1,020	1,004	1,061	1,008	1,096	1,040	1,041	1,063	1,041	1,076	1,059	1,116	1,152	1,207	1,275	1,337	1,306	1,233	1,227	1,276
7	1,124	1,028	1,014	1,057	1,034	1,125	1,060	1,032	1,086	1,072	1,091	1,099	1,132	1,194	1,232	1,295	1,319	1,304	1,267	1,230
8	1,130	1,137	1,069	1,033	1,076	1,031	1,112	1,046	1,018	1,116	1,068	1,136	1,108	1,183	1,213	1,236	1,264	1,312	1,315	1,277
9	1,459	1,379	1,372	1,397	1,257	1,245	1,221	1,273	1,200	1,159	1,275	1,229	1,261	1,257	1,372	1,399	1,351	1,386	1,455	1,453
10	1,260	1,383	1,400	1,367	1,341	1,277	1,238	1,168	1,278	1,229	1,169	1,316	1,248	1,300	1,313	1,410	1,376	1,387	1,416	1,507
11	1,019	1,153	1,294	1,305	1,304	1,269	1,212	1,177	1,116	1,187	1,169	1,111	1,248	1,188	1,198	1,218	1,174	1,299	1,300	1,309
12	833	989	1,068	1,176	1,259	1,319	1,251	1,220	1,231	1,186	1,218	1,175	1,104	1,266	1,126	1,113	1,090	1,248	1,251	1,252
TOTALS	13,579	13,960	14,309	14,423	14,566	14,465	14,343	14,208	14,459	14,830	15,130	15,522	15,753	16,308	16,599	16,905	16,191	16,600	17,186	17,239
Change		381	349	114	143	-101	-122	-135	251	371	300	392	231	555	291	306	-714	409	459	53
Percent Change		2.81%	2.50%	0.80%	0.99%	-0.69%	-0.84%	-0.94%	1.77%	2.57%	2.02%	2.59%	1.49%	3.52%	1.78%	1.84%	-4.22%	2.53%	2.77%	0.31%
Average Student Gain/Loss for Past 10 years					228															
Average Student Gain/Loss for Past 10 years					1.46%															

Projected Enrollment

Based upon the district-wide analysis conducted by Davis Demographics:

- The student population in the District is expected to increase slightly by 0.9% during the next five years and decrease slightly by 0.5% during the following five years.
- The birth rates in the District have fluctuated over the past ten years, but the overall trend is positive.
- An influx in students transitioning into 1st grade and 9th grade is expected. The District anticipates the largest decline in students transitioning into 11th and 12th grades. This is primarily due to students participating in the Running Start program.
- The enrollment projection includes 11 residential development projects with a total of 1,024 units during the next ten years.
- The K-5 resident student population is expected to increase to nearly 7,600 in 2026 and then decline slowly due to diminished housing development and larger kindergarten cohorts moving into middle school. Overall, the K-5 grade group is expected to decrease by 0.8% in the 5-year forecast and 1.4% in the ten-year horizon.
- The 6-8 Grade resident population within the District is expected to increase by 3.3% in the five-year forecast and 0.8% in the ten-year horizon.

- High school student population is expected to experience a slight increase of 1.6% in the five-year forecast while remaining flat with a small decrease of 0.1% towards the tail end of the ten-year horizon.

The following table identifies student enrollment projections for the next six years.

Table 7: Student Enrollment Projections

GRADE	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
IN-DISTRICT STUDENTS						
Pre-K	130	130	130	130	130	130
K	1,129	1,165	1,213	1,188	1,180	1,180
1	1,213	1,190	1,230	1,267	1,240	1,230
2	1,268	1,227	1,208	1,235	1,270	1,242
3	1,296	1,302	1,266	1,232	1,258	1,292
4	1,245	1,322	1,336	1,282	1,247	1,272
5	1,321	1,262	1,342	1,343	1,289	1,252
6	1,272	1,288	1,237	1,299	1,299	1,245
7	1,266	1,291	1,308	1,243	1,306	1,306
8	1,216	1,274	1,304	1,305	1,240	1,301
9	1,287	1,253	1,316	1,340	1,339	1,271
10	1,368	1,318	1,290	1,344	1,367	1,364
11	1,301	1,290	1,243	1,208	1,260	1,279
12	1,169	1,275	1,270	1,215	1,179	1,231
Subtotal	16,479	16,587	16,695	16,629	16,605	16,596
OUT-OF-DISTRICT STUDENTS						
K-5	260	260	262	263	261	259
6-8	95	98	100	98	98	100
9-12	516	517	516	514	518	518
Subtotal	871	875	878	874	877	877
TOTAL STUDENTS						
PreK-5	7,861	7,858	7,988	7,939	7,876	7,857
6-8	3,848	3,951	3,950	3,945	3,943	3,953
9-12	5,641	5,653	5,636	5,620	5,663	5,663
TOTAL	**17,350**	**17,462**	**17,574**	**17,503**	**17,482**	**17,473**

SECTION 4 – STUDENT GENERATION RATES

King County Code 21A establishes a formula to determine school impact fees. Developers of residential properties must pay a school district the impact fee to help compensate the District for the impact of new housing units on school facilities. This King County code was substantially adopted by the Cities of Auburn, Black Diamond, and Kent.

This formula requires the District to establish a “Student Generation Rate”. This rate is the average number of students generated by a residential housing unit and is used to

estimate the number of students that will be added to the District by each new housing unit.

Two sets of data are used to calculate Student Generation Rates - current student enrollment and from recently constructed housing units in the District. This information associates each student with a housing unit. Two general housing categories are analyzed - single-family and multi-family.

The District also uses the Student Generation Rates to estimate anticipated student enrollment in the future. Development data is collected to determine the number of new residential units that may be built in the future. The Student Generation Rates applied to estimate the number of new students that the planned residential developments may yield.

Planned residential development data was obtained through discussions with city agencies, counties, and major developers within the District boundaries. Student population by residence includes all approved and tentative tract maps in addition to any planned or proposed development that may occur within the project timeframe. The planned residential development information is a snapshot of the District currently. The information may change and is updated annually.

The following table provides information about recent single-family residential developments in the District and associated Student Generation Rates.

Table 8: Single-Family Residential Development Summary

SINGLE-FAMILY DEVELOPMENTS	OCCUPANCY DATE	UNITS	OCCUPIED UNITS	TO BE OCCUPIED	2024 STUDENTS				STUDENT GENERATION RATE			
					K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
Bridges	2021	380	380	0	96	32	45	173	0.253	0.084	0.118	0.455
Forest Glen	2021	30	30	0	23	13	6	42	0.767	0.433	0.200	1.400
Greenvale	2023	17	17	0	0	1	0	1	0.000	0.059	0.000	0.059
Greenview Estates	2023	17	17	0	3	2	3	8	0.176	0.118	0.176	0.471
Hastings	2020	10	10	0	5	1	1	7	0.500	0.100	0.100	0.700
Lozier Ranch		18	7	11	1	0	0	1	0.143	0.000	0.000	0.143
Palisades - Homes		16	15	1	5	2	3	10	0.333	0.133	0.200	0.667
River Rock		14	7	7	0	0	0	0	0.000	0.000	0.000	0.000
Seremounte	2019	30	30	0	7	5	4	16	0.233	0.167	0.133	0.533
Vasiliy	2021	8	8	0	2	0	0	2	0.250	0.000	0.000	0.250
Willow Place	2021	11	11	0	1	1	0	2	0.091	0.091	0.000	0.182
TOTALS		**551**	**532**	**19**	**143**	**57**	**62**	**262**	**0.269**	**0.107**	**0.117**	**0.492**

The following table provides information about recent multi-family residential developments in the District and associated Student Generation Rates.

Table 9: Multi-Family Residential Development Summary

MULTI-FAMILY DEVELOPMENTS	OCCUPANCY DATE	UNITS	OCCUPIED UNITS	TO BE OCCUPIED	2024 STUDENTS				STUDENT GENERATION RATE			
					K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
Copper Gate Apts.	2021	500	500	0	341	93	103	537	0.682	0.186	0.206	1.074
The Verge Auburn	2022	226	226	0	9	2	3	14	0.040	0.009	0.013	0.062
TOTALS		**726**	**726**	**0**	**350**	**95**	**106**	**551**	**0.482**	**0.131**	**0.146**	**0.759**

SECTION 5 – STANDARD OF SERVICE

The School Impact Fee Ordinances adopted by King County and the Cities of Auburn, Black Diamond, and Kent require the District to establish a “Standard of Service” to be eligible to impose school impact fees. The Standard of Service must identify the school program year, class size by grade span, the types of facilities needed to serve its student population, and other Rates identified by the District including the requirements of students with special needs.

CURRENT ENROLLMENT

The District operates 16 elementary schools with pre-school to grade 5, four middle schools with grades 6 to 8, three comprehensive and one alternate education high school with grades 9 to 12. Student enrollments at these schools as of March 2024 are:

- Elementary Schools: 8,569 students
- Middle Schools: 3,656 students
- High Schools: 5,247 students
- Total Enrollment: 17,472 students

CLASS SIZE

Standard class sizes in the District are subject to state regulations, collective bargaining agreements, and student needs. Class sizes also vary based upon grade level and classroom type.

The District’s blended class size standards are as follows:

- Elementary Schools: 20.29 students per classroom
- Middle Schools: 28.02 students per classroom
- High Schools: 28.74 students per classroom
- Self-Contained Special Education: 12.00 students per classroom

PERMANENT CLASSROOMS

Permanent classrooms are located in permanent structures owned and operated by the District. The number of permanent classrooms in the District's 24 schools are:

- Elementary Schools: 507 classrooms
- Middle Schools: 151 classrooms
- High Schools: 221 classrooms
- Total: 879 classrooms

PORTABLE CLASSROOMS

Portable classrooms in the District are modular structures that can be relocated. The District uses portable classrooms when permanent facilities do not have adequate space to accommodate its students and staff. Portable classrooms are also used at the school district's Administration Building for training, conference, and office space. The number of portable classrooms in use and their locations are:

- Elementary Schools: 31 portables
- Middle Schools: 39 portables
- High Schools: 38 portables
- Support Facilities: 4 portables
- Total: 112 portables

TYPES OF CLASSROOMS

The types of classrooms in the District vary based upon grade level, instructional program, and student needs. Classroom types in the District are:

- General Classrooms: Spaces used for general instruction and do not have specialized features or equipment. These classrooms are present in elementary, middle, and high schools.
- Special Education Self-Contained Classrooms: Spaces used for self-contained instruction for students with disabilities. These classrooms are present in elementary, middle, and high schools.
- Specialty Classrooms: Instructional spaces that have unique features or equipment. These classrooms are present in middle and high schools and consist of teaching stations for art, automotive technology, band, business education, career center, choral, construction manufacturing, computer science, culinary arts, drafting, drama, fitness and conditioning, horticulture, kitchen science, marketing, metals, orchestra,

physical education, robotics, science, sports medicine, theater arts, and visual communications.

- Pull-Out Classrooms: Spaces where students receive specialized instruction for a portion of the school day and are comprised of elementary gymnasiums and music, and elementary, middle, and high school multi-lingual, resource, and Title/LAP classrooms. Pull-out classrooms do not contribute to a school's capacity because students visit these classrooms during the school day while excused from their general classrooms.

The standard number of students in a classroom varies based upon grade level and classroom type. Standard class sizes in the District are:

- Elementary General Classroom Pre-Kindergarten: 20 students per classroom.
- Elementary General Classrooms Kindergarten through Grade 3: 17 students per classroom.
- Elementary General Classrooms Grades 4 and 5: 27 students per classroom.
- Middle School General and Specialty Classrooms Grade 6: 27 students per classroom.
- Middle School General and Specialty Classrooms Grades 7 and 8: 28.53 students per classroom.
- High School General and Specialty Classrooms Grades 9 through 12: 28.74 students per classroom.
- Special Education Self-Contained Classrooms Pre-Kindergarten – Grade 12: 12 students per classroom.
- Pull-Out Classrooms Pre-Kindergarten through Grade 12: Class size varies depending on the grade level and type of instruction being provided.

CLASSROOM UTILIZATION

As noted above, the District has established standard student class sizes based upon grade level and classroom use. While the District works diligently to assign students to achieve full classroom capacity, it is not possible to always do so. Consequently, the District applies classroom utilization rates to address inefficiencies in assigning classes. The utilization rates are:

- Elementary Schools: 100% utilization based on the ability to fully assign classes at classroom size standards.
- Middle and High Schools: 76.67% utilization based upon 92% utilization due to elective class sizes x 83% utilization due to classrooms used for planning periods.

SCHOOL CAPACITY

School capacity is determined by the number of teaching stations present at each school, type of teaching station, class size, teaching station capacity, and classroom utilization rate.

The following table identifies the capacity of each school in the District in permanent classrooms.

Table 10 – School Capacities

SCHOOL NAME	GEN. CLRMS.	PRE-K CLRMS.	SPEC. ED. SELF-CONTAINED CLRMS.	PULL-OUT CLRMS.	SPECIALTY CLRMS.	TOTL CLRMS.	GEN. & SPECIALTY CLRM. CAPACITY	SPEC. ED. SELF-CONTAINED CLRM. CAPACITY	CLRM. UTILIZATION RATE	SCHOOL CAPACITY PERMANENT	SCHOOL CAPACITY PERMANENT + PORTABLES
ELEMENTARY SCHOOLS											
Alpac	19	2	0	5	0	26	20.29	12.00	100.00%	426	576
Arthur Jacobsen	20	1	2	5	0	28	20.29	12.00	100.00%	450	450
Bowman Creek	32	1	1	5	0	39	20.29	12.00	100.00%	682	682
Chinook	26	4	2	7	0	39	20.29	12.00	100.00%	633	633
Dick Scobee	25	4	2	8	0	39	20.29	12.00	100.00%	612	612
Evergreen Heights	16	1	1	4	0	22	20.29	12.00	100.00%	357	457
Gildo Rey	17	3	1	4	0	25	20.29	12.00	100.00%	418	443
Hazelwood	22	1	1	4	0	28	20.29	12.00	100.00%	479	529
Ilalko	20	1	2	5	0	28	20.29	12.00	100.00%	450	450
Lake View	19	1	1	4	0	25	20.29	12.00	100.00%	418	418
Lakeland Hills	21	1	1	5	0	28	20.29	12.00	100.00%	458	533
Lea Hill	27	3	3	6	0	39	20.29	12.00	100.00%	645	645
Pioneer	26	4	2	7	0	39	20.29	12.00	100.00%	633	633
Terminal Park	27	4	2	6	0	39	20.29	12.00	100.00%	653	653
Washington	12	3	2	7	0	24	20.29	12.00	100.00%	328	578
Willow Crest	29	3	1	6	0	39	20.29	12.00	100.00%	661	661
TOTALS	358	37	24	88	0	507				8,303	8,953
MIDDLE SCHOOLS											
Cascade	14	0	1	8	17	40	28.02	12.00	76.67%	675	899
Mt Baker	12	0	2	7	15	36	28.02	12.00	76.67%	598	990
Olympic	12	0	2	9	17	40	28.02	12.00	76.67%	641	865
Rainier	9	0	3	8	15	35	28.02	12.00	76.67%	543	851
TOTALS	47	0	8	32	64	151				2,458	3,606
HIGH SCHOOLS											
Auburn High	23	0	3	15	40	81	28.74	12.00	76.67%	1,416	1,696
Auburn High - TAP	0	0	3	0	0	3	28.74	12.00	76.67%	28	28
Auburn Mountainview	17	0	4	11	30	62	28.74	12.00	76.67%	1,072	1,408
Auburn Riverside	21	0	2	10	29	62	28.74	12.00	76.67%	1,120	1,624
West Auburn	8	0	0	4	1	13	28.74	12.00	76.67%	198	226
TOTALS	69	0	12	40	100	221				3,834	4,982
GRAND TOTALS	**474**	**37**	**44**	**160**	**164**	**879**				**14,595**	**17,541**

SECTION 6 - CAPITAL CONSTRUCTION PLAN

Since 1975, the District has regularly performed an in-depth review of its existing facilities and long-term facility needs. The process includes the formation of community-wide citizens' committees to review facility needs and make recommendations for improvements, modernizations, and new facilities.

In 2015, a citizens' committee recommended the District build two new elementary schools, replace one middle and five elementary schools, and acquire property for three elementary schools. In November 2016, the voters approved by 62.38% a $456,056,000 bond proposition to build and replace these schools. Capital Project reserve funds were used to acquire the elementary school property. The last project in this building program is under construction and will be completed in July 2024.

In 2023, the District completed a 10-year Facilities Master Plan. This plan identified the following facility needs:

- Complete improvements at 22 facilities to address aging equipment, air conditioning, energy conservation, major maintenance, and safety and security improvements within six years.
- Replace Alpac Elementary School within six years.
- Replace Cascade Middle School with six years.
- Build a new middle school within six years.
- Replace Evergreen Heights and Gildo Rey Elementary Schools within seven to 13 years.
- Replace the Administration Building and Administration Annex within seven to 13 years.
- Build a new high school in nine years if current enrollment projections remain accurate.
- Acquire new portable classrooms and relocate existing portable classrooms where needed to accommodate localized enrollment growth at individual schools.

A citizens' committee was convened in the fall of 2023 and recommended completion of the facility improvements, facility replacements, and new school construction identified in the 2023 Facilities Master Plan. The District Board of Directors is considering a November 2024 bond proposition to address facility needs recommended to be completed within six years. The District is eligible for state funding assistance for school replacement projects. The District is not eligible for state funding assistance for a new middle school project.

The new middle school, as part of the District's permanent and portable classroom solution, will provide new capacity to serve growth and is the basis for the District's impact

fees. The District also plans to purchase or relocate portable classrooms to accommodate growth at the middle and high school levels.

These District's six-year facility needs are summarized in the following table.

Table 11 : Six-Year Capital Construction Plan

PROJECT	ADDED CAPACITY	FUND SOURCE	ESTIMATED COMPLETION	ESTIMATED COST (2024)	SIX-YEAR FINANCE PLAN						
					2024	2025	2026	2027	2028	2029	Total
New Middle School	800	Future Bond	Aug. 2027	$143,300,000	$1,433,000	$3,037,960	$64,404,752	$95,576,652	$1,706,726	$0	$166,159,090
Alpac Elem. Replacement	224	Future Bond	Aug. 2028	$89,872,100	$0	$952,644	$1,797,443	$42,815,644	$63,538,415	$1,134,615	$110,238,761
Cascade MS Replacement	125	Future Bond	Aug. 2028	$142,587,755	$0	$1,511,430	$3,204,232	$67,929,719	$100,807,703	$1,800,138	$175,253,222
Improvements at 22 Facilities	0	Future Bond	Aug. 2029	$55,476,260	$0	$5,880,484	$15,583,281	$19,821,934	$17,509,375	$7,003,750	$65,798,824
Portable Classrooms	0	Cap. Proj. Fund	Aug. 2024	$1,750,000	$1,750,000	$0	$0	$0	$0	$0	$1,750,000
Property Acquisitions	0	Cap. Proj. Fund	NA	$0	$0	$0	$0	$0	$0	$0	$0
TOTALS				**$432,986,115**	**$3,183,000**	**$11,382,518**	**$84,989,708**	**$226,143,948**	**$183,562,219**	**$9,938,502**	**$519,199,896**

SECTION 7 - IMPACT FEES

King County Code 21A allows school districts to assess impact fees on every dwelling unit in the District for which a fee schedule has been established. The fee schedule is based on the school impact fee formula set out in King County Ordinance 11621 Attachment A.

The following table identifies the data used by the District in calculating impact fees for 2024.

Table 12: Impact Fee Data

IMPACT FEE ELEMENTS	SOURCE	SINGLE FAMILY			MULTI FAMILY		
		Elementary	Middle School	High School	Elementary	Middle School	High School
Classroom Capacities	District Standards	20.29	28.02	28.74	20.29	28.02	28.74
Debt Service Tax Rate	King County	1.93178	1.93178	1.93178	1.93178	1.93178	1.93178
District Average Assessed Value	King County	$530,816	$530,816	$530,816	$232,969	$232,969	$232,969
District SF Capacity- Permanent	District Data	997,039	378,631	677,976	997,039	378,631	677,976
District SF Capacity - Portables	District Data	23,200	36,160	36,640	23,200	36,160	36,640
District SF Capacity - Permanent + Portables	District Data	1,020,239	414,791	714,616	1,020,239	414,791	714,616
District Impact Fees	CFP Calculation	$4,584.00	$4,584.00	$4,584.00	$8,966.00	$8,966.00	$8,966.00
Facility Cost - Middle School	District Data	$0	$143,300,000	$0	$0	$143,300,000	$0
Facility Cost - Portable Classroom	District Data	$388,165	$388,165	$388,165	$388,165	$388,165	$388,165
Facility SF % - Permanent Facilities	District Data	97.73%	91.28%	94.87%	97.73%	91.28%	94.87%
Facility SF % - Portable Facilities	District Data	2.27%	8.72%	5.13%	2.27%	8.72%	5.13%
Genl. Obligation Bonds Interest Rate	Bond Buyer Index	3.48%	3.48%	3.48%	3.48%	3.48%	3.48%
OSPI Construction Cost Allowance	OSPI	$375.00	$375.00	$375.00	$375.00	$375.00	$375.00
OSPI Match % - District	OSPI	66.86%	66.86%	66.86%	66.86%	66.86%	66.86%
OSPI Match % - State	OSPI	33.14%	33.14%	33.14%	33.14%	33.14%	33.14%
OSPI Square Footage Per Student	OSPI	90	108	130	90	108	130
School Capacities	District Standards	650	800	1,500	650	800	1,500
Site Acreage	District Standards	12	24	36	12	24	36
Site Cost per Acre	District Standards	$2,023	$2,023	$2,023	$2,023	$2,023	$2,023
Student Generation Rates	CFP Calculation	0.269	0.107	0.117	0.482	0.131	0.146

The following table shows the District's impact fee calculation for single-family residences.

Table 13: Impact Fee Calculation – Single-Family Residences

SCHOOL SITE ACQUISTION COST						
Grade Level	Site Acreage	Cost per Acre	School Capacity	Site Cost per Student	Student Gen. Rate	Cost per SFR
Elementary	12	$0	650	$0	0.269	$0
Middle	24	$0	800	$0	0.107	$0
High	36	$0	1,500	$0	0.117	$0
TOTAL						**$0**
SCHOOL CONSTRUCTION COST						
Grade Level	Facility Cost	Student Capacity	Percent Permanent SF	Facility Cost per Student	Student Gen. Rate	Cost per SFR
Elementary	$0	650	0.9773	$0	0.269	$0
Middle	$143,300,000	800	0.9128	$163,505	0.107	$17,495
High	$0	1,500	0.9487	$0	0.117	$0
TOTAL						**$17,495**
PORTABLE CLASSROOM COST						
Grade Level	Facility Cost	Student Capacity	Percent Portable SF	Facility Cost per Student	Student Gen. Rate	Cost per SFR
Elementary	$0	20.29	0.0227	$0	0.269	$0.00
Middle	$388,165	28.02	0.0872	$1,208	0.107	$129.26
High	$388,165	28.74	0.0513	$693	0.117	$81.06
TOTAL						**$210.32**
STATE MATCH CREDIT						
Grade Level	Construction Cost Allowance	OSPI SF Per Student	State Match %	State Match per Student	Student Gen. Rate	Cost per SFR
Elementary	$375.00	90	0.6686	$0	0.269	$0
Middle	$375.00	108	0.6686	$0	0.107	$0
High	$375.00	130	0.6686	$0	0.117	$0
TOTAL						**$0**
TAX CREDIT						
Category	Residential Assessed Value	Debt Service Tax Rate	G.O. Bond Interest Rate	Years Amortized		Tax Credit
Single Family	$530,816	1.93178	0.0348	10		**$8,537**
IMPACT FEE SUMMARY - SINGLE FAMILY RESIDENCE						
Site Cost per Acre	Permanent Facility Cost	Portable Clrm. Cost	State Match Credit	Tax Credit	50% Local Share	**Impact Fee SFR**
$0	$17,495	$210	$0	($8,537)	0.500	**$4,584**

The following table shows the District's impact fee calculation for multi-family residences.

Table 14: Impact Fee Calculation – Multi-Family Residences

SCHOOL SITE ACQUISTION COST						
Grade Level	Site Acreage	Cost per Acre	School Capacity	Site Cost per Student	Student Gen. Rate	Cost per SFR
Elementary	12	$2,023	650	$0	0.482	$0
Middle	24	$2,023	800	$0	0.131	$0
High	36	$2,023	1,500	$0	0.146	$0
TOTAL						**$0**
SCHOOL CONSTRUCTION COST						
Grade Level	Facility Cost	Student Capacity	Percent Permanent SF	Facility Cost per Student	Student Gen. Rate	Cost per SFR
Elementary	$0	650	0.9773	$0	0.482	$0
Middle	$143,300,000	800	0.9128	$163,505	0.131	$21,419
High	$0	1,500	0.9487	$0	0.146	$0
TOTAL						**$21,419**
PORTABLE CLASSROOM COST						
Grade Level	Facility Cost	Student Capacity	Percent Portable SF	Facility Cost per Student	Student Gen. Rate	Cost per SFR
Elementary	$0	20.29	0.0227	$0	0.482	$0.00
Middle	$388,165	28.02	0.0872	$1,208	0.131	$158.25
High	$388,165	28.74	0.0513	$693	0.146	$101.16
TOTAL						**$259.41**
STATE MATCH CREDIT						
Grade Level	Construction Cost Alllowance	OSPI SF Per Student	State Match %	State Match per Student	Student Gen. Rate	Cost per SFR
Elementary	$375.00	90	0.6686	$0	0.482	$0
Middle	$375.00	108	0.6686	$0	0.131	$0
High	$375.00	130	0.6686	$0	0.146	$0
TOTAL						**$0**
TAX CREDIT						
Category	Residential Assessed Value	Debt Service Tax Rate	G.O. Bond Interest Rate	Years Amortized		Tax Credit
Single Family	$232,969	1.93178	0.0348	10		**$3,747**
IMPACT FEE SUMMARY - SINGLE FAMILY RESIDENCE						
Site Cost per Acre	Permanent Facility Cost	Portable Clrm. Cost	State Match Credit	Tax Credit	50% Local Share	**Impact Fee MFR**
$0	$21,419	$259	$0	($3,747)	0.500	**$8,966**

SECTION 8 – CONCLUSIONS

Housing units continue to be built in the District and the student population continues to grow. The student population is projected to increase during the next five years but at a slower rate than in the past 10 years.

The District built two new elementary schools and replaced five elementary schools with larger facilities during the past four years. This increased elementary school capacity so that it fully accommodates current elementary students. However, the District continues to lack permanent classroom space to accommodate middle and high school students, including students from new growth. Consequently, 55 portable classrooms are being used to accommodate middle and high school students and are part of the District's capacity solution.

Because of a shortage of classrooms at middle and high schools, the District is considering placing a bond proposition on the ballot in November 2024 to build an additional middle school. The District is also monitoring annual enrollment levels and bonding capacity to determine when an additional high school should be built.

While new housing units continue to be built in the District, the rate is slowing. Consequently, the District's Student Generation Rates have decreased during the past year. This is the primary factor reducing the District's school impact fees for 2024. This is reflected in a reduction for single-family residences from $5,615.82 to $4,584.00 and a reduction for multi-family residences from $9,223.54 to $8,966.00.

Auburn School District's 2024-2030 Capital Facilities Plan, including its 2024 impact fee rates, will be submitted to King County and the Cities of Algona, Auburn, Black Diamond, Kent, and Pacific with a request the jurisdictions adopt the plan and include the plan as an element in their Comprehensive Plans.

AUBURN SCHOOL DISTRCIT NO. 408

2024-2030 CAPITAL FACILITIES PLAN

NOTICE OF DETERMINATION OF NONSIGNIFICANCE

The Auburn School District No. 408 has issued a determination of nonsignificance (DNS) under the State Environmental Policy Act Rules (Chapter 197-11 WAC) for the following nonproject action:

> Adoption of the Auburn School District's 2024-2030 Capital Facilities Plan ("Capital Facilities Plan") for the purposes of planning for the District's facilities needs. King County and the cities of Auburn, Black Diamond and Kent may incorporate the District's Capital Facilities Plan into each jurisdiction's respective Comprehensive Plan. The cities of Algona and Pacific, may also incorporate the District's Capital Facilities Plan into each jurisdiction's respective Comprehensive Plans.

After review of a completed environmental checklist and other information on file with the agency, the Auburn School District has determined this proposal will not have a probable significant adverse impact on the environment.

Copies of the DNS are available at no charge from the Auburn School District No. 408, 915 4th Street NE, Auburn, WA 98002. The lead agency will not act on this proposal for 14 days from the date of issue. Comments may be submitted by 4:30 p.m., June 7, 2024, to: Jeffrey L. Grose, Executive Director, Capital Projects, Auburn School District No. 408, 915 4th Street NE, Auburn, WA 98002.

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal,** even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

A. Background Find help answering background questions

1. Name of proposed project, if applicable:

The adoption of the Auburn School District's (the "District") 2024 Capital Facilities Plan ("CFP") for the purposes of planning for the District's educational facilities needs. Adoption of the CFP is a nonproject proposal.

The District prepares annual updates to the CFP in accordance with the Washington State Growth Management Act, and the codes of King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific. The CFP is a nonproject planning document, covers a six-year planning period, and includes:

- Future enrollment forecasts for each grade span (elementary, middle and high school).
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of those facilities
- A forecast of the future needs for capital facilities and the proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities which identifies sources of public money for such purposes.
- A calculation of school impact fees to be assessed pursuant to RCW 82.02

The District prepares the CFP primarily as a basis for seeking, where eligible, school impact fees to help address school capacity impacts related to residential growth.

The District's Board of Directors will review and consider approval and adoption of the 2024 CFP. If approved and adopted, the District will send the CFP to King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific for consideration of inclusion into their respective Comprehensive Plans. A copy of the District's draft Capital Facilities Plan is available for review in the District's office.

2. Name of applicant:

Auburn School District No. 408

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

915 4th Street NE
Auburn, WA 98002

Jeffrey L. Grose, Executive Director, Capital Projects
(253) 931-4826

4. Date checklist prepared:

May 14, 2024

5. Agency requesting checklist:

Auburn School District No. 408, acting as the lead agency for environmental review and SEPA compliance for this nonproject proposal.

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

The District's 2024 CFP is scheduled to be considered for adoption by the District School Board on or about June 10, 2024. If the Board of Directors approves and adopts the 2024 CFP, it will be sent to King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific for consideration of inclusion into the Capital Facilities Element of their respective Comprehensive Plans. The potential projects referenced in the CFP will be subject to project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

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

This is a nonproject planning action and addresses educational planning for the entirety of the Auburn School District. The 2024 CFP includes required six-year enrollment projections and related school capacities to determine whether additional school capacity may be needed to accommodate enrollment growth from new development. During the six-year planning period, the District plans to complete improvements at 22 facilities to address minor/major maintenance and safety and security improvements, replace Alpac Elementary School, replace Cascade Middle School, and construct a new middle school to address student capacity needs. Portables may also be added at or relocated to existing school sites within the next six years.

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

All potential projects referenced in the 2024 CFP that may be proposed and require threshold determinations will undergo environmental review at the time of formal proposal and process when full details of the projects are known and able to be analyzed.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

This is a nonproject action and addresses educational planning for the entirety of the Auburn School District. There are no known applications covering the entire District or any of the sites for which a specific development project is identified.

10. List any government approvals or permits that will be needed for your proposal, if known.

As a non-project planning document, the 2024 CFP itself does not require permitting. The District anticipates that, following any Board approval and adoption of the CFP, its jurisdictions will consider incorporation of the 2024 CFP by reference in the Capital Facilities Element of each jurisdiction's Comprehensive Plan to inform student enrollment capacity planning related to existing and planned residential development. Any specific projects referenced in the CFP, if proposed for action, will be subject to project-level permitting and review.

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This is a non-project planning document, addresses educational planning for the entirety of the Auburn School District, and involves the adoption of a six-year Capital Facilities Plan (CFP) by the Auburn School District to comply with the Washington State Growth Management Act (RCW 36.70A.070) and the codes of King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific. The purpose of the CFP is to provide these jurisdictions with a description of enrollment projections and school capacities over the required six-year planning period 2024-2030 to determine whether future school capacity/facilities may be needed to accommodate student enrollment growth as a result of new residential development. If the Board of Directors approves and adopts the 2024 CFP, it will be sent to King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific for consideration of inclusion into the Capital Facilities Element of their respective Comprehensive Plan. Potential projects referenced in the CFP will be subject to project-specific environmental review at the time of formal proposal and process when full details of the projects are known and able to be analyzed.

The District updates the Capital Facilities Plan on an annual basis and carefully monitors enrollment projections against capacity needs. If legally supportable, the District requests its local jurisdictions to collect impact fees on behalf of the District to provide for growth-related student capacity needs, with the CFP providing a basis for such collection.

The impact fees requested in this year's Capital Facilities Plan are based on the growth related middle school construction project.

A copy of the 2024 CFP is available for review upon request to the District.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The 2024 CFP applies to educational planning within the Auburn School District boundaries. The District boundaries include an area of approximately 62 square miles. Portions of unincorporated King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific fall within the District's boundaries. The District's CFP contains a map of the District's boundaries. A detailed map of the District's boundaries can be viewed at the District's offices.

B. Environmental Elements

Applicant/Agency Added Note: *The Proposal is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval of any particular use. WAC 197-11-960 provides, in part, that* "For nonproject proposals complete this checklist and the supplemental sheet

for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal. For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively." *In order to provide as much information as possible about the proposal, the District has completed Part B even though it is not required. See Part D, Supplemental Sheet for Nonproject Actions.*

1. Earth Find help answering earth questions

a. General description of the site:

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

This is a non-project action. The geographic area comprising the Auburn School District includes a variety of topographic land forms and gradients. Specific topographic characteristics of the sites at which potential projects referenced in the 2024 CFP are located will be identified during project-level environmental review at the appropriate time during formal proposal when project specifics are known and able to be analyzed.

b. What is the steepest slope on the site (approximate percent slope)?

There are a variety of slopes with differing level of steepness on properties located throughout the geographic area of the District. Any projects referenced in the CFP that may be proposed for action would include an evaluation of project/site-specific slopes during project review.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

There are a variety of soil types on properties located throughout the geographic area of the District. Any projects referenced in the CFP, if proposed for action, would include an evaluation of project/site-specific soils during project review.

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

Unstable soils may exist within the geographic area comprising the District. Specific soil limitations on individual sites of the potential projects referenced in the 2024 CFP may include filing, excavation, and grading. Details of any such actions will be assessed and identified during project-level environmental review at the appropriate time during formal proposal when project specifics are known and able to be analyzed.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The proposal as a nonproject planning action does not include filling, excavation, or grading components. nor approve of any project for that purpose Individual projects referenced in the 2024 CFP, if proposed for action, will assess this component during project-level environmental review at the appropriate time

during formal proposal when project specifics are known and able to be analyzed.

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

The proposal as a nonproject planning action does not include clearing, construction, or specific use in itself (nor does it approve any such use). It is possible that erosion could occur as a result of the construction of projects referenced in the CFP that may be proposed for action. The erosion impacts of the individual projects will be evaluated on a site-specific basis at the time of project-specific environmental review at the appropriate time during formal proposal when project specifics are known and able to be analyzed.

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

The proposal as a nonproject planning action doesn't include plans for impervious surface nor approve of any project for that purpose. Individual projects referenced in the 2024 CFP, if proposed, will be on sites with impervious surface coverage anticipated, the details of which will be assessed during project-level environmental review at the appropriate time during formal proposal when project specifics are known and able to be analyzed.

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

This is a non-project action. The erosion potential of any project referenced in the CFP that may be proposed for action, as well as any appropriate control measures, will be addressed during project-specific environmental review at the appropriate time during formal proposal when project specifics are known and able to be analyzed. Individual projects will be subject to all local approval processes. Without limitation, relevant erosion reduction and control requirements will be met.

2. Air Find help answering air questions

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

The proposal as a nonproject planning action doesn't in itself include the potential for emissions nor approve of any project for that purpose. Various emissions, many construction-related, may result from individual projects referenced in the 2024 CFP that may be proposed for action. The air-quality impacts of each potential project will be evaluated during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Please see the Supplemental Sheet for Non-Project Actions.

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

This is a non-project action. Any off-site sources of emissions or odor that may affect the individual projects referenced in the 2024 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

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

This is a non-project action. The individual potential projects in the 2024 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed and will be subject to local approval processes. Proposed measures will be identified at that time. The District will be required to comply with all applicable air regulations and air permit requirements.

3. Water Find help answering water questions

a. Surface Water: Find help answering surface water questions

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

As a nonproject planning action, the proposal includes the entire geographic area of the Auburn School District, and there is a network of surface water bodies in the geographic area comprising District. The surface water bodies that are in the immediate vicinity of the potential projects referenced in the 2024 CFP will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. When necessary, the surface water regimes and flow patterns will be researched and incorporated into the designs of the individual projects.

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

This is a non-project action. The potential projects referenced in the 2024 CFP may require work near the surface waters located within the District and analysis of such will be included during project-specific environmental review during formal proposal when project details are known and able to be analyzed. Applicable local and/or state approval requirements will be satisfied.

3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

As a nonproject planning action, the proposal itself will not result in fill or dredging activities nor approve of any project for that purpose. Information with respect to the placement or removal of fill and dredge material as a component of the potential projects referenced in the 2024 CFP, if proposed for action, will be provided during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

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

This is a non-project action. Any surface water withdrawals or diversions required in connection with the potential projects referenced in the 2024 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

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

As a nonproject planning action, the proposal includes the entire geographic area of the Auburn School District, and the geographic area comprising the District includes 100-year floodplain areas. Review of potential projects within a 100-year floodplain referenced in the 2024 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

As a nonproject planning action, the proposal itself will not result in discharge of waste materials to surface waters nor approve of any project for that purpose. Specific information regarding the discharge of waste materials that may be required as a result of the potential projects referenced in the 2024 CFP will be provided during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

b. Ground Water: Find help answering ground water questions

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.

This is a non-project action. Individual potential projects referenced in the 2024 CFP, if proposed, may impact groundwater resources. Those impacts will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to applicable local and/or state regulations.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

As a nonproject planning action, the proposal itself will not result in discharge of waste materials into the ground nor would it serve as the basis for approval of any project referenced therein. The discharge of waste material that may take place in connection with the potential projects referenced in the 2024 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

c. Water Runoff (including stormwater):

a) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

As a nonproject planning action, the proposal itself will not result in runoff nor would it serve as the basis for approval of any project referenced therein. Individual potential projects referenced in the 2024 CFP may have stormwater runoff consequences. Specific information regarding the stormwater impacts

of each project will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to applicable local and/or state stormwater regulations.

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

This is a non-project action. The potential projects referenced in the 2024 CFP, if proposed, may result in the discharge of waste materials into ground or surface waters. The specific impacts of each potential project on ground and surface waters will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to all applicable regulations regarding the discharge of waste materials into ground and surface waters.

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

This is a non-project action and will not in itself alter or otherwise affect drainage patterns nor would it serve as the basis for approval of any project referenced therein. The specific impacts of any project referenced in the CFP on drainage patterns will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

d) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.

Specific measures to reduce or control runoff impacts associated with the potential projects referenced in the 2024 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to regulations related to altering or diverting drainage patterns.

4. Plants Find help answering plants questions

a. Check the types of vegetation found on the site:

- ☐ **deciduous tree: alder, maple, aspen, other**
- ☐ **evergreen tree: fir, cedar, pine, other**
- ☐ **shrubs**
- ☐ **grass**
- ☐ **pasture**
- ☐ **crop or grain**
- ☐ **orchards, vineyards, or other permanent crops.**
- ☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
- ☐ **water plants: water lily, eelgrass, milfoil, other**
- ☐ **other types of vegetation**

This is a non-project planning document and includes educational planning for the Auburn School District. A variety of vegetative zones are located within the District. Inventories of the vegetation located on the sites of potential projects referenced in the 2024 CFP, if proposed for action, will be developed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

b. What kind and amount of vegetation will be removed or altered?

This is a non-project action and will not in itself alter or remove vegetation nor would it serve as the basis for approval of any project for that purpose. Some of the potential projects referenced in the 2024 CFP may require the removal or alteration of vegetation. The specific impacts on vegetation of the projects referenced in the CFP will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

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

This is a non-project educational planning proposal affecting the entirety of the Auburn School District. The geographic area comprising the District may include threatened and endangered species. An inventory of species that have been observed on or near the sites of the potential projects referenced in the 2024 CFP, if proposed for action, will be developed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Investigation will include use of the Washington State Department of Fisheries and Wildlife's *Priority Habitats and Specifies on the Web* database.

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

This is a non-project action. Measures to preserve or enhance vegetation at the sites of the potential projects referenced in the 2024 CFP will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to applicable local landscaping requirements.

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

This is a non-project action and does not involve a specific site (or a specific project). Noxious weeds and invasive species observed on or near the sites of the potential projects referenced in the 2024 CFP, if proposed for action, will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

5. Animals Find help answering animal questions

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Examples include:

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:**

This is a non-project planning document and includes educational planning for the Auburn School District. An inventory of species that have been observed on or near the sites of the potential projects referenced in the 2024 CFP, if proposed for action, will be developed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

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

This is a non-project educational planning proposal affecting the entirety of the Auburn School District. The geographic area comprising the District may include threatened and endangered species. Inventories of threatened or endangered species known to be on or near the sites of the projects referenced in the 2024 CFP will be developed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Investigation will include use of the Washington State Department of Fisheries and Wildlife's *Priority Habitats and Specifies on the Web* database.

c. Is the site part of a migration route? If so, explain.

This is a non-project educational planning proposal affecting the entirety of the Auburn School District. The geographic area comprising the District may include migration routes. The impacts of the potential projects referenced in the 2024 CFP on migration routes will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

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

This is a non-project action. Appropriate measures to preserve or enhance wildlife will be determined during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

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

This is a non-project educational planning proposal affecting the entirety of the Auburn School District and is not specific to a project on any particular site. The geographic area comprising the District may include invasive animal species. Invasive animal species observed on or near the sites of potential projects referenced in the 2024 CFP, if proposed for action, will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

6. Energy and Natural Resources Find help answering energy and natural resource questions

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

This is a non-project action and will not in itself use energy nor would it serve as the basis for approval of any project referenced therein. The State's Office of the Superintendent of Public Instruction requires the completion of a life-cycle cost analysis of all heating, lighting, and insulation systems before it will permit specific school projects to proceed. The energy needs of the potential projects referenced in the 2024 CFP will be determined at the time of specific engineering and site design planning at the appropriate time when project details are known.

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

This is a non-project action and will not in itself affect use of solar energy on adjacent properties nor would it serve as the basis for approval of any project for that purpose. The impacts of the potential projects referenced in the 2024 CFP on the solar potential of adjacent properties will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

This is a non-project action. Energy conservation measures proposed in connection with the potential projects referenced in the 2024 CFP will be considered during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

7. Environmental Health Find help with answering environmental health questions

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

This is a non-project planning document and includes educational planning for the Auburn School District. Individual projects identified in the CFP will be subject to project-specific environmental review and local and/or state approval at the appropriate time during formal proposal when project details are known and able to be analyzed. At that time, environmental health hazards, if any, would be identified and addressed.

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

This is a non-project educational planning proposal affecting the entirety of the Auburn School District. The geographic area comprising the District may include areas of known or possible contamination from present or past uses. Individual projects identified in the CFP will be subject to project-specific environmental review and local and/or state approval at the appropriate time during formal proposal when project details are known and able to be analyzed. At that time, known or possible contamination, if any, would be identified and addressed. .

2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

This is a non-project action. The potential projects referenced in the 2024 CFP, if proposed for action, will comply with all current codes, standards, rules and regulations. Individual projects will be subject to project-specific environmental review and local and/or state approval at the appropriate time during formal proposal when project details are known and able to be analyzed.

3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

As a nonproject planning action, the proposal itself will not result in storage, use, or production of toxic or hazardous chemicals nor would it serve as the basis for approval of any project for that purpose. Toxic and hazardous chemicals that may be stored or produced by the potential projects referenced in

the 2024 CFP will be subject to project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Such projects will comply with all current codes, standards, rules and regulations related to hazardous materials.

4. Describe special emergency services that might be required.

This is a non-project action. The need for special emergency services for the potential projects referenced in the 2024 CFP will be subject to project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Educational facilities in themselves may require special emergency services and any such services would be identified at project-level environmental review of individual projects identified in the CFP when project details are known and able to be analyzed.

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

While this nonproject planning action does not itself identify environmental health hazards, individual potential projects referenced in the 2024 CFP will be subject to project-specific environmental review impacts for related environmental health hazards at the appropriate time during formal proposal when project details are known and able to be analyzed.

b. Noise

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

This is a non-project educational planning proposal affecting the entirety of the Auburn School District. The geographic area comprising the District contains a variety of noises from traffic, construction, residential, commercial and industrial uses. The specific noise sources that may affect the potential projects referenced in the 2024 CFP will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?

This is a non-project action. The potential projects referenced in the 2024 CFP may create typical construction noises that will exist on a short-term basis. The projects could increase construction-related traffic around the construction sites on a short-term basis. Because the projects will increase the capacity of the District's school facilities, the projects may increase traffic-related or operations-related noise on a longer-term basis once the new facilities are constructed and opened. Specifics of noise level changes will be evaluated during project-specific review at the appropriate time during formal proposal when project details are known and able to be analyzed.

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

This is a non-project action. The projected noise impacts of the potential projects referenced in the 2024 CFP will be evaluated and mitigated during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to applicable local and/or state regulations.

8. Land and Shoreline Use Find help answering land and shoreline use questions

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

This is a non-project educational planning proposal affecting the entirety of the Auburn School District. The geographic area comprising the District includes a variety of land uses including residential, commercial, industrial, institutional, utility, open space, recreational, etc. Impacts from potential projects referenced within the CFP to nearby or adjacent properties will be evaluated as part of the project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

This is a non-project action and not specific to a particular site. Identification of the use of sites intended for any potential projects referenced in the CFP as working farmlands or working forest land will be identified and described during project-level environmental review when appropriate. Potential projects referenced within the 2024 CFP do not involve sites used for working farmlands or working forest lands.

1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?

This is a non-project action and will not itself affect or be affected by working farms/forestland, nor would it serve as the basis for approval of any project for that purpose. Any possible affects to surrounding farms or forest lands will be evaluated during project-specific environmental review for any project referenced in the CFP, if proposed, at the appropriate during when project details are known and able to be analyzed.

c. Describe any structures on the site.

This is a non-project action and not specific to a site. Any structures located on the proposed sites of the potential projects referenced in the 2024 CFP will be identified and described during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

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

This is a non-project action. Any structures that will be demolished as a result of any project referenced in the CFP, if proposed, has been or will be identified during project-level environmental review when appropriate.

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

This is a non-project educational planning action and not specific to any site, and the CFP proposed here will not itself direct regulation or serve as the basis for approval of any particular use. There are a variety of zoning classifications throughout the District. Projects referenced in the 2024 Capital Facilities Plan are zoned under applicable zoning codes and identification of the potential projects or sites does not in itself direct land uses or serve as a basis for project-specific approvals. Rather, site-specific zoning information and requirements for projects that may be proposed for project activity in the 2024 CFP will be evaluated during project-specific environmental review when appropriate. To the extent any of the potential projects referenced in the 2024 CFP are proposed for sites not currently zoned for the intended educational purpose or to the extent a site within the District's inventory is proposed in the future for a project not currently permitted within the zoning district, the local jurisdiction with zoning authority would need to evaluate and process any necessary zoning changes and conduct all required public notice and environmental review.

f. What is the current comprehensive plan designation of the site?

This is a non-project educational planning action and not specific to any site, and the CFP proposed here will not itself direct regulation or serve as the basis for approval of any particular use. District boundaries span multiple jurisdictions and the District owns facilities or properties in the unincorporated areas of King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific. The sites for the potential projects referenced in the 2024 CFP that may be proposed for project activity are located among these jurisdictions and subject to the respective codes and comprehensive plans. To the extent any of the potential projects referenced in the 2024 CFP are proposed for sites not currently designated in the relevant comprehensive plan for the intended educational purpose or to the extent a site within the District's inventory is proposed in the future for a project not currently permitted by the underlying comprehensive plan designation, the local jurisdiction with land use authority would need to evaluate and process any necessary comprehensive plan amendments and conduct all required public notice and environmental review.

g. If applicable, what is the current shoreline master program designation of the site?

This is a non-project action. Shoreline master program designations of the sites for the potential projects referenced in the 2024 CFP, if proposed for action, will be identified during project-specific environmental review when appropriate.

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

This is a non-project action and does not involve a particular site for the educational planning purpose of the proposal. Any environmentally sensitive areas located on the sites of the potential projects referenced in the 2024 CFP, if proposed for action, will be identified during project-specific environmental review.

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

As a nonproject educational planning action, the proposal is not specific to a particular project. The Auburn School District student enrollment for the 2023-24 school year is 17,239. Enrollment is expected to increase to approximately 17,473 by the 2029-2030 school year. The District employs approximately 1,700 people.

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

This is a non-project action and will not itself result in displacement of people. It is not anticipated that any of the referenced projects in the 2024 CFP that may be proposed will displace any people as a result of any project moving forward/. Final determination of any displacement caused by any potential project will be evaluated during project-specific environmental review at the appropriate time when project details are known and able to be analyzed.

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

This is a non-project action. It is not anticipated that any of the potential projects referenced in the 2024 CFP that may be proposed will displace any people from the sites. Individual projects referenced in this CFP, if proposed for action, will be subject to project-specific environmental review and local approval when appropriate. Proposed mitigating measures will be determined at that time, if necessary.

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

This is a non-project educational planning document. The purpose of a school district Capital Facilities Plan is to provide local jurisdictions with a six-year projection of enrollment and identification of school capacity to determine the need for new school facilities to accommodate growth from new residential development that the local jurisdiction may permit, and to provide a basis for the assessment of school impact fees, if appropriate.

The 2024 CFP has been developed consistent with RCW 36.70A and RCW 82.02.020. If the Board of Directors approves and adopts the 2024 CFP it will be sent to King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific for consideration of inclusion into the Capital Facilities Element of their respective Comprehensive Plan. Individual projects referenced in the 2024 CFP that may be proposed for action will be evaluated for compatibility with existing land uses and plans during project-specific environmental and permit review.

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

This is a non-project action. Any referenced projects in the Capital Facilities Plan that may be proposed for development will be evaluated for compatibility with nearby agricultural and forest lands of long-term commercial significance has been or will be identified and described during project-level environmental review when appropriate.

9. Housing Find help answering housing questions

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

The nonproject educational planning action does not propose any new housing units, and the potential school facility projects referenced in the 2024 CFP would not involve the provision of new housing units.

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

This nonproject educational planning action would not in itself eliminate any units nor would it serve as the basis for approval of any project that would do so. It is not anticipated that the potential projects referenced in the 2024 CFP, if proposed, will eliminate any housing units. The impacts of the potential projects referenced in the 2024 CFP, if proposed, on existing housing will be evaluated during project-specific environmental review at the appropriate time.

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

This is a non-project action. Measures to reduce or control any housing impacts caused by the potential projects referenced in the 2024 CFP will be addressed during project-specific environmental review at the appropriate time. The CFP itself serves as a basis for a local jurisdiction to determine housing impacts to needed school capacity and serve as a basis for assessing school impact fees.

10. Aesthetics Find help answering aesthetics questions

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

This is a non-project educational planning action and not specific to any site. Structural heights associated with any referenced project in the 2024 CFP that may be proposed for development will be addressed during project-specific environmental review, when appropriate.

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

This is a non-project educational planning action and not specific to any site. Views associated with the potential projects referenced in the 2024 CFP will be addressed during project-specific environmental review, when appropriate.

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

This is a non-project action. Appropriate measures to reduce or control the aesthetic impacts of any referenced project in the 2024 CFP that may be proposed for development will be determined on a project-specific basis, when appropriate.

11. Light and Glare Find help answering light and glare questions

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

This is a non-project educational planning action and not specific to any site or building/structure. The light or glare impacts of any referenced project in the 2024 CFP that may be proposed for development will be addressed during project-specific environmental review when project details are known and able to be analyzed. In general, school facilities operate during the day with some post-school hour operations for extracurricular activities and include site safety lighting depending on the particular site location and design.

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

This is a non-project action. The light or glare impacts of any referenced project in the 2024 CFP that may be proposed for development will be addressed during project-specific environmental review when project details are known and able to be analyzed.

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

This is a non-project action. Off-site sources of light or glare that may affect any referenced project in the 2024 CFP that may be proposed for development will be evaluated during project-specific environmental review when project details are known and able to be analyzed.

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

This is a non-project action. Proposed measures to mitigate the light or glare impacts of any referenced project in the 2024 CFP that may be proposed for development will be addressed during project-specific environmental review when project details are known and able to be analyzed.

12. Recreation Find help answering recreation questions

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

This is a non-project action and addresses educational planning throughout the geographic boundaries of the Auburn School District. There are a variety of formal and informal recreational facilities within the District boundaries. These include both District-owned facilities and other public and private recreational facilities.

b. Would the proposed project displace any existing recreational uses? If so, describe.

This is a non-project action and will not itself displace existing recreational uses nor will it serve as a basis for any future project to do so. Any proposed new school facilities and modernizations to existing school facilities may enhance recreational opportunities and uses. Specific recreational impacts of any referenced project in the 2024 CFP that may be proposed for development will be addressed during project-specific environmental review when project details are known and able to be analyzed.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

This is a non-project action. Adverse recreational impacts of any referenced project in the 2024 CFP that may be proposed for development will be subject to mitigation during project-specific environmental review. A school site usually provides recreational facilities to the community in the form of playfields and gymnasiums that may be used outside of school hours.

13. Historic and Cultural Preservation Find help answering historic and cultural preservation questions

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old

listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

This is a non-project action and addresses educational planning throughout the geographic boundaries of the Auburn School District. There may be sites eligible for register listing located throughout the geographic area. The District will evaluate, when a school site is located for potential development, whether there are known places or objects listed on, or proposed for, such registers which may be proposed for development. The existence of historic and cultural resources on or next to the sites will be addressed in more detail during project-specific environmental review.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

This is a non-project action. The geographic area comprising the District may include landmarks, features, or other evidence of Indian or historic use or occupation. An inventory of historical sites at or near the sites of the potential projects referenced in the 2024 CFP will be developed during project-specific environmental review. At a minimum, research will be conducted on the web using the Washington State Department of Archaeology & Historic Preservation's *Washington Information System for Architectural and Archaeological Records Data (WISAARD)* resource.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

This is a non-project action. Any landmarks, features, or other evidence of Indian or historic use or occupation, or material evidence, artifacts, or areas of cultural importance, on or near sites intended for any projects referenced in the Capital Facilities Plan have been or will be identified and described during project-level environmental review when appropriate. Appropriate methods will be proposed on a project-specific basis. At a minimum, research will be conducted on the web using the Washington State Department of Archaeology & Historic Preservation's *Washington Information System for Architectural and Archaeological Records Data (WISAARD)* resource.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

This is a non-project action. The impact on cultural or historic resources of the individual potential projects referenced in the 2024 CFP will be addressed during project-specific environmental review when project details are known.

14. Transportation Find help with answering transportation questions

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

This is a non-project educational planning proposal affecting the entirety of the Auburn School District. The geographic area comprising the District contains a variety of roads, streets, and highways. The impact on public streets and highways of the individual, potential projects referenced in the 2024 CFP, if proposed for action, will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

This is a non-project action. The relationship between public transit and individual potential projects referenced in the 2024 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. District schools are regularly served by District transportation service (yellow bus).

c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

This is a non-project action and the educational planning purpose of the CFP will not in itself require any transportation improvements. The need for new streets or roads, or improvements to existing streets and roads associated with individual potential projects referenced in the 2024 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

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

This is a non-project action and does not in itself involve a proposed use nor does it serve as a basis for such use. Use of water, rail or air transportation associated with individual potential projects referenced in the 2024 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

This is a non-project action and will not in itself generate vehicular trips nor serve as a basis for approval of a project that would. The traffic impacts of individual potential projects referenced in the 2024 CFP that may be proposed for development will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Approved data models will be used to evaluate trips generated by individual projects.

f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

This is a non-project action and will neither itself nor serve as a basis for approval of any project that would be affected by movement of agricultural or forest projects on roads/streets.. The traffic impacts of individual potential projects referenced in the 2024 CFP that may be proposed for development will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

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

This is a non-project action. The mitigation of traffic impacts associated with individual potential projects referenced in the 2024 CFP that may be proposed for development will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

15. Public Services Find help answering public service questions

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The District does not anticipate that the projects identified in the CFP that may be proposed for development or the CFP itself will significantly increase the need for public services.

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

This is a non-project action. Any potential new school facilities that are referenced in the CFP and may be proposed for development will be code compliant and constructed with automatic security systems, fire alarms, smoke alarms, heat sensors, and sprinkler systems consistent with local and/or state requirements.

16. Utilities Find help answering utilities questions

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

This is a non-project action and does not involve a particular site or project, nor does it serve as the basis for approval of any particular project referenced in the CFP. Storm, power, and water are currently available to the sites of the potential projects referenced in the 2024 CFP. Other utilities are either available or the District will apply for approval of alternative sewage disposal systems/procedures. The types of utilities available at specific project sites will be addressed in detail during project-specific environmental review at the time of formal proposal when project details are fully known.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

This is a non-project action. Utility revisions and construction needs will be identified during project-specific environmental review when project details are fully known.

C. Signature Find help about who should sign

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.



Type name of signee: Jeffrey L. Grose

Position and agency/organization: Executive Director, Capital Projects Department, Auburn School District

Date submitted: 5/17/2024

D. Supplemental sheet for nonproject actions Find help for the nonproject actions worksheet

IT IS NOT REQUIRED to use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

APPLICANT/AGENCY ADDED NOTE: The 2024 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval of any particular use. To the extent the Capital Facilities Plan makes it more likely that school facilities will be constructed, some of these environmental impacts may be more likely. However, neither approval of the CFP itself nor its inclusion as a part of any jurisdiction's Comprehensive Plan Capital Facilities Element serves as the basis for approval of any potential project referenced in the CFP that may be proposed for action, nor does it direct a land use approval of any site referenced in the CFP.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The 2024 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval any of particular use. To the extent the CFP makes it likely that school facilities may be considered for action, there may be increased discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. Additional impermeable surfaces, such as roofs, access roads, and sidewalks could increase stormwater runoff, which could enter surface or ground waters. Heating systems, emergency generators, and other school equipment that is installed pursuant to the Capital Facilities Plan could result in air emissions. The projects referenced in the Capital Facilities Plan should not require the production, storage, or release of toxic or hazardous substances, with the possible exception of the storage of diesel fuel or gasoline for emergency generating equipment. The District does not anticipate a significant increase in the production of noise from its facilities, with the possible exception of noise production due to short-term construction activities or the presences of additional students/school operations on a site. Construction impacts related to noise and air would be short term and are not anticipated to be significant.

- **Proposed measures to avoid or reduce such increases are:**
  Proposed measures to mitigate any such increases described above have been or will be addressed for any potential project referenced in the CFP that may be proposed for action during project-level environmental review when appropriate. Stormwater detention and runoff will meet applicable County and/or City requirements and may be subject to National Pollutant Discharge Elimination System ("NPDES") permitting requirements. Discharges to air will meet applicable air pollution control requirements. Fuel oil will be stored in accordance with local and state requirements. Noise impacts will evaluated under local and state standards once when project details are known and able to be analyzed, and impacts will be mitigated appropriately.

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

The 2024 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval any particular use. The potential projects included in the 2024 CFP are not likely to generate significant impacts to plants, animals, fish, or marine life.

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

As needed, specific measures to protect and conserve plants, animals, and fish will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Applicable code and regulatory provisions protecting/conserving plants, animals, fish, or marine life will be followed.

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

The 2024 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval any of particular use. Should the potential projects referenced in the 2024 CFP be proposed and constructed, they will require the consumption of energy.

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

The potential projects referenced in the CFP, if proposed, will be constructed in accordance with applicable energy efficiency standards and requirements, and proposed measures needed to protect or conserve energy and natural resources have been or will be addressed during project-level environmental review when appropriate.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The 2024 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval any of particular use and, as such, will not have an impact on these elements itself. Environmentally sensitive areas will be identified during project-specific environmental review of any project referenced in the CFP and proposed for action and will be consistently addressed with local and/or state requirements.

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

Appropriate measures as identified in collaboration with regulatory agencies will be proposed during project-specific environmental review at the appropriate time of formal proposal when project details are known and able to be analyzed.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The 2024 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval of any particular use and, as such, does not in itself dictate certain shoreline and land uses. Any projects referenced within the CFP and subsequently proposed for

project-specific review and permitting will be reviewed for compliance with existing plans and would be subject to the relevant jurisdiction's land use process and approval requirements.

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

This 2024 CFP is a non-project planning document and does not in itself dictate certain shoreline and land uses. Any projects referenced within the CFP and subsequently proposed for project-specific review and permitting will be reviewed and conditioned appropriately to avoid or reduce land use impacts.

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

The 2024 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval of any particular use and, as such, does not itself create substantial new demands for transportation. The potential projects referenced in the CFP, if proposed, may create an increase in traffic near District facilities during the school year and during school start/end times. Impacts on transportation, public services, and utilities related to the potential projects referenced in the CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

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

This 2024 CFP is a non-project planning document and, as such, does not itself create substantial new demands for transportation, public services, or utilities. Therefore, no measures to reduce or respond to such demands are proposed at this time. Any proposed measures to reduce demands on transportation, public services or utilities have been or would be done at the project-specific level of any project referenced in the CFP if proposed for action. Requirements of the permitting jurisdiction, as well as any additional measures identified during project-level environmental review, would be complied with as a part of the project.

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

The 2024 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval of any particular use and does not conflict with any laws or requirements for the protection of the environment. Specific projects referenced in the Capital Facilities Plan, if proposed, have been or will be reviewed under project-level environmental review requirements. The Washington Growth Management Act (the GMA) outlines 13 broad goals, including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. The Capital Facilities Plan satisfies the requirements of RCW 36.70A.070, identifies additional school facilities necessary to meet the educational needs of the growing student populations anticipated in the District, and informs local jurisdictions regarding the impacts of new residential development on public school capacity.

DIERINGER SCHOOL DISTRICT #343
1320 178th Ave E, Lake Tapps, WA 98391
(253) 862-2537 • FAX (253) 862-8472

September 5, 2024

Gabriel Clark, Planner
City of Auburn
25 West Main Street
Auburn, WA 98001-4998

Subject: Dieringer School District – Mitigation Impact Fees

Dear Mr. Tate,

The Dieringer School District is re-submitting the 2023-24 Dieringer School District Capital Facilities Plan for 2023-2024 to 2028-2029. Due to a recent change in district executive administration, we have not made any updates to the capital facilities plan or changes to the School Impact Fee Calculation from what was submitted in June of 2023. As of last year, based on the analysis of the District's site acquisition and permanent facility costs, the Dieringer School District board of Directors determined that the appropriate mitigation impact fee for the permitting of a single family residence is $8,054 and $3,400 per unit for a multiple family residence.

The property values within the boundaries of the Dieringer School District remain among the highest in Pierce County; this causes site acquisition to be expensive and contributes to overall higher construction costs than other school districts experience. Therefore, it is most appropriate for the mitigation impact fees collected on behalf of the Direinger School District to account for this.

The Dieringer School District again requests that the City of Auburn adjust the mitigation impact fees collected on behalf of the District to $8,054 for single family residence and $3,400 for a multiple family residence established in the Capital Facilities Plan for 2023-2024 to 2028-2029. Please let me know if you need further information by contacting me at (253) 826-7008.

Sincerely,

Laura Marcoe

Laura Marcoe
Executive Director of Business Services

The Dieringer School District does not discriminate in any programs or activities on the basis of sex, race, creed, religion, color, national origin, age, veteran or military status, sexual orientation, gender expression or identity, or the use of a trained dog guide or service animal and provides equal access to the Boy Scouts and other designated youth groups. The following employee has been designated to handle questions and complaints of alleged discrimination: Dr. Paula Dawson, Executive Director of Student Services: Phone: 253-862-2537.



Dieringer School District

Capital Facilities Plan
2023-2029

DRAFT

Board Approval scheduled on June 20, 2023

DIERINGER SCHOOL DISTRICT NO. 343

1320-178th Avenue East
Lake Tapps, Washington 98391
(253) 862-2537

BOARD OF DIRECTORS

Megan Bearor

Mike Skagen

Greg Johnson

Chelsea Steiner

Michael Farmer, Superintendent

Dieringer

Educating every child for

Confidence today and

Contribution tomorrow

Dieringer School District No. 343

An Overview

Established in 1890, Dieringer School District consolidated with Lake Tapps School District in 1936. The District's three schools, Lake Tapps Elementary School, Dieringer Heights Elementary School and North Tapps Middle School, provide K through 8th grade education, and serve as hubs for community activities as well. Dieringer School District #343 is located in unincorporated Pierce County, bounded on the east by the White River, on the west by the Stuck River, on the north by the city of Auburn, and on the south by the cities of Bonney Lake and Sumner. The District surrounds the northern two-thirds of Lake Tapps and covers approximately 5.5 square miles.

The current student enrollment is approximately 1,418 students in grades kindergarten through eight. Students in grades first through third are housed at Lake Tapps Elementary, constructed in 2005 as a replacement project. Construction was complete on an addition in the September 2017. Dieringer Heights Elementary opened in the fall of 2000 and is home to students in kindergarten, fourth and fifth grade. Dieringer Heights Elementary also houses two inclusion preschool classrooms. Originally constructed in 1992 and added on to in 1998 and 2009, North Tapps Middle School houses students in grades sixth-eighth. The district supports an additional 560 high school students who may select to attend any public high school. The majority chose to attend Auburn Riverside, Sumner and Bonney Lake High Schools.

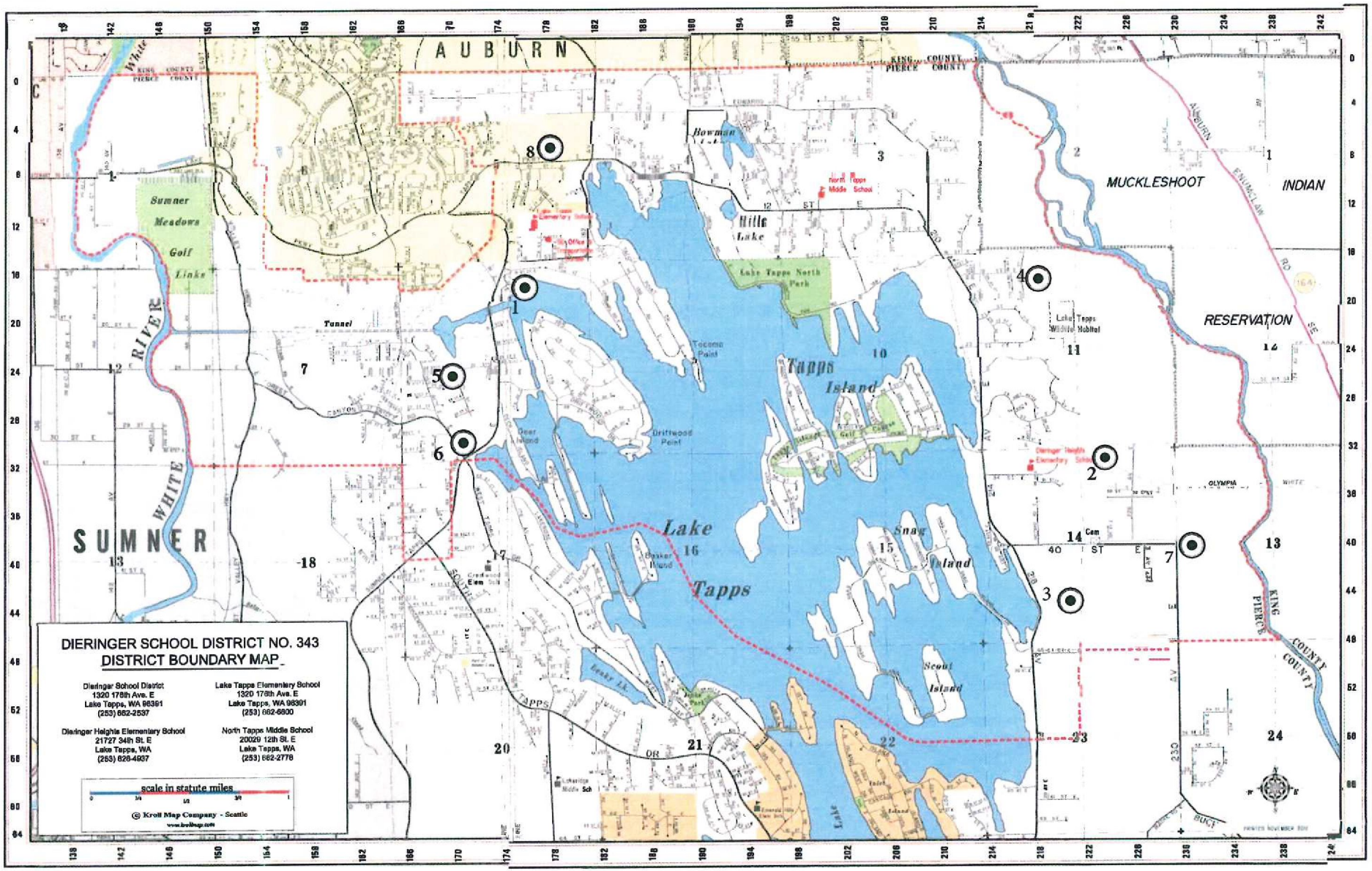
The district has a long standing history of providing high quality education for all our students. Our goal is for our students to gain the skills that will allow them to become successful, confident, contributing members of society. Dieringer is composed of students who come to school well prepared and eager to learn. Parents are concerned with student success and provide outstanding support for their children and the Dieringer School District. The PTA and many volunteers contribute countless hours and resources to our schools and students. The community supports the schools through the passage of funding issues to support bus acquisition, student access to current technology and the construction of school facilities. Impact fees, including interest, are held in reserve until used to meet District identified needs for site acquisition, additional facilities and improvements and/or technology capital expenditures.

DIERINGER SCHOOL DISTRICT NO. 343

Capital Facilities Plan Update, 2023

Current Facilities Inventory of Public Schools

NAME	CAPACITY	LOCATION
Lake Tapps Elementary	357	1320-178th Ave E., Lake Tapps
Dieringer Heights Elementary	508	21727 – 34th St. E., Lake Tapps
North Tapps Middle School	536	20029- 12th St., E., Lake Tapps
High School	0	
TOTAL	1,401	


DIERINGER SCHOOL DISTRICT NO. 343
DISTRICT BOUNDARY MAP
Dieringer School District
1320 178th Ave. E
Lake Tapps, WA 98391
(253) 662-2537
Lake Tapps Elementary School
1320 178th Ave. E
Lake Tapps, WA 98391
(253) 662-6800
Dieringer Heights Elementary School
21727 34th St. E
Lake Tapps, WA
(253) 826-4937
North Tapps Middle School
20029 12th St. E
Lake Tapps, WA
(253) 662-2778
scale in statute miles
© Kroll Map Company - Seattle
AUBURN
SUMNER
MUCKLESHOOT
INDIAN
RESERVATION
Lake Tapps
Tapps Island
Snag Island
Scout Island
Sumner Meadows Golf Links
WHITE RIVER
Hills Lake
Bowman Lake
Lake Tapps North Park
Lake Tapps Wildlife Habitat
Tunnel
Tacoma Point
Driftwood Point
Deer Island
Banker Island
Lake Tapps Elementary School
Dieringer Heights Elementary School
North Tapps Middle School
KING COUNTY
PIERCE COUNTY
OLYMPIA
40 ST E
12 ST E
SOUTH TAPPS DR
AUBURN ENUMCLAW RD SE

Dieringer School District Proposed Housing
Potential Enrollment Increase
June 2020

Proposed Housing Units:

*Single Family- 224 x .381 generation factor = 85.3 students K-8

Enrollment Impact:

85.3 students K-8

Estimated 17.1 students a year over the period 2021-2026

Potential enrollment increase = 5.6% (based on 1,523 enrollment 4/20)

Increase per grade level = 9.5 students (based on 9 grade bands)

Approximately students per school: 28.4

**District enrollment based on 4/19 and potential growth =1,608.3 / 1654.3

District program capacity = 1,401 students

*Generation factor based on an average of 2019 Sumner .429 and Auburn .333
**Numbers are without and with preschool students, respectively

Enrollment Projections

The Dieringer School District is located in an area that continues to experience growth. This growth can be noted by reviewing the following indicators: enrollment trend data, proposed housing development, and the mitigation impact fees received for new construction.

The District continues to experience steady growth in student enrollment. This has slightly exceeded the Pierce County and Puget Sound Educational Service District (PSESD) enrollment growth over the same period. A review of proposed construction within the borders of the Dieringer School District indicates that the growth trend can be expected to continue over the next four years and beyond. The growth this year has been higher than anticipated. There are 224 single family residents slated for construction within the next five years. These projects, together with individual lots and general in-migration, are anticipated to generate an additional 85.3 students in kindergarten through eighth grade.

To partially address this growth, the District passed a 2006 bond issue to construct an additional five classrooms at Dieringer Heights Elementary. Those classrooms were completed and occupied in 2009. The bond issue also provided for the addition of an auxiliary gym, health and fitness classroom, and four science rooms at North Tapps Middle School. Those projects were completed in 2009 and the new instructional spaces are in use. At Lake Tapps Elementary School the construction of 3 new classrooms was completed in September 2017.

HOUSING DEVELOPMENT/POTENTIAL ENROLLMENT INCREASE

#1 Fairweather Cove Estates (18)

- 28 lots total
- 8 lots sold (Lived in) (1 on 2 lots combined)
- 18 active lot listings
- 2 active construction
- 2011 permit for PSE replacing 3 power poles
- 1600-2000 block of 16th St. @ the 17500-17800 block of Sumner-Tapps Hwy.

#2 Rainier Plateau (10)

- 10 lots total
- Permit approved
- Behind DHES
- No active building
- End of 34th St.

#3 Tapps Meadows (6)

- 10 Lots
- 4 completed
- Across from Snag Island

#4 Country Creek Estates (1)

- 9 out 10 lots built
- Remaining lot filed for Plat Alteration 2007
- Off 15th near Edwards Road

#5 Forest Canyon Estates (124)

- 1 year extension approved (Applied 3/2018)
- Owner Kenneth Atkinson
- 124 lots; Behind Al Lago/off Forest Canyon Rd.

#6 The Ridge at Lake Tapps (45)

- No active permits
- 45 Single Family Lots -32XX Sumner Tapps Hwy. E./next to al Lago

#7 Maryanski Plat (4)

- Short Plat (4 or less. Usually 6-month completion time)
- 4 Single Family Lots; 40th St. E and 230th Ave E
- No active building
- Toward Wildview Ridge

#8 Franklin Northlake (16)

-Active site; pre-build
-16 Single Family Lots-off Lake Tapps Pkwy

Single Family Units to be built: 224

Standard of Service

The Dieringer School District houses children in elementary schools serving students preschool through fifth grade and a middle school that houses grades six through eighth. High school students, grades nine through twelve, attend adjacent high schools, primarily in the Auburn and Sumner School Districts.

Dieringer School District follows a traditional school calendar beginning in early September and completing in mid June. The daily school schedules begin between 7:49 and 8:45 a.m. and end between 2:17 and 3:15 p.m.

The Dieringer School District standard of service is based on class size and program decisions adopted by the Dieringer School District Board of Directors. Based on the legislative funding regarding class size, the targeted number of students per classroom kindergarten through third grade 17, fourth through fifth and sixth grade 27 and seven through eighth grade 28. These class sizes have an impact on facilities and the permanent capacity of each school reflects these class sizes.

In the District, rooms designated and assigned for special use are not counted as capacity classrooms. At the elementary level students are provided music instruction and physical education in non-capacity classrooms. Special education and intervention programs are provided as pullout programs and do not provide capacity. At the middle school level, instruction is organized around a six period day; classrooms are calculated as providing 5/6 capacity to accommodate teacher planning time in the instructional space.

DIERINGER SCHOOL DISTRICT NO. 343

Capital Facilities Plan Update, 2023

Dieringer School District Service Standards
Public School Facilities
(Square Feet Per Student)

Elementary School	139
Middle School	148
Junior High	NA
High School	NA

Dieringer School District Individual Capacity Projects (2022-2027)

Elementary School #3 Middle	400
School Classroom Addition	112

DIERINGER SCHOOL DISTRICT NO. 343

PERMANENT CAPACITY PROJECTS
MASTER SCHEDULE
June, 202 2

Name	Current Capacity	6 - Year Capacity	Total Capacity	2022	2023	2024	2025	2026	2027
Lake Tapps Elementary	357		357						
Dieringer Heights Elem.	508		508						
Elementary #3		400	400						400
North Tapps MS	536	112	536						112
TOTALS	1401	433	1834						

DIERINGER SCHOOL DISTRICT NO. 343

Capital Facilities Plan Update, June 2023

CFP Projects and Financing Plan
Sources and Uses of Funds
(x $1,000)

Sources of Funds	
Existing Revenue:	
Reserve	$7,481,000
New Revenue:	
Bonds, Levies, Fees, State Matching Funds, Dedications, Mitigation Payments	$37,057,761
TOTAL SOURCES	$44,538,761
Uses of Funds	
Elementary #3	($32,978,807)
NTMS Classroom Addition	($3,322,589)
Non-Capacity Projects:	
School Site, Technology Upgrades, And Board Approved Projects	(8,237,365)
TOTAL USES	($44,538,761)
BALANCE	0

DIERINGER SCHOOL DISTRICT NO. 343

FINANCE PLAN 2023-2029

June 2023

Permanent Capacity Projects		Unsecured Source of Funds			Secured Source of Funds		
	Estimated Cost	Estimated Amt Levy, Bond	Estimated Unrestricted	Impact Fees	Levy, Bond & Amount	Unrestr Amount	Impact Fees
School Site Elem. No. 3	29,945,896	29,632,896	4,000	9,000	0	0	300,000
Total Capacity Projects	29,945,896	29,632,896	4,000	9,000	0	0	300,000
Non-Capacity Projects							
School Site Elem. No. 3	6,355,500	5,604,079	0	0	0	751,421	0
Technology Improvements	8,237,365	3,528,892	10,000	0	4,708,473	0	0
Total Non-Capacity Projects	14,592,865	8,040,827	10,000	0	4,708,473	751,421	0
TOTAL PROJECTS	44,538,761	38,765,867	14,000	9,000	4,708,473	751,421	300,000

DIERINGER SCHOOL DISTRICT NO. 343

Capital Facilities Plan Update, 2023

Capital Facilities Requirements to 2029

Time Period	Student Population	Student Capacity	Net Reserve Or (Deficiency)
2020 Actual	1523.0	1401	(122)
2021-2026 Growth	85.3	433	347.7

Dieringer School District Cost Per Student

(2020 Dollars)

Elementary Schools	Middle Schools	Junior High Schools	High Schools
$57,639	$64,467	NA	NA

School Impact Fee Calculation 6/22							DISTRICT	Dieringer School District				
School Site Acquisition Cost:												
(AcresxCost per Acre /Facility Capacity)x Student Generation Factor												
							Student		Student			
		Facility		Cost/	Facility		Factor		Factor		Cost/	Cost/
		Acreage		Acre	Capacity		SFR		MFR		SFR	MFR
Elementary	#3	12		$529,625	400		0.322		0.172		$5,116	$2,733
Middle							0.13		0.07			
									TOTAL		$5,116	$2,733
School Construction Cost:												
(Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)												
				Facility Cost	Facility Capacity		Student		Student			
							Factor		Factor		Cost/	Cost/
							SFR		MFR		SFR	MFR
Elementary #3				$2,6623,307	400		0.322		0.172		$21,432	$11,448
							0.13		0.07			
NTMS Classroom Addition				$3,322,589	112		0.322		0.172			
							0.13		0.07		$3,857	$2,077
									TOTAL		$25,288	$13,525
Temporary Facility Cost:												
(Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)												
							Student		Student	Cost/		Cost/
		%Temp/		Facility	Facility		Factor		Factor	SFR		MFR
		Total Sq.F		Cost	Size		SFR		MFR			
Elementary						0		0.322	0.172			
Middle						0		0.13	0.07			
									TOTAL		**$0**	**$0**
State Matching Credit:												
Boeckh Index X SPI Square Footage X District Match % X Student Factor												
							Student		Student			
		Boeckh		SPI	District		Factor		Factor	Cost/		cost/
		Index		Footage	Match %		SFR		MFR	SFR		MFR
Elementary												
Middle												
									TOTAL		**$0**	**$0**
Tax Payment Credit:										SFR		MFR
Average Assessed Value 2021										$937,043		$619,841
Capital Bond Interest Rate (est 5/20										0.40%		0.40%
Net Present Value of Average Dwelling										$9,164,187		$6,061,983
										10		10
Property Tax Levy Rate				2023						$1.56		$1.56
		Present Value of Revenue Stream								$14,296		$9,457
		Fee Sumary:					Single		Multiple			
							Family		Family			
		Site Acquistion Costs					$5,116.18		$2,732.87			
		Permanent Facility					$25,288		$13,525			
		Temporary Facility Cost					$0.00		$0.00			
		State Match Credit					$0.00		$0.00			
		Tax Payment Credit					($14,296.13		($9,457)			
		FEE					$16,108		$6,801			
		FEE WITH DISCOUNT OF 50%					$8,054					
		FEE WITH DISCOUNT OF 50%							$3400			

ENVIRONMENTAL CHECKLIST

WAC 197-11-960 Environmental Checklist.

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21 C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." In addition, complete the Supplemental Sheet for nonproject actions (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "prepares," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable
The adoption of a ten-year Capital Facilities Plan by the Dieringer School District. The Comprehensive Plans of Pierce County, City of Auburn and City of Sumner have been and/or will be amended to include the Dieringer School District 2022 Capital Facilities Plan in the Capital Facilities Plan Element of each jurisdiction's Comprehensive Plan. A copy of the District's Plan is available for review in the District Office.

2. Name of applicant:

Dieringer School District No. 343

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

Dieringer School District No. 343
1320 178th Ave E.
Lake Tapps, WA 98391

Contact Person: Michael Farmer, Superintendent

Telephone: (253) 862-2537

4. Date checklist prepared: June 2, 2023.

5. Agency requesting checklist:

Dieringer School District No. 343

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

The 2023 Dieringer School District Capital Facilities Plan was adopted on June 20, 2023 and forwarded to Pierce County, Cities of Auburn and Sumner for possible inclusion in each jurisdiction's Comprehensive Plan. The Capital Facilities Plan will be updated annually. Site-specific projects have been or will be subject to project-specific environmental review.

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

The Capital Facilities Plan reviews the purchase of additional property and the construction of a new elementary school and additional classroom space at the middle school.

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

The above-referenced projects will undergo environmental review at the time of formal proposal.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal?

If yes, explain.

No.

10. List any government approvals or permits that will be needed for your proposal, if known.

Pierce County and Cities of Auburn and Sumner will review and approve the Capital Facilities Plan for the purposes of impact fee ordinances and will need to adopt the Plan as an amendment to the Capital Facilities Plan element of the Comprehensive Plans of Pierce County and Cities of Auburn and Sumner.

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This is a non-project action. This proposal involves the adoption of the Dieringer School District 2023 Capital Facilities Plan for the purpose of planning the facilities needs of the District and for inclusion in the Capital Facilities Plan element and possible amendment of the Comprehensive Plans for Pierce County, City of Auburn and City of Sumner. A copy of the Capital Facilities Plan may be viewed at the Dieringer School District Office.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The 2023 Capital Facilities Plan will affect the Dieringer School District. The District includes an area of approximately 5.5 square miles. Portions of the City of Auburn and the City of Sumner, and parts of unincorporated Pierce County, fall within the District's boundaries.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, and more than 2/3 of Lake Tapps.

The Dieringer School District is comprised of a variety of topographic land forms and gradients, including all of those listed. Specific topographic characteristics will identified during the planning and permit process for each capital project.

b. What is the steepest slope on the site (approximate percent slope)?

Specific slope characteristics will be identified during the planning and permit process for each capital project.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Specific soil types will be identified during the planning and permit process for each capital project.

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

Unstable soils may exist within the Dieringer School District. Specific soil limitations on individual project sites will be identified at the time of environmental review.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Individual projects included in the Capital Facilities Plan will be subject to project specific environmental review and local approval at the time of proposal. Proposed grading projects, as well as the purpose, type, quantity, and source of fill materials will be identified as appropriate to each project.

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

It is possible that erosion could occur as a result of construction projects currently proposed in the Capital Facilities Plan. Individual projects and their erosion impacts will be evaluated on a site-specific basis. Individual projects will be subject to environmental review and local approval at the time of proposal.

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

Percentage of impervious cover with vary with each capital facilities project and will

be addressed during project-specific environmental review.
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Erosion potential on individual project sites will be addressed during project-specific environmental review. Relevant erosion reduction and control requirements will be met.

2. Air

a. What types of emissions to the air would result from the proposal (ie., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Various emissions, many construction-related, may result from individual projects. Air-quality impacts will be evaluated during project-specific environmental review. Please see the Supplemental Sheet for Nonproject Actions.

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

Off-site sources and necessary mitigation will be addressed during project-specific environmental review.

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

Plans for individual projects included in the Capital Facilities Plan have been or will be subject to environmental review and relevant local approval processes, including obtaining of any necessary air quality permits, at the time individual projects are formally proposed. Please see the Supplemental Sheet for Nonproject Actions.

3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There is a network of surface water bodies within the Dieringer School District. The surface water regimes and flow patterns have been or will be researched and incorporated in the design of each individual project.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Some projects may require work near these described waters. Individual projects in the Capital Facilities Plan will be subject to environmental review and local approval requirements at the time the project is formally proposed.

3) Estimate the amount of fill and dredge material that be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Information with respect to placement or removal of fill or dredge material will be addressed at the time of project-specific environmental review. Applicable local regulations have been or will be satisfied.

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

Any surface water withdrawals or diversions have been or will be addressed during project-specific environmental review.

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

Each capital facilities project, if located in a floodplain area, will be required to meet applicable local regulations for flood areas.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Specific information regarding discharges of waste materials, if any, will be addressed during project-specific environmental review. Please see the Supplemental Sheet for Nonproject Actions.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Individual projects included in the Capital Facilities Plan may impact ground water resources. Each project will be evaluated during project-specific environmental review. Applicable local regulations have been or will be satisfied. Please see the Supplemental Sheet for Nonproject Actions.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. .; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Impacts of discharged waste material, if any, have been or will be addressed during site-specific, project-level environmental review.

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm \vater) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Individual projects included in the Capital Facilities Plan may have varying storm water runoff consequences. Each project will be subject to environmental review and applicable local regulations.

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

Individual projects included in the Capital Facilities Plan will have varying environmental impacts and will be subject to appropriate review and local regulations prior to construction. Information regarding waste materials will be presented at the time of such review. Please see the Supplemental Sheet for Nonproject Actions.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Specific measures to reduce or control runoff impacts have been or will be developed on a project-specific basis in cooperation with the appropriate jurisdiction.

4. Plants:

a. Check or circle types of vegetation found on the site:

_____ deciduous tree: alder, maple, aspen, other
_____ evergreen tree: fir, cedar, pine, other
_____ shrubs
_____ grass
_____ pasture
_____ crop or grain
_____ wet soil plants: cattail, buttercup, bulrush, skunk cabbage. Other
_____ other water plants: water lily, eelgrass, milfoil, other
_____ other types of vegetation

There are various vegetative zones within the Dieringer School District. An inventory of species has been or will be produced as part of project-specific environmental review.

b. What kind and amount of vegetation will be removed or altered?

Impacts on vegetation will be determined at the time of project-specific environmental review at the time the project is formally proposed. Please see the Supplemental Sheet for Nonproject Actions.

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

Specific impacts to these species from individual projects has been or be determined at the time of project proposal and will be addressed during site-specific, project-level environmental review.

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

Individual projects included in the Capital Facilities Plan will be subject to environmental review and local approval at the time of project proposal.

5. Animals:

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:

_____

mammals: deer, bear, elk, beaver, other:

_____

fish: bass, salmon, trout, perch, crappies, tiger muskies other:

_____

An inventory of species observed on or near sites has been or will be developed during project-specific environmental review.

b. List any threatened or endangered species known to be on or near the site.

Specific impacts to these species from individual projects will be determined at the time of project proposal and will be reviewed in cooperation with the affected jurisdictions.

c. Is the site part of a migration route? If so, explain.

Impacts on migration routes, if any, will addressed during site-specific, project-level environmental review.

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

Appropriate measures to preserve or enhance wildlife have been or will be determined at the time of site-specific, project-level environmental review.

6. Energy and Natural Resources:

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The State Board of Education requires a life-cycle cost analysis of all heating,

lighting, and insulating systems prior to allowing specific projects to proceed. Energy needs will be decided at the time of specific engineering and site design planning. Please see the Supplemental Sheet for Nonproject Actions.

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

Individual projects of this Capital Facilities Plan will be evaluated as to their impact on the solar potential of adjacent projects during environmental review.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Energy conservation measures will be considered at the project-specific design phase and environmental review.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? **If** so, describe.

Please see the Supplemental Sheet for Nonproject Actions.

1) Describe special emergency services that might required.

Please see the Supplemental Sheet for Nonproject Actions.

2) Proposed measures to reduce or control environmental health hazards, if any:

Proposed projects will comply with all current codes, standards, and rules and regulations. Individual projects have been or will be subject to environmental review and local approval at the time of formal submittal.

b. Noise:

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

A variety of noises exist within the Dieringer School District. Specific noise sources have been or will be identified during project-specific environmental review.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Normal construction noises would exist on a short-term basis during school construction. There could be an increase in traffic or operations-related noise

which would be addressed during project specific environmental review. Please see the Supplemental Sheet for Nonproject Actions.

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

Project noise impacts have been or will be evaluated and mitigated during the project-specific environmental review. Each project is or will be subject to applicable local regulations.

8. Land and Shoreline Use:

a. What is the current use of the site and adjacent properties?

There are a variety of land uses within the Dieringer School District, including residential, commercial, industrial, institutional, utility, agricultural, forestry, open space, recreational, etc.

b. Has the site been used for agriculture? If so, describe.

This question will be addressed during site-specific, project-level environmental review.

c. Describe any structures on the site.

Structures located on proposed sites have been or will be identified and described during project-specific environmental review when appropriate.

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

Structures to be demolished, if any, will be identified as part of the project-specific environmental review process.

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

There are a variety of zoning classifications within the Dieringer School District. Site specific zoning information has been or will be identified during project-specific environmental review.

f. What is the current comprehensive plan designation of the site?

An inventory of comprehensive plan designations has been or will be completed during project-specific environmental review.

g. If applicable, what is the current shoreline master program designation of the site?

Any shoreline master program designations have been or will be identified during project-specific environmental review.

h. Has any part of the site been classified as an "environmentally sensitive"

area? If so, specify.

Environmentally sensitive areas, if any, will be identified during project-specific environmental review.

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

This information has been or will be provided at the time of project-specific environmental review.

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

It is not anticipated that proposed projects will displace any people. Displacement of people, if any, will be evaluated during project-specific environmental review.

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

Individual projects included in the Capital Facilities Plan will be subject to project specific environmental review and local approval at the time the project is formally proposed.

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

Compatibility of the proposal and specific projects with existing uses and plans have been or will be assessed as part of the comprehensive planning process and during project-specific environmental review.

9. Housing

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

No housing units would be provided.

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

Any impact of project proposals on existing housing have been or would be evaluated during project-specific environmental review procedures.

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

Measures to reduce or control any housing impacts have been or will be addressed during site-specific, project-level environmental review.

10. Aesthetics:

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

Aesthetic impacts have been or will be determined at the time of site-specific, project-level environmental review.

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

Aesthetic impacts have been or will be determined at the time of site-specific, project-level environmental review.

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

Appropriate measures to reduce or control aesthetic impacts have been or will be determined at the time of project-specific environmental review.

11. Light and Glare:

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

Light or glare impacts have been or will be determined at the time of project-specific environmental review.

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

Light or glare impacts have been or will be determined at the time of the project-specific environmental review.

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

Off-site sources of light or glare have been or will be evaluated at the time of project specific environmental review.

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

Mitigation of light and glare impacts have been or will be addressed during project specific environmental review.

12. Recreation:

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

There are a variety of formal and informal recreational facilities within the Dieringer School District.

b. Would the proposed project displace any existing recreational uses? If so, describe.

Recreational impacts have been or will be addressed during project specific environmental review. Projects in the Capital Facilities Plan may enhance recreational opportunities and uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Any adverse effects on recreation stemming from individual project proposals have been or will be subject to mitigation during the environmental review procedure. A school site usually provides recreational facilities to the community in the form of additional play fields and gymnasiums.

13. Historic and Cultural Preservation:

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

The existence of historic and cultural resources will be determined at the time of project-specific environmental review.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

An inventory of historical sites has been or will be conducted as part of project specific environmental review.

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

Appropriate measures have been or will be proposed on a project-specific basis.

14. Transportation:

a. Identify public streets and highways serving the site and describe proposed access to the existing street system. Show on site plans, if any.

Impact on public streets and highways has been or will be assessed during project specific environmental review.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The relationship between specific projects and public transit has been or will be assessed during project-specific environmental review.

c. How many parking spaces would the completed project have? How many would the project eliminate?

An inventory of parking spaces and the impacts of specific projects on parking spaces has been or will be conducted during project-specific environmental review.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

The development of new schools may require new access roads or streets. This issue will be fully addressed during project-specific environmental review.

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

Use of water, rail or air transportation has been or will be addressed during site specific, project-level environmental review.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Each project proposal has been or will be separately evaluated as to traffic impacts.

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

Mitigation of impacts on transportation has been or will be addressed during project specific environmental review.

15. Public Services:

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

The District does not anticipate that the projects identified in the Capital Facilities Plan will substantially increase the need for other public services. Impacts have been or will be evaluated on a project-specific basis.

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

Schools are built with automatic security systems, fire alarms, smoke alarms, heat sensors and sprinkler systems.

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Utilities available at project sites have been or will be identified during project specific environmental review.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Utility revisions and construction needs will be identified during project-specific environmental review.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Michael Farmer

Date Submitted: June 2, 2023

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

   To the extent this Plan makes it more likely that school facilities will be constructed, and/or renovated or remodeled, some of these environmental impacts will be more likely. Additional impermeable surfaces, such as roofs, parking lots, sidewalks, access roads and playgrounds will increase storm water runoff, which could enter surface or ground water. Emissions to air could result from heating systems, emergency generators and other equipment, and from additional car and bus trips to and from the school for students and faculty. Any emissions resulting from this Plan should not require the production, storage, or release of toxic or hazardous substances, with the possible exception of storage of diesel fuel or gasoline for emergency generating equipment. Noise may result from additional traffic and from concentrating several hundred children at a new facility, especially before and after school and during recesses.

   To the extent this proposal allows additional residential development to occur, these impacts would also increase somewhat, but it is not possible to quantify those impacts at this time. The impacts would depend on the type, location and distribution of housing, for example, whether single or multiple family and the location of the school.

Proposed measures to avoid or reduce such increases are:

Facilities implementing the Plan have been or will be evaluated at the project specific level and impacts will be mitigated accordingly. Storm water detention and runoff will meet applicable County and/or City requirements and, depending on the date of actual construction, may be subject to a National Pollutant Discharge Elimination

System ("NPDES") permitting requirements. Discharges to air will be minimal, and will meet any applicable requirements of the Puget Sound Air Pollution Control Authority. Fuel oil will be stored according to local and state requirements.

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

The Plan itself will have no impact on these elements of the environment. Depending on the particular site, construction of facilities may require clearing sites of plants and loss of animal habitat. To the extent residential development is allowed, additional area may be cleared and eliminated as habitat for animals. There are not likely to be any impacts on fish or marine life, although some water quality degradation in streams and rivers could occur due to increased residential development. These impacts have been or will be addressed in more detail during project-specific environmental review when appropriate.

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

Individual projects will be evaluated and mitigated appropriately on a project-specific basis, but specific mitigation proposals cannot be identified at this time.

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

Any actual projects resulting from this Plan would consume heating fuel and electrical energy. Increased traffic resulting from the construction of additional facilities would consume petroleum based fuels. Reduced traffic resulting from construction of another neighborhood school may also reduce amounts of fuel consumed, but it is not possible to quantify such reduction in consumption at this time. These impacts have been or will be addressed in more detail during project-specific environmental review when appropriate.

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

Facilities would be constructed in accordance with applicable energy efficiency standards.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The Plan and facilities constructed pursuant to the Plan should have no impact on these resources. It is not possible to predict whether other development made possible by this Plan would affect sensitive areas.

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

No specific measures are being proposed at this time. Appropriate measures have been or will be proposed during project-specific review. Annual updates of this Plan

will be coordinated with Pierce County, City of Auburn and City of Sumner as part of the Growth Management Act process, one of the purposes of which is to protect environmentally sensitive areas. To the extent the School District's facilities planning process is part of the overall growth management planning process, these resources are more likely to be protected.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The Plan will not have any impact on land or shoreline use that is incompatible existing comprehensive plans, land use codes, or shoreline management plans.

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

None are proposed at this time. Actual facilities constructed to implement the Plan will be sited and constructed to avoid or reduce land use impacts.

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

This proposal should not create substantial new demands for transportation. The projects included in the Capital Facilities Plan may create an increase in traffic near new District facilities but also reduce traffic by creating the opportunity for more students to walk to a closer school. The construction of the facilities included in the Capital Facilities Plan may result in minor increases in the demand for public services and utilities, such as fire and police protection, and water, sewer, and electric utilities. None of these impacts are likely to be significant. The impacts on transportation and public services and utilities of the projects included in the Capital Facilities Plan will be addressed during project-level review when appropriate.

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

No measures to reduce or respond to such demands are proposed at this time.

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

The Dieringer School District Capital Facilities Plan will not conflict with any laws or requirements for the protection of the environment.

DRAFT - DETERMINATION OF NONSIGNIFICANCE

for

Dieringer School District No. 343
2023 Capital Facilities Plan

Issued with a 14-day comment and appeal period

Description of Proposal:

This threshold determination analyzes the environmental impacts associated with the following actions, which are so closely related to each other that they are in effect a single action:

1. The adoption of the Dieringer School District Amended 2023 Six-Year Capital Facilities Plan by the Dieringer School District for the purposes of planning for the facilities needs of the District.

2. The amendment of the Pierce County Comprehensive Plan to include the Dieringer School District Amended 2023 Capital Facilities Plan as a part of the Capital Facilities Plan Element of the Pierce County Comprehensive Plan.

3. The amendment of the Comprehensive Plan of the City of Auburn to include the Dieringer School District's Amended 2023 Capital Facilities Plan as part of the Capital Facilities Plan Element of the Comprehensive Plans of the City of Auburn.

4. The amendment of the Comprehensive Plan of the City of Sumner to include the Dieringer School District's Amended 2023 Capital Facilities Plan as part of the Capital Facilities Plan Element of the Comprehensive Plans of the City of Sumner.

Proponent: Dieringer School District No. 343

Location of the Proposal:

The Dieringer School District includes an area of approximately 5.5 square miles. Portions of the cities of Auburn and Sumner fall within the District's boundaries, as do parts of unincorporated Pierce County.

Lead Agency:

Dieringer School District No. 343 is the lead agency pursuant to WAC 197-11-926.

The lead agency for this proposal has determined that the proposal does not pose a probable significant adverse impact to the environment. An environmental impact statement (EIS) is not required under RCW 43.21 C.030 (2) (c). This decision was made after a review of the completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the date of issue. Comments must be submitted by 4:00 p.m., June 20, 2023. The responsible official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. If the DNS is retained, it will be final after the expiration of the comment deadline.

Responsible Official: 

Michael Farmer
Superintendent
Dieringer School District No. 343

Telephone: (253) 862-2537

Address: 1320 178th Ave E.
Lake Tapps, Washington 98391

Appeals of this determination are governed by Board Policy No. 6890 which can be obtained from Mr. Michael Farmer, Superintendent, Dieringer School District No. 343, 1320 178th Ave E., Lake Tapps, Washington 98391 and pursuant to WAC 680 and RCW 43.21 C.075.

Date of Issue: June 2, 2023

Date Published June 5, 2023

Sponsored by: Councilmembers Ryan Mello, Robyn Denson and Jani Hitchen
Requested by: Pierce County Council

ORDINANCE NO. 2023-64s

An Ordinance of the Pierce County Council Amending Section 4A.30.030 of the Pierce County Code (PCC), "School Impact Fee Schedule" to Adjust School Impact Fees for 2024 Based Upon Changes to the Consumer Price Index; Creating a Working Group to Review the School Impact Fee Methodology Set Forth in Title 4A PCC; Appointing Members to the Working Group; Requesting that the Working Group Report Back to the Council with its Findings and Recommendations by a Date Certain; and Setting an Effective Date for the School Impact Fee Schedule.

Whereas, pursuant to Chapters 82.02 and 36.70A of the Revised Code of Washington (RCW), local governments planning under the Growth Management Act (GMA) are authorized to impose one-time charges on new development projects to help fund new or expanded public capital facilities, including school facilities; and

Whereas, impact fees, including school impact fees, may not exceed a proportionate share of the cost of the improvements in the system of public capital facilities which are listed or referenced within a capital facilities plan and that are reasonably related to and will benefit the new development, meaning jurisdictions must have additional funding sources and may not rely solely on impact fees to fund system improvements. However, this provision does not require jurisdictions to subsidize the costs of capital improvements reasonably associated with new development; and

Whereas, RCW 82.02.060 authorizes local jurisdictions to provide an exemption from impact fees for low-income housing; and

Whereas, in 1996, the Pierce County Council (Council) approved Ordinance No. 96-105s2, which provided a framework for school districts to request Pierce County collect school impact fees on their behalf in a monetary amount determined separately by each district based on a standard formula codified under Section 4A.30.020 of the Pierce County Code (PCC); and

Whereas, in 2001, the Council approved Ordinance No. 2001-93s, which established that the current school impact fee formulas for single- and multi-family residential developments in unincorporated Pierce County be first, calculating separate fees by each school district, then capping the fees by the single- or multi-family maximum fee obligations calculated by Pierce County in accordance with the formulas listed in PCC 4A.30.020; and

Pierce County Council
930 Tacoma Ave S, Rm
Tacoma, WA 98402

Whereas, in 2016, the Council approved Ordinance No. 2016-19, which in part created a working group of Councilmembers, the County Executive, and school district and industry representatives, to review Pierce County's school impact fee policies and methodology; and

Whereas, in 2017, Pierce County contracted with Community Attributes, Inc., to produce the Pierce County School Impact Fee Program Review, which reviewed Pierce County's school impact fees and methodologies and was delivered to the Council on March 15, 2018; and

Whereas, in 2018, the Council approved Ordinance No. 2018-13, which among other impact fee changes, indexed the inflation factor for the "Maximum Fee Obligation" (MFO) to the Engineer News Report Construction Cost Index (CCI) 20-City Average; and

Whereas, local conditions related to residential development patterns, allowable land uses and zoning in the unincorporated communities of Pierce County, Pierce County's strategic goals, and the regional economy, specifically related to residential development and affordable housing, have significantly changed; and

Whereas, school impact fee policies and associated methodology have not been reviewed since 2017; and

Whereas, school impact fees in Pierce County are calculated according to the formulas in PCC 4A.30,020. The fee is then "capped" by a MFO which changes annually based upon changes in the Construction Cost Index (20-City Average) published by Engineering News Record; and

Whereas, the annual adjustment must be adopted by Ordinance following the adoption of the Capital Facilities Plan and any review of impact fees; and

Whereas, it has been the practice of the Council to only adjust impact fees in increments of five dollars, rounding up to the nearest five-dollar increment; and

Whereas, school impact fees are collected for residential development in the unincorporated County for school districts that meet the requirements in Title 4A PCC; and

Whereas, pursuant to PCC 4A.30.020, the Construction Cost Index for February 2017 is the base value from which changes are calculated; and

Whereas, the Construct Cost Index for February 2017 was calculated to be 10,559; for September 2023 it is 13,486, which is an increase of 27.71 percent from the base year; and

Whereas, the MFO for school districts effective February 1, 2023, and adopted in Ordinance No. 2022-70 is $4,440 for single-family dwelling units, and $2,355 for each multi-family dwelling unit; and

Whereas, after adjusting for changes to the Construction Cost Index through September 2023 and rounding up to the nearest five-dollar increment, the adjusted school MFOs are $4,545 for single-family dwelling units and $2,410 for multi-family dwelling units, an increase of $105 and $55 respectively from the 2023 rates; and

Whereas, pursuant to PCC 4A.10.130 and 4A.30.010 C, the County has reviewed the relevant School Districts' Capital Facilities Plans, County Comprehensive Plan Amendments, and Title 4A PCC; and

Whereas, the Council has determined it is the best interest of the health, safety, and welfare of the citizens and residents of Pierce County to adjust the school impact fee schedule and to convene a working group to review Pierce County's school impact fee policies and methodology; **Now Therefore,**

BE IT ORDAINED by the Council of Pierce County:

Section 1. Section 4A.30.030 of the Pierce County Code, "School Impact Fee Schedule," is hereby amended as shown in Exhibit A, which is attached hereto and incorporated herein by reference.

Section 2. A Working Group is hereby created to review Pierce County's school impact fee policies and methodology and is requested to provide findings and recommendations on the following:

- The Maximum Fee Obligation (MFO) policy, comparison of this policy to other regional counties and to cities in Pierce County which collect school impact fees, and modifications, if any, that should be made to the MFO policy.

- The school impact fee methodology set forth in Chapter 4A.30 PCC, consistency in the application of the methodology across school districts, comparison of the methodology to the methodology used by other regional counties and by cities in Pierce County which collect school impact fees, and modifications, if any, that should be made to the methodology.

- Other school impact fee policy, methodology, or regulatory issues as appropriate.

Section 3. The Working Group shall consist of the following ten members:

- Two members of the Pierce County Council, appointed by the Council Chair;
- One representative from the Peninsula School District;
- One representative from the Bethel School District;
- One representative from the Puyallup School District;

- One representative from the Sumner-Bonney Lake School District;
- The County Executive or designee;
- Two representatives from the Master Builders Association of Pierce County; and
- One representative from the Tacoma-Pierce County Association of Realtors.

Section 4. The Working Group shall report back to the Council on or before May 31, 2024, with its findings and recommendations.

Section 5. The Office of the Pierce County Council shall solicit contract services to provide the Council and the working group with an update to the 2018 Pierce County School Impact Fee Report.

Section 6. The effective date of the adjusted "School Impact Fee Schedule" set forth in Exhibit A shall be February 1, 2024.

PASSED this _____ day of _____, 2023.

ATTEST:

_____
Denise D. Johnson
Clerk to the Council

PIERCE COUNTY COUNCIL
Pierce County, Washington

_____
Ryan N. Mello
Council Chair

_____
Bruce F. Dammeier
Pierce County Executive
Approved _____ Vetoed _____, this. _____ day of _____, 2023.

Date of Publication of
Notice of Public Hearing:_____

Effective Date of Ordinance: _____

Only those portions of Section 4A.30.030 that are proposed to be amended are shown. Remainder of text, tables, maps and/or figures is unchanged.

4A.30.030 School Impact Fee Schedule.

	PER SINGLE-FAMILY DWELLING UNIT		PER MULTI-FAMILY DWELLING UNIT	
SCHOOL DISTRICT	**School District Fee Calculation**	**Impact Fee (Maximum Fee Obligation is $4,545 ~~$4,400~~)**	**School District Fee Calculation**	**Impact Fee (Maximum Fee Obligation is $2,410 ~~$2,355~~)**
Bethel	$9,966 ~~$19,608~~	$4,545 ~~$4,440~~	($4,502) ~~($2,295)~~	$0
Carbonado	$8,548 ~~$8,720~~	$4,545 ~~$4,440~~	$2,425 ~~$2,368~~	$2,410 ~~$2,355~~
Dieringer	$8,054 ~~$6,167~~	$4,545 ~~$4,440~~	$3,400 ~~$2,060~~	$2,410 ~~$2,060~~
Eatonville	$18,019 ~~$17,652~~	$4,545 ~~$4,440~~	$7,335 ~~$3,596~~	$2,410 ~~$2,355~~
Fife	$5,037 ~~$4,039~~	$4,545 ~~$4,039~~	$2,231 ~~$773~~	$2,231 ~~$773~~
Franklin Pierce	$17,237 ~~$13,818~~	$4,545 ~~$4,440~~	$3,643 ~~$1,312~~	$2,410 ~~$1,312~~
Orting	$24,483 ~~$23,013~~	$4,545 ~~$4,440~~	$10,093 ~~$11,421~~	$2,410 ~~$2,355~~
Peninsula	$7,234 ~~$7,870~~	$4,545 ~~$4,440~~	$3,966 ~~$4,261~~	$2,410 ~~$2,355~~
Puyallup	$31,966 ~~$30,262~~	$4,545 ~~$4,440~~	$15,250 ~~$13,052~~	$2,410 ~~$2,355~~
Steilacoom	$7,811 ~~$8,104~~	$4,545 ~~$4,440~~	$0	$0
Sumner-Bonney Lake	$11,787 ~~$32,126~~	$4,545 ~~$4,440~~	$6,088 ~~$3,862~~	$2,410 ~~$2,355~~
White River	$11,391	$4,545 ~~$4,440~~	$4,001	$2,410 ~~$2,355~~
Yelm	$5,755 ~~$6,417~~	$4,545 ~~$4,440~~	$4,491 ~~$14,490~~	$2,410 ~~$2,355~~

Pierce County Council
930 Tacoma Ave S, Rm 1046
Tacoma, WA 98402

July 29, 2024

Jeff Dixon
Planning Services Manager
City of Auburn
25 West Main Street
Auburn WA 98001-4998

Dear Mr. Dixon,

On behalf of Dr. Pfeiffer, Superintendent of Federal Way Public Schools, please find attached a copy of the Federal Way Public Schools' 2025 Capital Facilities Plan.

Federal Way Schools' Board of Education Resolution No. 2024-08 (also attached) directs the Superintendent to submit the adopted Federal Way Public Schools' 2025 Capital Facilities Plan to the City of Auburn.

The plan was adopted by the Federal Way Public School District Board of Directors on July 23, 2024 and includes documentation and calculation of impact fees. We respectfully request King County to retain the 2024 impact fee at $0 for each single-family development and decrease the impact fee to $0 for each multi-family development unit.

The expenditure report for the 2023 calendar year is also attached.

If you have any questions please contact Jen Thomas at (253)945-2071 or by email at jthomas@fwps.org.

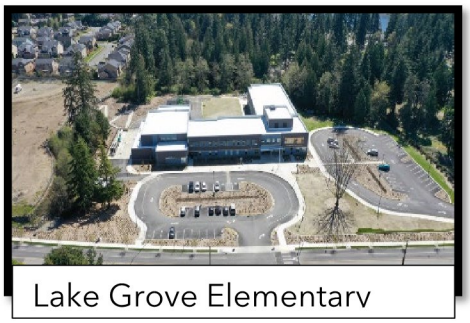
Sincerely,

Rob Bryant
Chief Finance and Operations Officer
Federal Way Public Schools
rbryant@fwps.org
(253)945-2042

CC: Dr. Dani Pfeiffer, Superintendent
Marla Newton, Deputy Superintendent
Michael Swartz, Executive Director of Capital Projects
Jennifer Thomas, Student & Demographic Forecaster
John Steiner, City of Auburn

Attachments: 3

FEDERAL WAY
PUBLIC SCHOOLS
Each Scholar: A voice. A dream. A **BRIGHT** future.


Lake Grove Elementary


Mirror Lake Elementary


Wildwood Elementary


Thomas Jefferson
High School


Star Lake Elementary/
Evergreen Middle School


Illahee Middle School


Memorial Field Renovation


Olympic View K-8 School

Capital Facilities Plan
2025

FEDERAL WAY PUBLIC SCHOOLS
2025
CAPITAL FACILITIES PLAN

July 23, 2024

BOARD OF EDUCATION

Dr. Jennifer Jones, President
Luckisha Phillips, Vice President and Legislative Representative
Trudy Davis, Board Director
Quentin Morris, WIAA Representative
Joan Marie Murphy, Board Director

SUPERINTENDENT

Dr. Dani Pfeiffer

Prepared by: Rob Bryant, Chief Finance & Operations Officer
Michael Swartz, Executive Director of Capital Projects
Jennifer Thomas, Student & Demographic Forecaster

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INTRODUCTION

In response to the requirements of the State of Washington Growth Management Act (SHB) 2929 (1990) and ESHB 1025 (1991)), and under the School Impact Fee Ordinances of King County Code 21A, City of Federal Way Ordinance No. 95-249 effective December 21, 1995 as amended, City of Kent Ordinance No.4278 effective June 2018, revised December 2021, and the City of Auburn Ordinance No. 5078 effective 1998, Federal Way Public Schools has updated its Capital Facilities Plan as of May 2024.

This plan will be submitted for consideration to each of the jurisdictions located with the Federal Way Public Schools' service area: King County, the City of Kent, City of Federal Way, and the City of Auburn and is incorporated in the Comprehensive Plans of each jurisdiction by reference. This plan is requested to be included in the Facilities Plan element of the Comprehensive Plans of each jurisdiction. To date, the City of Des Moines has not adopted a school impact fee ordinance. The City of Des Moines collects school impact fees as part of the SEPA process. Discussions with the City of Milton to adopt an ordinance for school impact fees for parcels located within the Federal Way School District's service area is in process.

The Growth Management Act requires the County to designate Urban Growth areas within which urban growth can be encouraged. The Growth Management Planning Council adopted and recommended to the King County Council for Urban Growth Area Line Maps with designations for urban centers. A designation was made within the Federal Way planning area, which encompasses Federal Way Public Schools boundaries. King County will encourage and actively support the development of Urban Centers to meet the region's need for housing, jobs, services, culture, and recreation. This Plan's estimated population growth is prepared with this underlying assumption.

This Capital Facilities Plan will be used as documentation for any jurisdiction which requires its use to meet the needs of the Growth Management Act. This plan is not intended to be the sole planning tool for all of the District needs. The District may prepare interim plans consistent with Board policies or management need.

Currently Federal Way Public Schools is nearing the end of Phase 2 Bond projects supporting school expansion and replacement as authorized by the voters in 2017. Prior to the passage of the Phase 2 Bond the District formed a 100-member Facilities Planning Committee consisting of parents, community members and staff. This Committee was tasked with developing a recommendation to the Superintendent regarding Phase 2 of the District's plan for school construction, remodeling, and/or modernization for voter consideration in November 2017. The voters passed this $450M bond authorization with a 62% YES vote reflecting a commitment to invest in the modernization of our infrastructure. As of today, the District has completed Thomas Jefferson High School, Evergreen Middle School, Lake Grove Elementary, Mirror Lake Elementary, Star Lake Elementary, Wildwood Elementary, Olympic View K-8 and Memorial Field. Illahee Middle School is currently about 50% complete and will be ready to move in once school is out in June 2025.

INTRODUCTION, continued

The rebuilding of the schools has and will continue to create additional capacity for students at the elementary and high school levels.

The District continues to monitor factors that may have an impact on enrollment and capacity at our schools, including new single-family and multi-family residential developments and any impacts due to the COVID-19. In accordance with the McCleary decision, the State has provided funding to reduce K-3 class size to 17 and 4-12 class size to 25. Beginning in 2019-20 the legislature expected compliance with this funding adding pressure to the need for elementary capacity. In response to this need the district has acquired a commercial building to renovate into classrooms to provide permanent additional capacity.

The COVID-19 pandemic negatively affected brick and mortar enrollment in recent years, as well as increased enrollment in the Internet Academy. However, the district's 2022-23 enrollment was higher than projected. We have seen similar growth in the 2023-2024 school year, although we have not yet reached our Pre-Covid enrollment numbers. We are anticipating continued enrollment growth, especially considering the City of Federal Way's plans to increase housing in the downtown core in conjunction with Sound Transit's Link Light Rail development.

The District has increased capacity at the elementary level over the past several years and shows no unhoused scholars based on the six-year enrollment projections (even with projected growth at that level). The 2025 Capital Facilities Plan shows fairly flat enrollment; however, we will adjust our projections yearly based on new housing developments currently being proposed to open in 2027 and beyond.

SECTION 1 - THE CAPITAL FACILITIES PLAN

The State Growth Management Act requires that several pieces of information be gathered to determine the facilities available and needed to meet the needs of a growing community.

This section provides information about current facilities, existing facility needs, and expected future facility requirements for Federal Way Public Schools. A Financial Plan that shows expected funding for any new construction, portables and modernization listed follows this.

INVENTORY OF EDUCATIONAL FACILITIES

ELEMENTARY SCHOOLS (K-5)			
Adelaide	1635 SW 304th St	Federal Way	98023
Brigadoon	3601 SW 336th St	Federal Way	98023
Camelot	4041 S 298th St	Auburn	98001
Enterprise	35101 5th Ave SW	Federal Way	98023
Green Gables	32607 47th Ave SW	Federal Way	98023
Lake Dolloff	4200 S 308th St	Auburn	98001
Lake Grove	303 SW 308th St	Federal Way	98023
Lakeland	35827 32nd Ave S	Auburn	98001
Mark Twain	2450 S Star Lake Rd	Federal Way	98003
Meredith Hill	5830 S 300th St	Auburn	98001
Mirror Lake	625 S 314th St	Federal Way	98003
Nautilus (K-8)	1000 S 289th St	Federal Way	98003
Olympic View (K-8)	2626 SW 327th St	Federal Way	98023
Panther Lake	34424 1st Ave S	Federal Way	98003
Rainier View	3015 S 368th St	Federal Way	98003
Sherwood Forest	34600 12th Ave SW	Federal Way	98023
Silver Lake	1310 SW 325th Pl	Federal Way	98023
Star Lake	26812 40th Ave S, Bldg.B	Kent	98032
Sunnycrest	24629 42nd Ave S	Kent	98032
Twin Lakes	4400 SW 320th St	Federal Way	98023
Valhalla	27847 42nd Ave S	Auburn	98001
Wildwood	2405 S 300th St	Federal Way	98003
Woodmont (K-8)	26454 16th Ave S	Des Moines	98198
MIDDLE SCHOOLS (6-8)			
Federal Way Public Academy (6-10)	34620 9th Ave S	Federal Way	98003
Illahee	36001 1st Ave S	Federal Way	98003
Kilo	4400 S 308th St	Auburn	98001
Lakota	1415 SW 314th St	Federal Way	98023
Sacajawea	1101 S Dash Point Rd	Federal Way	98003
Sequoyah	3450 S 360th ST	Auburn	98001
Evergreen	26812 40th Ave S, Bldg.A	Kent	98032
TAF @ Saghalie (6-12)	33914 19th Ave SW	Federal Way	98023
HIGH SCHOOLS (9-12)			
Decatur	2800 SW 320th St	Federal Way	98023
Federal Way	30611 16th Ave S	Federal Way	98003
Thomas Jefferson	4248 S 288th St	Auburn	98001
Todd Beamer	35999 16th Ave S	Federal Way	98003
Career Academy at Truman	31455 28th Ave S	Federal Way	98003
ADDITIONAL SCHOOLS			
Internet Academy (K-12)	31455 28th Ave S	Federal Way	98003
Employment Transition Program (12+)	33250 21st Ave SW	Federal Way	98023
Federal Way Open Doors	31455 28th Ave S	Federal Way	98003
ES24 (Former DeVry Property) (K-8)	3600 S 344th Way,	Federal Way	98001

CURRENT INVENTORY NON-INSTRUCTIONAL FACILITIES

Developed Property

Central Kitchen	1214 S 332nd St	Federal Way	98003
Federal Way Memorial Field	1300 S 308th St	Federal Way	98003
Educational Services Center	33330 8th Ave S	Federal Way	98003
Support Services Center	1211 S 332nd St	Federal Way	98003

Leased Property

Early Learning Center at Uptown Square	1066 S 320th St	Federal Way	98003

Undeveloped Property

Site #	Location
75	SW 360th Street & 3rd Avenue SW – 9.2 Acres
65	S 351st Street & 52nd Avenue S – 8.8 Acres
60	E of 10th Avenue SW - SW 334th & SW 335th Streets - 10.04 Acres
73	N of SW 320th and east of 45th PL SW – 23.45 Acres
71	S 344th Street & 46th Avenue S - 17.47 Acres
82	1st Way S and S 342nd St – Minimal acreage
96	S 308th St and 14th Ave S – .36 Acres

Notes:

Not all undeveloped properties are large enough to meet school construction requirements. Properties may be traded or sold depending on what locations are needed to house students in the District.

NEEDS FORECAST - EXISTING FACILITIES

PHASE	EXISTING FACILITY	FUTURE NEEDS	ANTICIPATED SOURCE OF FUNDS
As needed	Purchase and Relocate Portables	Interim Capacity	Anticipated source of funds is Impact Fees.
II	Thomas Jefferson High School	Replaced Existing Building, Increased Capacity	Voter Approved Capital bond
II	Illahee Middle School	Replace Existing Building	Voter Approved Capital bond
II	Evergreen Middle School	Replaced Existing Building	Voter Approved Capital bond
II	Lake Grove Elementary	Replaced Existing Building, Increased Capacity	Voter Approved Capital bond
II	Mirror Lake Elementary	Replaced Existing Building, Increased Capacity	Voter Approved Capital bond
II	Olympic View K-8 School	Replaced Existing Building, Increased Capacity	Voter Approved Capital bond
II	Star Lake Elementary	Replaced Existing Building, Increased Capacity	Voter Approved Capital bond
II	Wildwood Elementary	Replaced Existing Building, Increase Capacity	Voter Approved Capital bond
II	Memorial Stadium	Replaced Existing Facility	Voter Approved Capital bond
II	ES24 (DeVry Property)	Temp Swing School Increase Capacity	SCAP and K-3 Class size reduction funding
III	Mark Twain Elementary	Replace Existing Building, Increase Capacity	TBD
III	Decatur High School	Replace Existing Building, Increase Capacity	TBD
III	Kilo Middle School	Replace Existing Building	TBD
III	Sacajawea Middle School	Replace Existing Building	TBD
III	Adelaide Elementary	Replace Existing Building, Increase Capacity	TBD
III	Brigadoon Elementary	Replace Existing Building, Increase Capacity	TBD
III	Camelot Elementary	Replace Existing Building, Increase Capacity	TBD
III	Lake Dolloff Elementary	Replace Existing Building, Increase Capacity	TBD
III	Nautilus K-8 School	Replace Existing Building, Increase Capacity	TBD
III	Twin Lakes Elementary	Replace Existing Building, Increase Capacity	TBD
III	Woodmont K-8 School	Replace Existing Building, Increase Capacity	TBD

NEEDS FORECAST - ADDITIONAL FACILITIES

NEW FACILITY	LOCATION	ANTICIPATED SOURCE OF FUNDS

FWPS has leased a portion of the Truman Campus property to Region X and Puget Sound Education Service District. Region X and PSESD built a Head Start building on this property which has served Federal Way 3- and 4-year-olds for the last twenty years. In the recent re-competition, the federal funding for a Head Start program at this location was lost. Subsequently the District has been using this facility for a state-funded Early Childhood Education (ECEAP) program and is currently in negotiations to secure title to the building. The building will only be available for preschool activities.

SIX YEAR FINANCE PLAN

Secured Funding

Sources	
Impact Fees (1)	$173,000
Land Sale Funds (2)	$2,964,000
Bond or Levy Funds (3)	$10,726,000
K3-Class Size Reduction (4)	$6,585,000
School Construction Assistance Program (SCAP) (5)	$77,764,000
TOTAL	**$98,212,000**

Projected Revenue

Sources	
School Construction Assistance Program (SCAP) (6)	$18,998,000
K-3 Class Size Reduction (7)	$0
Bond Funds (8)	$0
Land Fund Sales (9)	$0
Impact Fees (10)	$0
TOTAL	**$18,998,000**

Actual and Planned Expenditures

Total Secured Funding and Projected Revenue	**$117,210,000**

NEW SCHOOLS	Estimated and Prior Years	Budget 2024-2025	2025 2025-2026	2026 2026-2027	2027 2027-2028	2028 2028-2029	2029 2029-2030	2030 2030-2031	Total 2024-2031	Total Cost
MODERNIZATION AND EXPANSION										
Lake Grove Elementary (11)	**$39,780,000**								$0	**$39,780,000**
Mirror Lake Elementary (11)	**$42,200,000**								$0	**$42,200,000**
Star Lake Elementary (11)	**$39,623,000**								$0	**$39,623,000**
Wildwood Elementary (11)	**$41,190,000**								$0	**$41,190,000**
Olympic View K-8 School (11)	**$46,350,000**								$0	**$46,350,000**
Thomas Jefferson High School (11)	**$117,728,000**	$7,000,000							$7,000,000	**$124,728,000**
Evergreen Middle School (11)	**$65,688,000**								$0	**$65,688,000**
Illahee Middle School (11)	**$22,746,000**	$66,127,000							$66,127,000	**$88,873,000**
Memorial Stadium (11)	**$28,804,000**	$3,000,000							$3,000,000	**$31,804,000**
									$0	**$0**
									$0	**$0**
SITE ACQUISITION										
Former DeVry/ES 24 (12)	**$28,891,000**	$1,423,000	$1,422,000	$1,424,000	$1,422,000	$1,423,000			$7,114,000	**$36,005,000**
TEMPORARY FACILITIES										
Portables (13)	**$3,500,000**	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$3,500,000	**$7,000,000**
TOTAL	**$476,500,000**	**$78,050,000**	**$1,922,000**	**$1,924,000**	**$1,922,000**	**$1,923,000**	**$500,000**	**$500,000**	**$86,741,000**	**$563,241,000**

NOTES:

1. These fees are currently being held in a King County, City of Federal Way, City of Auburn, and City of Kent impact fee account, and will be available for use by the District for system improvements. This is year end balance on 12/31/23.
2. This is year end balance on 12/31/23.
3. This is the 12/31/23 balance of bond funds and capital levy funds. This figure includes interest earnings.
4. This represents the K3-CSR revnue received but not spent as of 12/31/2023.
5. This represents the balance of SCAP funding but no spent as of 12/31/2023.
6. This is anticipated SCAP for the future projects authorized by the voters in 2017.
7. This is the remaining K-3 Class size reduction grant revenue.
8. In November 2017, the District passed a $450M bond measure. All bonds authorized have been issued.
9. There are no projected sale of surplus properties.
10. In this current plan, there are no projected impact fees.
11. Project budgets are updated as of December 2023. The budget for Illahee Middle School is still being updated.
12. A former private university campus located in Federal Way was purchased in 2019 to provide up to 43 additional permanent elementary classrooms. Prior to creating new permanent capcity this location will be used as a temporary housing. These costs are excluded from impact fee calculations.
13. These fees represent the cost of purchasing and installing new portables. The portable expenditure in future years may replace existing portables that are not functional. These may not increase capacity and are not included in the capacity summary.

SECTION 2 - MAPS

As of September 2024, Federal Way Public Schools has twenty elementary schools (grades K-5), three schools with a K-8 grade configuration, six middle school schools (grades 6-8), four high schools (grades 9-12) and four small secondary schools. The Federal Way Public Academy serves students in grades 6-10. The programs at Open Doors and Career Academy at Truman High School serve students in grades 9-12. In addition to these programs, TAF@Saghalie serves students in grades 6-12 who reside within the service area and the Employment and Transition Program (ETP) at the Norman Center serves 18–21-year-old scholars.

The Growth Management Act requires that a jurisdiction evaluate if the public facility infrastructure is in place to handle new housing developments. In the case of most public facilities, new developments have major impacts on the facilities immediately adjacent to that development. School districts are different. If the district does not have permanent facilities available, interim measures must be taken until new facilities can be built or until boundaries can be adjusted to match the population changes to the surrounding facilities.

It is important to realize that a single housing development does not require the construction of a complete school facility. School districts are required to project growth throughout the district and build or adjust boundaries based on growth throughout the district, not just around a single development.

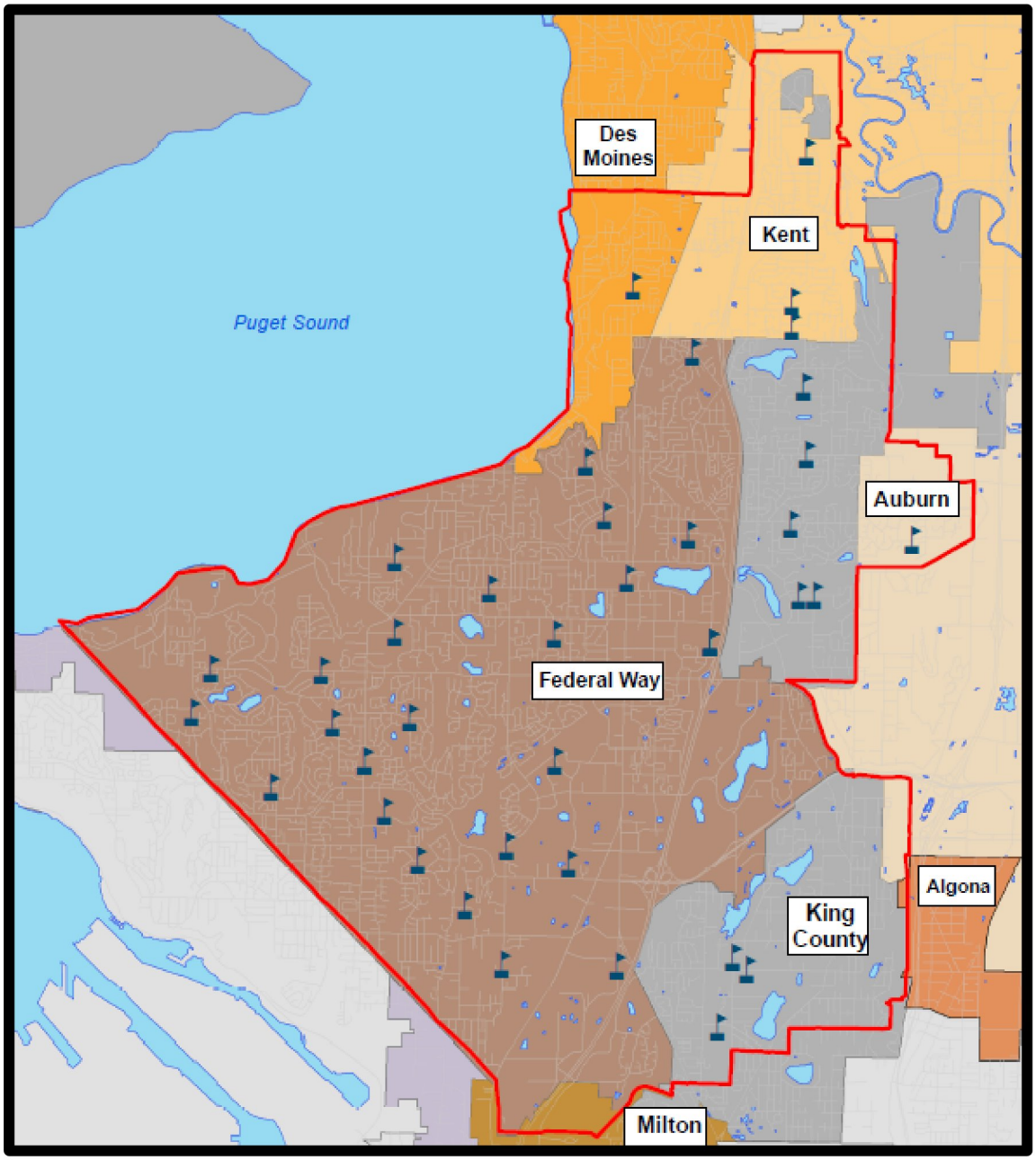
Adjusting boundaries requires careful consideration by the district and is not taken lightly. It is recognized that there is a potential impact on students who are required to change schools. Boundary adjustments impact the whole district, not just one school.

The final map included represents the city and county boundaries which overlap with the district's service areas.

- City of Algona
- City of Auburn
- City of Des Moines
- City of Federal Way
- City of Kent
- City of Milton
- Unincorporated King County

MAP – CITY AND COUNTY JURISDICTIONS

FEDERAL WAY
PUBLIC SCHOOLS
Each Scholar: A voice. A dream. A **BRIGHT** future.



City and County Jurisdictions

FWPS boundaries is 100% Urban Growth Area

SECTION 3 - SUPPORT DOCUMENTATION

Building Capacities - The Education Program

Portable Locations

Student Forecast – 2025 through 2031

BUILDING CAPACITIES

This Capital Facilities Plan establishes the District's "standard of service" in order to ascertain the District's current and future capacity. The Superintendent of Public Instruction establishes square footage guidelines for capacity, but these guidelines do not take into consideration the education program needs.

In general, the District's current target class size provides that the average class size for a standard classroom for grades K through 3 should be 17 students to comply with current legislation. In grades 4-5 the target is 25 students. For grades 6 to 12 the target class size is 26 students. Classrooms for students with Individualized Education Program (Special Education) needs are calculated at 12 seats per classroom.

Historically, the District has used the OSPI square footage calculation as a baseline for capacity calculation and made adjustments for specific program needs. The District will continue to use this calculation for determining capacity at our middle and high schools. However, for elementary school capacity will be calculated based on the number of classroom spaces and the number of students assigned to each classroom.

Class Size Guidelines	FWPS Historical "Standard of Service"	HB2661/SHB2776 Enacted Law	Square Footage Guideline
Kindergarten	18.9	17	25-28
Grades 1-2	18.9	17	25-28
Grade 3	18.9	17	28
Grades 4-5	25	25	28
Grades 6-12	26	26	28

For the purposes of determining student capacity at individual schools, the following list clarifies adjustments to classroom spaces and the OSPI calculation.

Special Education Resource Rooms:
Each middle school requires the use of a standard classroom(s) for special education students requiring instruction to address specific disabilities.

English as a Second Language Programs:
Each middle school and high school require the use of a standard classroom for students learning English as a second language.

Middle School Computer Labs:
Each middle school has computer labs, except Evergreen Middle School. Wireless access has been installed at all secondary schools. If additional classroom space is needed, these computer labs may be converted to mobile carts.

BUILDING CAPACITIES, continued

High School Career Development and Learning Center (Resource) Room:

Each high school provides special education resource room and career development classrooms for students requiring instruction to address specific disabilities.

Preschool/ECEAP:

Our district currently offers preschool programs for both special needs & typically developing students at 9 elementary schools. We also have the ECEAP program at 10 sites (6 elementary schools, 3 high schools, and 1 commercial site). These programs decrease capacity at those schools.

Alternative Learning Experience:

Federal Way offers students the opportunity to participate in an Alternative Learning Experience through our Internet Academy. These students have never been included in the capacity calculation of unhoused students.

1418 Youth Reengagement:

Federal Way offers students the opportunity to participate in 1418 Youth Reengagement Open Doors program. These students are housed at the Truman campus but are not currently included in the capacity calculation of unhoused students.

BUILDING CAPACITIES, continued

ELEMENTARY BUILDING PROGRAM CAPACITY

School Name	Headcount	[1]Preschool
Adelaide	**392**	**30**
Brigadoon	**408**	**30**
Camelot	**378**	**30**
Enterprise	**524**	**15**
Green Gables	**439**	
Lake Dolloff	**535**	
[3]Lake Grove	**588**	
Lakeland	**455**	
Mark Twain	**515**	
Meredith Hill	**606**	**30**
[3]Mirror Lake	**514**	**30**
Nautilus (K-8)	**512**	
Olympic View (K-8)	**429**	
Panther Lake	**501**	
Rainier View	**607**	**30**
Sherwood Forest	**451**	**6**
Silver Lake	**476**	
Star Lake	**544**	**30**
Sunnycrest	**636**	
Twin Lakes	**413**	**30**
Valhalla	**598**	
[3]Wildwood	**597**	**30**
Woodmont (K-8)	**474**	
TOTAL	**11,592**	**291**

Elementary Average	**504**	

MIDDLE SCHOOL BUILDING PROGRAM CAPACITY

School Name	Headcount
Illahee	**855**
Kilo	**779**
Lakota	**786**
Sacajawea	**694**
Sequoyah	**585**
Evergreen	**795**
TAF @ Saghalie	**598**
Federal Way Public Academy	**183**
TOTAL	**5,275**

***Middle School Average**	**727**

HIGH SCHOOL BUILDING PROGRAM CAPACITY

School Name	Headcount
Decatur	**1243**
Federal Way	**1684**
Thomas Jefferson	**1600**
Todd Beamer	**1085**
TAF @ Saghalie	**155**
Career Academy at Truman	**159**
Federal Way Public Academy	**116**
Employment Transition Program	**48**
TOTAL	**6,090**

[2]High School Average	**1,403**

Notes:

[1]Preschool enrollment reduces capacity for K-5 students. 15 preschool students in one classroom.

[2]Federal Way Public Academy, Career Academy at Truman High School, and Employment Transition Program and TAF @ Saghalie for the high school school grade span (9-12) are non-boundary schools. These schools are not used in the calculated averages.

[3] Lake Grove and Wildwood opened January 2021; Mirror Lake opened September 2021

PORTABLE LOCATIONS

The Washington State Constitution requires the State to provide each student a basic education. It is not an efficient use of District resources to build a school with a capacity for 500 students due to lack of space for 25 students when enrollment fluctuates throughout the year and from year to year.

Portables are used as interim measures to house students when increasing population impacts a school attendance area. Portables may also be required to house students when new or changing programs require additional capacity. They also provide housing for students until permanent facilities can be financed and constructed. When permanent facilities become available, the portable(s) is either used for other purposes such as storage or childcare programs or moved to another school for an interim classroom. Some portables may not be fit to move due to age or physical condition. In these cases, the District may choose to buy new portables and surplus these unfit portables.

With the school expansion projects funded through the 2017 Bond, new capacity has been created within the new schools and portables have been eliminated from these campuses.

The following page provides a list of the location of the portable facilities used for educational facilities by Federal Way Public Schools.

PORTABLE LOCATIONS, continued

PORTABLES LOCATED AT ELEMENTARY SCHOOLS

	INSTRUCTIONAL	NON INSTRUCTIONAL*
Adelaide	1	2
Brigadoon	1	
Camelot	1	
Enterprise	3	
Green Gables	1	
Lake Dolloff	5	1
Lake Grove		
Lakeland		
Mark Twain	3	
Meredith Hill	3	
Mirror Lake		
Nautilus	3	
Olympic View		
Panther Lake	4	
Rainier View	5	
Sherwood Forest	2	2
Silver Lake	1	3
Star Lake		
Sunnycrest	6	
Twin Lakes	1	2
Valhalla	4	
Wildwood		
Woodmont	3	
TOTAL	**47**	**10**

PORTABLES LOCATED AT HIGH SCHOOLS

	INSTRUCTIONAL	NON INSTRUCTIONAL
Decatur	8	1
Federal Way		
Thomas Jefferson		
Todd Beamer	8	
TOTAL	**16**	**1**

PORTABLES LOCATED AT SUPPORT FACILITIES

MOT	
TDC	9
Former TAFA	
TOTAL	**9**

DISTRICT PORTABLES IN USE FOR ECEAP AND/OR HEADSTART

Sherwood Forest	2
Evergreen	
Total	2

PORTABLES LOCATED AT MIDDLE SCHOOLS

	INSTRUCTIONAL	NON INSTRUCTIONAL
Illahee		
Kilo	1	6
Lakota		
Sacajawea	5	
Sequoyah		2
Evergreen		
TAF@ Saghalie	4	
TOTAL	**10**	**8**

STUDENT FORECAST

Student enrollment projections are a basic component of budget development and facility need. Enrollment projections influence many of the financial estimates that go into budget preparation. The majority of staffing requirements are derived directly from the forecasted number of students. Allocations for instructional supplies and materials are also made based on projected enrollment. Other expenditures and certain revenue projections are directly related to enrollment projections.

Enrollment projections are completed annually in the Business Services Department. Projections must be detailed at various levels, district total, school-building totals, grade level and program level to include vocational and special education students.

The basis of projections has been cohort survival analysis. Cohort survival is the analysis of a group that has a common statistical value (grade level) as it progresses through time. In a stable population the cohort would be 1.00 for all grades. This analysis uses historical information to develop averages and project the averages forward. This method does not trace individual students; it is concerned with aggregate numbers in each grade level. The district has used this method with varying years of history and weighted factors to study several projections. Because transfers in and out of the school system are common, student migration is factored into the analysis as it increases or decreases survival rates. Entry grades (kindergarten) are a unique problem in cohort analysis. The district collects information on birth rates within the district's census tracts and treats these statistics as a cohort for kindergarten enrollment in the appropriate years.

The Federal Way School District is using various statistical methods for projecting student enrollments. The resultant forecasted enrollments are evaluated below.

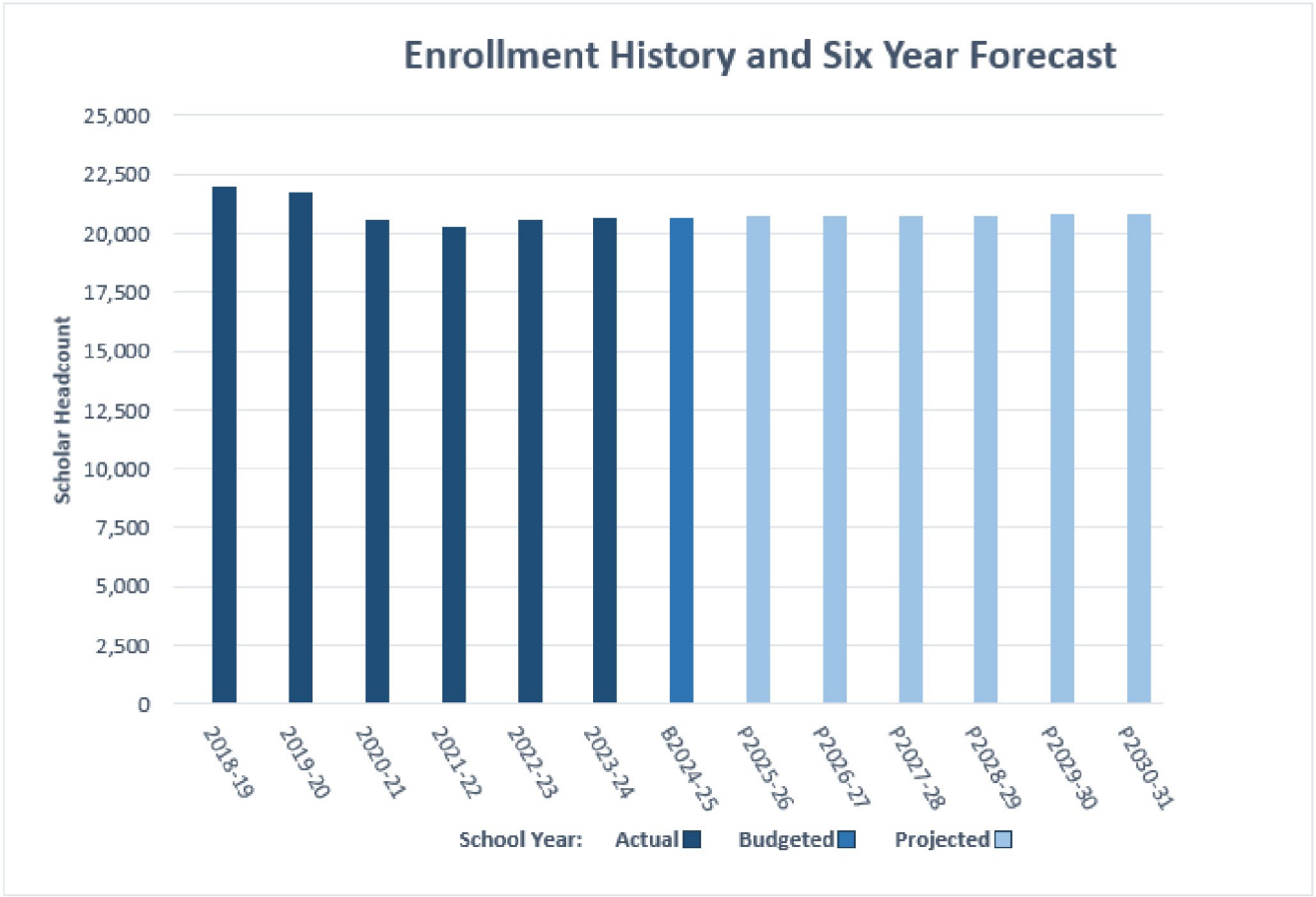
In February 2024, the District contracted a demographer to develop projections for the Federal Way School District. The model used to forecast next year's enrollment uses cohort survival rates to measure grade to grade growth, assumes market share losses to private schools (consistent with county-wide average), assumes growth from new housing or losses due to net losses from migration. This forecast was provided as a range of three projections. The long-range forecast provided with this report used a model with cohort survival rates and growth rates based on projected changes in the 5-19 age group for King County.

STUDENT FORECAST, CON'T

October 1 Head Count Enrollment History and Projections

Calendar Yr	School Year	Elementary	Middle School	High School	Total K -12	*Percent Change*
2018	2018-19	10,158	5,115	6,674	21,947	
2019	2019-20	9,953	5,309	6,516	21,778	-0.8%
2020	2020-21	9,192	4,990	6,385	20,567	-5.6%
2021	2021-22	9,062	4,850	6,393	20,305	-1.3%
2022	2022-23	9,317	4,719	6,532	20,568	1.3%
2023	2023-24	9,461	4,714	6,521	20,696	0.6%
2024	***B2024-25***	***9,415***	***4,749***	***6,526***	***20,690***	0.0%
2025	***P2025-26***	***9,424***	***4,754***	***6,533***	***20,711***	0.1%
2026	***P2026-27***	***9,434***	***4,759***	***6,539***	***20,731***	0.1%
2027	***P2027-28***	***9,443***	***4,763***	***6,546***	***20,752***	0.1%
2028	***P2028-29***	***9,453***	***4,768***	***6,552***	***20,773***	0.1%
2029	***P2029-30***	***9,462***	***4,773***	***6,559***	***20,794***	0.2%
2030	***P2030-31***	***9,472***	***4,778***	***6,565***	***20,814***	0.2%
		Elementary K-5	***Middle School 6-8***	***High School 9-12***		

Includes Open Doors and Internet Academy / Excludes Preschool and Full-time Running Start



STUDENT FORECAST, continued

Most of the methods used for long range enrollment reporting assume that enrollment is a constant percent of something else (e.g. population) or that enrollment will mirror some projected trend for the school-age population over time. The report included 5 different calculations to provide a range of possible projections for the District to the year 2029. This model produces a projection that is between 19,500 and 21,000 when applied to the low, medium, and high range modes. This provides a reasonable range for long-range planning and is consistent with estimates from various models.

Long-range projections that establish the need for facilities are a modification of the cohort survival method. The cohort method of analysis becomes less reliable the farther out the projections are made. The Federal Way School District long-range projections are studied annually. The study includes information from the jurisdictional demographers as they project future housing and population in the region. The long-range projections used by Federal Way Public Schools reflect a similar age trend in student populations as the projections published by the Office of Financial Management for the State of Washington.

Near term projections assume some growth from new housing, which is offset by current local economic conditions. The District tracks new development from five permitting jurisdictions. Long range planning assumes a student yield from proposed new housing consistent with historical growth patterns.

Growth Management requires jurisdictions to plan for a minimum of twenty years. The Federal Way School District is a partner in this planning with the various jurisdictions comprising the school district geography. These projections create a vision of the school district community in the future.

The COVID-19 pandemic negatively affected brick and mortar enrollment in recent years, as well as increased enrollment in the Internet Academy. The district's 2022-23 enrollment was higher than projected. As we move farther away from the effects of COVID-19, we hope to see continued enrollment growth, especially considering the City of Federal Way's plans to increase housing in the down-town core in conjunction with Sound Transit's Link Light Rail development.

SECTION 4 – KING COUNTY, CITY OF FEDERAL WAY, AND CITY OF KENT IMPACT FEE CALCULATIONS

Capacity Summaries

Site & Construction Costs Allocations

Student Generation Rates

Impact Fee Calculations

Reference to Impact Fee Calculations

CAPACITY SUMMARIES

All Grades, Elementary, Middle School, and High Schools

The Capacity Summaries combine Building Capacity information, Portable Capacity information and the Student Forecast information. The result demonstrates the requirements for new or remodeled facilities and why there is a need for the District to use temporary facilities or interim measures.

The District has recently adjusted its capacity calculation method for Elementary schools to better show capacity needed to comply with the K-3 Class Size Reduction. This adjustment is also shown in the portable capacity calculation. In order to allow for flexibility in portable usage the District will use an average class size calculation of 21 for each Elementary portable and an average class size of 25 for each Middle and High School portable.

The information is organized with a page summarizing the entire District, and then evaluating capacity vs. number of students at elementary, middle school, and high school levels individually.

The notes at the bottom of each spreadsheet provide information about what facilities are in place each year.

CAPACITY SUMMARIES, Continued

Capacity Summary – All Grades

		Actual	Budget	-- Projected --					
	Calendar Year	2024	2025	2026	2027	2028	2029	2030	2031
CAPACITY	School Year	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
BUILDING PROGRAM									
HEADCOUNT CAPACITY		22,957	22,957	22,957	23,569	23,569	23,569	23,569	23,569
Add Capacity		0	0	612	0	0	0	0	0
Adjusted Program Headcount Capacity		22,957	22,957	23,569	23,569	23,569	23,569	23,569	23,569
ENROLLMENT									
Basic Headcount Enrollment		20,568	20,696	20,690	20,711	20,731	20,752	20,773	20,805
Internet Academy Headcount Enrollment[1]		(255)	(255)	(255)	(255)	(255)	(255)	(255)	(255)
Basic FTE Enrollment without Internet Academy		20,313	20,441	20,435	20,456	20,476	20,497	20,518	20,550
SURPLUS OR (UNHOUSED) PROGRAM FTE CAPACITY		**2,644**	**2,516**	**3,134**	**3,113**	**3,093**	**3,072**	**3,051**	**3,019**
RELOCATABLE CAPACITY									
Current Portable Capacity		1,685	1,685	1,687	1,739	1,791	1,843	1,895	1,947
Add/Subtract Portable Capacity		**0**	**2**	**52**	**52**	**52**	**52**	**52**	**0**
Adjusted Portable Capacity		1,685	1,687	1,739	1,791	1,843	1,895	1,947	1,947
SURPLUS OR (UNHOUSED) PROGRAM AND RELOCATABLE CAPACITY		**4,329**	**4,203**	**4,873**	**4,904**	**4,936**	**4,967**	**4,998**	**4,966**

NOTES:

1 Internet Academy students are included in projections but do not require full time use of school facilities. This represents historic enrollment.

CAPACITY SUMMARIES, Continued

Capacity Summary – Elementary Schools

		Actual	Budget	-- Projected --					
	Calendar Year	2024	2025	2026	2027	2028	2029	2030	2031
CAPACITY	School Year	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
BUILDING PROGRAM									
HEAD COUNT CAPACITY		11,592	11,592	11,592	12,204	12,204	12,204	12,204	12,204
Add/Subtract capacity total		**0**	**0**	**612**	**0**	**0**	**0**	**0**	**0**
Add capacity at[1]:									
Star Lake									
De Vry				*612*					
Olympic View K-8			***0***						
Adjusted Program Headcount Capacity		11,592	11,592	12,204	12,204	12,204	12,204	12,204	12,204
ENROLLMENT									
Basic Headcount Enrollment		9,317	9,461	9,415	9,424	9,434	9,443	9,453	9,472
Internet Academy Headcount[2]		(20)	(20)	(20)	(20)	(20)	(20)	(20)	(20)
Basic Headcount Enrollment without Internet Academy		9,297	9,441	9,395	9,404	9,414	9,423	9,433	9,452
SURPLUS OR (UNHOUSED) PROGRAM CAPACITY		**2,295**	**2,151**	**2,809**	**2,800**	**2,790**	**2,781**	**2,771**	**2,752**
RELOCATABLE CAPACITY[3]									
Current Portable Capacity		931	931	931	931	931	931	931	931
Add/Subtract portable capacity			**0**	**0**	**0**	**0**	**0**	**0**	**0**
Add portable capacity at:									
Subtract portable capacity at:									
Lake Grove									
Mirror Lake									
Star Lake									
Wildwood									
Olympic View K-8		*(42)*							
Adjusted Portable Capacity		931	931	931	931	931	931	931	931
SURPLUS OR (UNHOUSED) PROGRAM AND RELOCATABLE CAPACITY		**3,226**	**3,082**	**3,740**	**3,731**	**3,721**	**3,712**	**3,702**	**3,683**

NOTES:

1 Capacity increases are projected based on a design to accommodate 525 students. Increased capacity is currently stated as the difference between current calculated capacity and the projected design. In order to reduce elementary class size, Devry capacity is calculated at 17 scholars per classroom.

2 Internet Academy students are included in projections but do not require full time use of school facilities. This represents historic enrollment.

3 Relocatable Capacity is based on the number of portables available and other administrative techniques which can be used to temporarily house students until permanent facilities are available. This is a calculated number only based on class size capacity of 21. The actual number of portables that will be used will be based on actual student population needs.

CAPACITY SUMMARIES, Continued

Capacity Summary – Middle Schools

		Actual	Budget	-- Projected --					
	Calendar Year	2024	2025	2026	2027	2028	2029	2030	2031
CAPACITY	School Year	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
BUILDING PROGRAM									
HEADCOUNT CAPACITY		5,275	5,275	5,275	5,275	5,275	5,275	5,275	5,275
Add/Subtract capacity		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Add capacity at:									
Evergreen [1]									
Illahee									
Adjusted Program Headcount Capacity		5,275	5,275	5,275	5,275	5,275	5,275	5,275	5,275
ENROLLMENT									
Basic Headcount Enrollment		4,719	4,714	4,749	4,754	4,759	4,763	4,768	4,768
Internet Academy [2]		(55)	(55)	(55)	(55)	(55)	(55)	(55)	(55)
Basic Enrollment without Internet Academy		4,664	4,659	4,694	4,699	4,704	4,708	4,713	4,713
SURPLUS OR (UNHOUSED) PROGRAM CAPACITY		**611**	**616**	**581**	**576**	**571**	**567**	**562**	**562**
RELOCATABLE CAPACITY [3]									
Current Portable Capacity		338	338	288	288	288	288	288	288
Add/Subtract portable capacity		**0**	**(50)**	**0**	**0**	**0**	**0**	**0**	**0**
Evergreen Middle School									
Sacajawea Middle School									
Illahee Middle School			*(50)*						
Adjusted Portable Capacity		338	288	288	288	288	288	288	288
SURPLUS OR (UNHOUSED) PROGRAM AND RELOCATABLE CAPACITY		**949**	**904**	**869**	**864**	**859**	**855**	**850**	**850**

NOTES:

1 Evergreen and Illahee Middle Schools currently have capacity for 800 & 850 students respectively, so no new capacity is anticipated with the rebuild of these older buildings.

2 Internet Academy students are included in projections but do not require full time use of school facilities. This represents historic enrollment.

3 Relocatable Capacity is based on the number of portables available and other administrative techniques which can be used to temporarily house students until permanent facilities are available. This is a calculated number only based on class size capacity of 25. The actual number of portables that will be used will be based on actual student population needs.

CAPACITY SUMMARIES, Continued

Capacity Summary – High Schools

		Actual	Budget	- - Projected - -					
	Calendar Year	2024	2025	2026	2027	2028	2029	2030	2031
CAPACITY	School Year	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
BUILDING PROGRAM									
HEADCOUNT CAPACITY		6,090	6,090	6,090	6,090	6,090	6,090	6,090	6,090
Add/Subtract capacity		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Thomas Jefferson High School									
Adjusted Program Headcount Capacity		6,090	6,090	6,090	6,090	6,090	6,090	6,090	6,090
ENROLLMENT									
Basic Headcount Enrollment		6,532	6,521	6,526	6,533	6,539	6,546	6,552	6,565
Internet Academy[1]		(180)	(180)	(180)	(180)	(180)	(180)	(180)	(180)
Basic Ed without Internet Academy		6,352	6,341	6,346	6,353	6,359	6,366	6,372	6,385
SURPLUS OR (UNHOUSED) PROGRAM CAPACITY		**(262)**	**(251)**	**(256)**	**(263)**	**(269)**	**(276)**	**(282)**	**(295)**
RELOCATABLE CAPACITY[2]									
Current Portable Capacity		416	416	520	624	728	832	936	1,040
Add/Subtract portable capacity		**0**	**52**	**52**	**52**	**52**	**52**	**52**	**0**
As Needed on High School Campuses			***52***	***52***	***52***	***52***	***52***	***52***	
Adjusted Portable Capacity		416	520	624	728	832	936	1,040	1,040
SURPLUS OR (UNHOUSED) PROGRAM AND RELOCATABLE CAPACITY[3]		**154**	**269**	**368**	**465**	**563**	**660**	**758**	**745**

NOTES:

1 Internet Academy students are included in projections but do not require full time use of school facilities. This represents historic enrollment.

2 Relocatable Capacity is based on the number of portables available and other administrative techniques which can be used to temporarily house students until permanent facilities are available. This is a calculated number only based on class size capacity of 25. The actual number of portables that will be used will be based on actual student population needs.

3 Capacity for unhoused students will be accommodated with traveling teachers and no planning time in some classrooms.

IMPACT FEE CALCULATIONS

Single and Multi-Family Residences

Each jurisdiction that imposes school impact fees requires that developers pay these fees to help cover a share of the impact of new housing developments on school facilities.
To determine an equitable fee throughout unincorporated King County, a formula was established. This formula can be found in King County Code 21A and was substantially adopted by the City of Auburn, Federal Way, and Kent. The formula requires the District to establish a "Student Generation Factor" which estimates how many students will be added to a school district by each new single or multi-family unit and to gather some standard construction costs, which are unique to that district.

Impact Fee Calculation

When applicable, the CFP includes variables for the calculation of the Impact Fee for single family and multi-family units based on King County Code 21A and the Growth Management Act.

	Plan Year 2024	**Plan Year 2025**
Single Family Units	$0	**$0**
Multi-Family Units	$6,998	**$0**

Impact Fee Calculation - King County Code 21A

IMPACT FEE CALCULATION, CON'T

SCHOOL CONSTRUCTION COST

Consistent with the capacity calculations described earlier, the District uses the OSPI square footage calculation for determining capacity at our secondary schools. Based on this methodology, the following construction costs for Thomas Jefferson High School are allocated as the proportionate share:

Square Footage	Capacity at approx. 131 sq. ft.
Current: 179,119	1378
Planned: 210,000	1615
Increased Capacity	237
Increase as %	17.24%
GMP	$92,903,922
Proportionate Share	**$16,017,095**

The District will use the above formulas created as a base for future Capital Facilities Plans during the life of the current bond authorization. The capacity of these schools may vary from year to year as programs are added or changed and construction cost may increase over time.

FACILITIES CAPACITY

Permanent Facility Capacity:

Changes to the Building Program Capacities calculation are found on page 15.

Capacity Summaries:

The changes in the Capacity Summary reflect the changes in the capacities and student forecast. New schools and increased capacity at current buildings are shown as increases to capacity. Capacity Summaries are found on pages 22-26.

Student Generation Factor Analysis:

Federal Way Public Schools student generation factor was determined separately for single-family units and multi-family units. The factors used in the 2025 Capital Facilities Plan were derived using actual generation factors from single-family units and multi-family units that were constructed in the District in the last five (5) years and can be found on the next page.

Temporary Facility Cost:

The list of portables reflects the movement of portables between facilities or new portables purchased. Portable Locations can be found on pages 16 and 17.

STUDENT GENERATION RATES

New Construction 2019-2023

Single family - Year Built	Homes	KG	1st	2nd	3rd	4th	5th	ES Total	6th	7th	8th	MS Total	9th	10th	11th	12th	HS Total	Total
2019	30	8	5	4	4	3	2	**26**	5	2	2	**9**	4	3	6	6	**19**	**54**
2020	37	9	7	7	5	9	3	**40**	6	5	3	**14**	4	1	4	3	**12**	**66**
2021	23	9	4	2	2	3	3	**23**	3	2	3	**8**	1	3	1	2	**7**	**38**
2022	12	1	1	3		2	1	**8**	5	1	2	**8**	3	1	1	1	**6**	**22**
2023	12	4	2	1	2	2	2	**13**	2	4	1	**7**			2	2	**4**	**24**
Total	114	31	19	17	13	19	11	**110**	21	14	11	**46**	12	8	14	14	**48**	**204**

Multi family	Units	KG	1st	2nd	3rd	4th	5th	ES Total	6th	7th	8th	MS Total	9th	10th	11th	12th	HS Total	Total
21-Watermark (650)	221	35	32	29	28	26	23	**173**	26	25	27	**78**	26	24	21	23	**94**	**345**
24-Trouve (450)	233	2						**2**			1	**1**					**0**	**3**
Total	454	37	32	29	28	26	23	**175**	26	25	28	**79**	26	24	21	23	**94**	**348**

Single family	Homes	ES	MS	HS	ES SGR	MS SGR	HS SGR	Total SGR
2019	30	26	9	19	0.8667	0.3000	0.6333	**1.8000**
2020	37	40	14	12	1.0811	0.3784	0.3243	**1.7838**
2021	23	23	8	7	1.0000	0.3478	0.3043	**1.6522**
2022	12	8	8	6	0.6667	0.6667	0.5000	**1.8333**
2023	12	13	7	4	1.0833	0.5833	0.3333	**2.0000**
Total	114	110	46	48	0.9649	0.4035	0.4211	**1.7895**

Multi family	Units	ES	MS	HS	ES SGR	MS SGR	HS SGR	Total SGR
21-Watermark (650)	221	173	78	94	0.7828	0.3529	0.4253	**1.5611**
24-Trouve (450)	233	2	1	0	0.0086	0.5000	0.0000	**0.0129**
Total	454	175	79	94	0.3855	0.1740	0.2070	**0.7665**

IMPACT FEE CALCULATION CHANGES FROM 2024 to 2025

Item	From/To	Comment
Percent of Permanent Facilities	97.65% to **97.68%**	Report #3 OSPI
Percent Temporary Facilities	2.41% to **2.32%**	Updated portable inventory
Average Cost of Portable Classrooms	$128,646 to **$231,523**	Cost of last portable purchased.
Construction Cost Allocation	$246.83 to **$271.61**	Change effective July 2024
State Match	63.86% to **63.86%**	Change effective February 2024
Average Assessed Value		Per King County Assessor's Office
SFR-	$581,023 to **$536,791**	Single-family residences (taxable)
MFR-	**$198,069 to $203,026**	Apartments/Condos (taxable)
Capital Bond Interest Rate	3.58% to **3.48%**	Market Rate
Property Tax Levy Rate	$1.45 to **$1.53**	King County Treasury Division
Student Generation Factors		Updated Housing Inventory
Single-Family		*Note: Student generation factors for our single family units are based on new developments constructed within the District over the last five (5) years prior to the date of the fee calculation.*
Elementary	0.1705 to **0.9649**	
Middle School	0.0682 to **0.1740**	
High School	0.0958 to **0.4211**	
Multi-Family		*Student generation factors for are multi-family units are based on new developments constructed within the District over the last five (5) years prior to the date of the fee calculation.*
Elementary	0.7104 to **0.3855**	
Middle School	0.3665 to **0.1740**	
High School	0.3665 to **0.2070**	
Impact Fee[1]		
SFR-	$0 to **$0**	Single-Family Residential based on the updated calculation
MFR -	$6,998 to **$0**	Multi-Family Residential based on the updated calculation

[1]Each jurisdiction (King County, Cities of Federal Way, Auburn, Kent) through local ordinances may adopt lesser fees.

SEPA[1] Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

A.Background

Find help answering background questions[2]

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

   The adoption of a Federal Way Public Schools' 2025 Capital Facilities Plan by the Federal Way Public Schools No. 210 for the purposes of planning for the District's facilities needs. The King County, City of Federal Way, City of Kent and the City of Auburn's Comprehensive Plan will be requested to include the District's 2025 Capital Facilities Plan in the Capital Facilities Plan Element. This project may also request the City of Des Moines to incorporate the District's 2025 Capital Facilities Plan into their Comprehensive Plans.

2. **Name of applicant:**

   Federal Way School District No. 210.

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

   Federal Way School District No. 210
   33330 8th Avenue South
   Federal Way WA 98003
   (253) 945-2000

   Contact Person:Ms. Jennifer Thomas
   Student and Demographic Forecaster, Business Services
   Telephone: (253) 945-2071
   Email: jthomas@fwps.org

4. **Date checklist prepared:**

   June 14, 2024

5. **Agency requesting checklist:**

   Federal Way School District No. 210.

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

   The Federal Way Public Schools' 2025 Capital Facilities Plan is scheduled to be adopted by the District in July 2024. The Capital Facilities Plan will be forwarded to King County, the City of Federal Way, City of Kent, and the City of Auburn for inclusion in the City's Comprehensive Plan. It will also be forwarded to the City of Des Moines and Muckleshoot Indian Tribe for consideration. The District will continue to update the Capital Facilities Plan annually. The projects included in the Capital Facilities Plan have been or will be subject to project-specific environmental review.

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

   The Capital Facilities Plan sets forth the capital improvement projects that the District is currently implementing. This includes finishing construction on Federal Way High School

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

and planning for several new voter-approved, Bond-funded projects. Additionally the plan covers the purchase and siting of temporary facilities at various locations.

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

   The projects included in the Capital Facilities Plan will undergo additional environmental review, when appropriate, as they are developed.

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

   This is a nonproject action. See Supplemental Sheet for Nonproject Actions.

10. **List any government approvals or permits that will be needed for your proposal, if known.**

    - King County,
    - City of Federal Way,
    - City of Kent,
    - City of Auburn,
    - City of Des Moines,

11. **Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

    This is a non-project action. This proposal involves the adoption of the Federal Way Public Schools' 2025 Capital Facilities Plan for the purpose of planning the District's facilities needs. The projects included in the Capital Facilities Plan have been or will be subject to project-specific environmental reviews.

12. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

    The Capital Facilities Plan will affect the Federal Way School District. The District includes an area of approximately 35 square miles. The City of Federal Way, parts of the cities of Kent, Des Moines and Auburn, parts of unincorporated King County, fall within the District's boundaries. A detailed map of the District's boundaries may be viewed at the District's main office.

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. **General description of the site:**

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

The Federal Way School District is comprised of a variety of topographic landforms and gradients. Specific topographic characteristics of the sites at which the projects included in the Capital Facilities Plan are located have been or will be identified during project-level environmental review when appropriate.

b. **What is the steepest slope on the site (approximate percent slope)?**

Specific slope characteristics at the sites of the projects included in the Capital Facilities Plan have been or will be identified during project-level environmental review.

c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

Specific soil types found at the sites of the projects included in the Capital Facilities Plan have been or will be identified during project-level environmental review when appropriate. Project-level environmental review for any projects identified in the Capital Facilities Plan will include identification of any agricultural soils and associated impacts.

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

Unstable soils may exist within the Federal Way School District. Specific soil limitations on individual project sites have been or will be identified at the time of project-level environmental review when appropriate.

e. **Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

Individual projects included in the Capital Facilities Plan have been or will be subject, when appropriate, to project-specific environmental review and local approval at the time of proposal. Proposed grading projects, as well as the purpose, type, quantity, and source of any fill materials to be used have been or will be identified at that time.

f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.**

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

It is possible that erosion could occur as a result of the construction projects currently proposed in the Capital Facilities Plan. The erosion impacts of the individual projects have been or will be evaluated on a site-specific basis at the time of project-specific environmental review when appropriate. Individual projects have been or will be subject to local approval processes.

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

The proposed renovation projects will require the construction of impervious surfaces. The extent of any impervious cover constructed will vary with each capital facilities project included in the Capital Facilities Plan. This issue has been or will be addressed during project-specific environmental review when appropriate.

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

The erosion potential of the projects included in the Capital Facilities Plan and appropriate control measures have been or will be addressed during project-specific environmental review when appropriate. Relevant erosion reduction and control requirements will be met.

2. Air

Find help answering air questions[4]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Various emissions, many construction-related, may result from the individual projects included in the Capital Facilities Plan. The air-quality impacts of each project have been or will be evaluated during project-specific environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

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

Any off-site sources of emissions or odor that may affect the individual projects included in the Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

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

The individual projects included in the Capital Facilities Plan have been or will be subject to project-specific environmental review when appropriate and relevant local approval processes. The District will be required to comply with all applicable air regulations and air permit requirements. Proposed measures specific to the individual projects included

[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air

in the Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

3. Water

Find help answering water questions[5]

a. Surface:

Find help answering surface water questions[6]

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

   There is a network of surface water bodies within the Federal Way School District. The surface water bodies that are in the immediate vicinity of the projects included in the Capital Facilities Plan have been or will be identified during project-specific environmental review when appropriate. When necessary, the surface water regimes and flow patterns have been or will be researched and incorporated into the designs of the individual projects.

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

   The projects included in the Capital Facilities Plan may require work near the surface waters located within the Federal Way School District. Applicable local approval requirements have been or will be satisfied.

3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

   Information with respect to the placement or removal of fill and dredge material as a component of the projects included in the Capital Facilities Plan has been or will be provided during project-specific environmental review when appropriate. Applicable local regulations have been or will be satisfied.

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

   Any surface water withdrawals or diversions required in connection with the projects included in the Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

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[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water

[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

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

   Each project included in the Capital Facilities Plan, if located in a floodplain area, will be required to meet applicable local regulations for flood areas.

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

   Specific information regarding the discharge of waste materials that may be required as a result of the projects included in the Capital Facilities Plan has been or will be provided during project-specific environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions

b. Ground:

Find help answering ground water questions[7]

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

   Individual projects included in the Capital Facilities Plan may impact groundwater resources. The impact of the individual projects included in the Capital Facilities Plan on groundwater resources has been or will be addressed during project-specific environmental review when appropriate. Each project is or will be subject to applicable local regulations. Please see the Supplemental Sheet for Nonproject Actions.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

   The discharges of waste material that may take place in connection with the projects included in the Plan have been or will be addressed during project-specific environmental review.

c. Water Runoff (including stormwater):

1. **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

   Individual projects included in the Capital Facilities Plan may have storm water runoff consequences. Specific information regarding the storm water impacts of each project has been or will be provided during project-specific environmental

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

review when appropriate. Each project is or will be subject to applicable local storm water regulations.

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

   The projects included in the Capital Facilities Plan may result in the discharge of waste materials into ground or surface waters. The specific impacts of each project on ground and surface waters have been or will be identified during project-specific environmental review when appropriate. Each project is or will be subject to all applicable regulations regarding the discharge of waste materials into ground and surface waters. Please see the Supplemental Sheet for Nonproject Actions.

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

   Individual projects included in the Capital Facilities Plan may alter or otherwise affect drainage patterns in the vicinity of the site. Specific information regarding the drainage pattern impacts of each project has been or will be provided during project-specific environmental review when appropriate. Each project is or will be subject to applicable local drainange pattern regulations. Please see the Supplemental Sheet for Nonproject Actions.

d. **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

   Specific measures to reduce or control runoff impacts associated with the projects included in the Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

4. Plants

Find help answering plants questions

a. **Check the types of vegetation found on the site:**

- ☐ **deciduous tree: alder, maple, aspen, other**
- ☐ **evergreen tree: fir, cedar, pine, other**
- ☐ **shrubs**
- ☐ **grass**
- ☐ **pasture**
- ☐ **crop or grain**
- ☐ **orchards, vineyards, or other permanent crops.**
- ☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
- ☐ **water plants: water lily, eelgrass, milfoil, other**
- ☐ **other types of vegetation**

A variety of vegetative zones are located within the Federal Way School District. Inventories of the vegetation located on the sites of the projects proposed in the Capital Facilities Plan have been or will be developed during project-specific environmental review when appropriate.

b. What kind and amount of vegetation will be removed or altered?

Some of the projects included in the Capital Facilities Plan may require the removal or alteration of vegetation. The specific impacts on vegetation of the projects included in the Capital Facilities Plan have been or will be identified during project-specific environmental review when appropriate.

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

The specific impacts to these species from the individual projects included in the Capital Facilities Plan have been or will be determined during project-specific environmental review when appropriate.

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

Measures to preserve or enhance vegetation at the sites of the projects included in the Capital Facilities Plan have been or will be identified during project-specific environmental review when appropriate. Each project is or will be subject to applicable local landscaping requirements.

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

A variety of vegetative zones are located within the Federal Way School District. Inventories of the noxious weeds and invasive species known to be on or near the sites of the projects proposed in the Capital Facilities Plan have been or will be developed during project-specific environmental review when appropriate.

5. Animals

Find help answering animal questions[8]

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Examples include:

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:**

An inventory of species that have been observed on or near the sites of the projects proposed in the Capital Facilities Plan has been or will be developed during project-specific environmental review when appropriate.

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals

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

Inventories of threatened or endangered species known to be on or near the sites of the projects included in the Capital Facilities Plan have been or will be developed during project-specific environmental review when appropriate.

c. Is the site part of a migration route? If so, explain.

The impacts of the projects included in the Capital Facilities Plan on migration routes have been or will be addressed during project-specific environmental review when appropriate.

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

Appropriate measures to preserve or enhance wildlife have been or will be determined during project-specific environmental review when appropriate.

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

Inventories of any invasive animal species known to be on or near the sites of the projects included in the Capital Facilities Plan have been or will be developed during project-specific environmental review when appropriate.

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The State Board of Education requires the completion of a life cycle cost analysis of all heating, lighting, and insulation systems before it will permit specific school projects to proceed. The energy needs of the projects included in the Capital Facilities Plan have been or will be determined at the time of specific engineering and site design planning when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

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

The impacts of the projects included in the Capital Facilities Plan on the solar potential of adjacent projects have been or will be addressed during project-specific environmental review when appropriate.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

Energy conservation measures proposed in connection with the projects included in the Capital Facilities Plan have been or will be considered during project-specific environmental review when appropriate.

[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou

7. Environmental health

Health Find help with answering environmental health questions[10]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

Please see the Supplemental Sheet for Nonproject Actions.

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

   The projects included in the Capital Facilities Plan that may have any known or possible contamination at the site from present or past uses have been or will be identified during project-specific environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

   The projects included in the Capital Facilities Plan that may contain existing hazardous chemicals/conditions that might affect project development and design have been or will be identified during project-specific environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

   Toxic or hazardous chemicals that might be stored, used or produced during the project's development or construction, or at any time during the operating life of the project have been or will be identified during project-specific environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

4. **Describe special emergency services that might be required.**

   Please see the Supplemental Sheet for Nonproject Actions.

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

   The projects included in the Capital Facilities Plan will comply with all current codes, standards, rules, and regulations. Individual projects have been or will be subject to project-specific environmental review and local approval at the time they are developed when appropriate.

b. Noise

[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

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

   A variety of noises from traffic, construction, residential, commercial and industrial areas exists within the Federal Way School District. The specific noise sources that may affect the projects included in the Capital Facilities Plan have been or will be identified during project-specific environmental review when appropriate.

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

   The projects included in the Capital Facilities Plan may create normal construction noises that will exist on a short-term basis only. The construction projects could increase traffic around the construction sites on a short-term basis. Please see the Supplemental Sheet for Nonproject Actions.

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

   The projected noise impacts of the projects included in the Capital Facilities Plan have been or will be evaluated and mitigated during project-specific environmental review when appropriate. Each project is or will be subject to applicable local regulations.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

   There are a variety of land uses within the Federal Way School District, including residential, commercial, industrial, institutional, utility, open space, recreational, etc. Impacts on projects included in the Capital Facilities Plan on land uses on nearby or adjacent properties have been or will be identified and described during project-level environmental review when appropriate.

b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

   The project sites covered under the Capital Facilities Plan have not been used recently as working farmlands or working forest lands.

   1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

Any areas located on the sites of the projects included in the Plan that may affect or be affected by surrounding working farm or forest land normal business operations have been or will be identified and described during project-specific environmental review when appropriate.

c. Describe any structures on the site.

The structures located on the proposed sites for the projects included in the Capital Facilities Plan have been or will be identified and described during project-specific environmental review when appropriate.

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

The remodeling and renovation projects in the Capital Facilities Plan will require the demolishment of school structures. The structures that will be demolished as a result of the projects included in the Capital Facilities Plan have been or will be identified during project-specific environmental review when appropriate.

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

The sites that are covered under the Capital Facilities Plan have a variety of zoning classifications under the applicable zoning codes. Site-specific zoning information has been or will be identified during project-specific environmental review when appropriate.

f. What is the current comprehensive plan designation of the site?

Inventories of the comprehensive plan designations for the sites of the projects included in the Capital Facilities Plan have been or will be completed during project-specific environmental review when appropriate.

g. If applicable, what is the current shoreline master program designation of the site?

Shoreline master program designations of the sites of the projects included in the Capital Facilities Plan have been or will be identified during project-specific environmental review when appropriate.

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

Any areas located on the sites of the projects included in the Plan that have been classified as a critical area by the city or county have been or will be identified during project-specific environmental review.

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

The Federal Way School District currently serves approximately 21,500 students. The student population is expected to increase to 22,000 by the year 2029. This projection has been adjusted to reflect the current economic conditions. The District employs approximately 3,200 people.

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

Any displacement of people caused by the projects included in the Capital Facilities Plan has been or will be evaluated during project-specific environmental review when appropriate. However, it is not anticipated that the Capital Facilities Plan, or any of the projects contained therein, will displace any people.

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

Individual projects included in the Capital Facilities Plan will be subject to project-specific environmental review and local approval when appropriate. Proposed mitigating measures will be proposed at that time, if necessary.

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

The compatibility of the specific projects included in the Capital Facilities Plan with existing uses and plans has been or will be assessed as part of the comprehensive planning process and during project-specific environmental review when appropriate.

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

The compatibility of the specific projects included in the Capital Facilities Plan with nearby agricultural and forest lands of long-term commercial significance have been or will be assessed as part of the comprehensive planning process and during project-specific environmental review when appropriate.

9. Housing

Find help answering housing questions[12]

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

No housing units would be provided in connection with the completion of the projects included in the Capital Facilities Plan.

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

It is not anticipated that the projects included in the Capital Facilities Plan will eliminate any housing units. The impacts of the projects included in the Capital Facilities Plan on existing housing have been or will be evaluated during project-specific environmental review when appropriate.

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

Measures to reduce or control any housing impacts caused by the projects included in the Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing

10. Aesthetics

Find help answering aesthetics questions[13]

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

The aesthetic impacts of the projects included in the Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

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

The aesthetic impacts of the projects included in the Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

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

Appropriate measures to reduce or control the aesthetic impacts of the projects included in the Capital Facilities Plan have been or will be determined on a project-specific basis when appropriate.

11. Light and glare

Find help answering light and glare questions[14]

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

The light or glare impacts of the projects included in the Capital Facilities Plan have been or will be addressed during project-specific environmental review.

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

The light or glare impacts of the projects included in the Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

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

Off-site sources of light or glare that may affect the projects included in the Capital Facilities Plan have been or will be evaluated during project-specific environmental review when appropriate.

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

Proposed measures to mitigate light and glare impacts have been or will be addressed during project-specific environmental review when appropriate.

[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics
[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

12. Recreation

Find help answering recreation questions

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

   There are a variety of formal and informal recreational facilities within the Federal Way School District.

b. **Would the proposed project displace any existing recreational uses? If so, describe.**

   The recreational impacts of the projects included in the Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate. The projects included in the Capital Facilities Plan, including proposed renovated school and support facilities, may enhance recreational opportunities and uses.

c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

   Adverse recreational effects of the projects included in the Capital Facilities Plan have been or will be subject to mitigation during project-specific environmental review when appropriate. A school site usually provides recreational facilities to the community in the form of play fields and gymnasiums.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

   There are no known places or objects listed on, or proposed for such registers on the sites of the projects included in the Capital Facilities Plan. The existence of historic and cultural resources on or next to the sites has been or will be addressed in more detail during project-specific environmental review when appropriate.

b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

   An inventory of historical sites at or near the sites of the projects included in the Capital Facilities Plan has been or will be developed during project-specific environmental review when appropriate.

c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p

Methods used to assess the potential impacts to cultural and historic resources on or near the sites of the projects included in the Capital Facilities Plan have been or will be developed during project-specific environmental review when appropriate.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Appropriate measures have been or will be proposed on a project-specific basis.

14. Transportation

Find help with answering transportation questions[16]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The impact on public streets and highways of the individual projects included in the Capital Facilities Plan has been or will be addressed during project-specific environmental review when appropriate.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The relationship between the specific projects included in the Capital Facilities Plan and public transit has been or will be addressed during project-specific environmental review when appropriate.

c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The need for new streets or roads, or improvements to existing streets and roads has been or will be addressed during project-specific environmental review when appropriate.

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

Use of water, rail, or air transportation has been or will be addressed during project-specific environmental review when appropriate.

e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The traffic impacts of the projects included in the Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation

f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Projects included in the Capital Facilities Plan that may interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area has been or will be addressed during project-specific environmental review when appropriate.

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

The mitigation of traffic impacts associated with the projects included in the Capital Facilities Plan has been or will be addressed during project-specific environmental review when appropriate.

15. Public services

Find help answering public service questions[17]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The District does not anticipate that the projects identified in the Capital Facilities Plan will substantially increase the need for other public services.

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

Remodeled/renovated school or facilities will be built with automatic security systems, fire alarms, smoke alarms, heat sensors, and sprinkler systems.

16. Utilities

Find help answering utilities questions[18]

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

Electricity, natural gas, water, refuse service, telephone, and sanitary sewer utilities are available at the sites of the projects proposed in the Capital Facilities Plan. The types of utilities available at specific project sites have been or will be addressed in more detail during project-specific environmental review when appropriate.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Utility revisions and construction needs have been or will be identified during project-specific environmental review when appropriate.

[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services
[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities

C.Signature

Find help about who should sign[19]

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.

Recoverable Signature

X Jennifer Thomas

Signed by: Jennifer Thomas

Type name of signee: Jennifer Thomas

Position and agency/organization: Student and Demographic Forecaster, Federal Way Public Schools

Date submitted: June 17, 2024

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

   To the extent the Capital Facilities Plan makes it more likely that school facilities will be constructed and/or renovated and remodeled, some of these environmental impacts will be more likely. Additional impermeable surfaces, such as roofs, parking lots, sidewalks, access roads, and playgrounds could increase storm water runoff, which could enter surface or ground waters. Heating systems, emergency generators, and other school equipment that is installed pursuant to the Capital Facilities Plan could result in air emissions. The projects included in the Capital Facilities Plan should not require the production, storage, or release of toxic or hazardous substances, with the possible exception of the storage of diesel fuel or gasoline for emergency generating equipment. The District does not anticipate a significant

[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature

[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

increase in the production of noise from its facilities, although the projects included in the Capital Facilities Plan will increase the District's student capacities.

- **Proposed measures to avoid or reduce such increases are:**

  Proposed measures to mitigate any such increases described above have been or will be addressed during project-specific environmental review when appropriate. Storm water detention and runoff will meet applicable County and/or City requirements and may be subject to National Pollutant Discharge Elimination System ("NPDES") permitting requirements. Discharges to air will meet applicable air pollution control requirements. Fuel oil will be stored in accordance with local and state requirements.

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

The Capital Facilities Plan itself will have no impact on these elements of the environment. These impacts have been or will be addressed in more detail during project-specific environmental review when appropriate. The projects included in the Plan are not likely to generate severe impacts on fish or marine life.

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

  Specific measures to protect and conserve plants, animals, and fish cannot be identified at this time. Specific mitigation proposals have been or will be identified, however, during project-specific environmental review when appropriate.

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

The construction of the projects included in the Capital Facilities Plan will require the consumption of energy.

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

  The projects included in the Capital Facilities Plan will be constructed in accordance with applicable energy efficiency standards.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The Capital Facilities Plan and individual projects contained therein should have no impact on these resources.

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

  Appropriate measures have been or will be proposed during project-specific environmental review when appropriate. Updates of this Plan will be coordinated with King County and the cities of Federal Way, Kent, Des Moines, and Auburn as part of the Growth Management Act process, one of the purposes of which is to protect environmentally sensitive areas. To the extent the District's facilities planning process is part of the overall growth management planning process, these resources are more likely to be protected.

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

The Capital Facilities Plan will not have any impact on land or shoreline use that is incompatible with existing comprehensive plans, land use codes, or shoreline management plans. The District does not anticipate that the Capital Facilities Plan or the projects contained therein will directly affect land and shoreline uses in the area served by the District.

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

  No measures to avoid or reduce land use impacts resulting from the Capital Facilities Plan or the projects contained therein are proposed at this time.

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

The projects included in the Capital Facilities Plan may create temporary increases in the District's need for public services and utilities. Upon the completion of the projects included in the Capital Facilities Plan, however, the District does not anticipate that its need for public services and utilities will increase substantially beyond existing levels.

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

  No measures to reduce or respond to such demands are proposed at this time.

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

The Capital Facilities Plan will not conflict with any laws or requirements for the protection of the environment.

WAC 197-11-970 Determination of Nonsignificance (DNS).

DETERMINATION OF NONSIGNIFICANCE

Description of proposal

This threshold determination analyzes the environmental impacts associated with the following actions, which are so closely related to each other that they are in effect a single action:

1. The adoption of the Federal Way Public Schools' 2025 Capital Facilities Plan by the Federal Way Public Schools for the purposes of planning for the facilities needs of the District.
2. The amendment of the King County Comprehensive Plan by King County to include the Federal Way Public Schools' 2025 Capital Facilities Plan as part of the Capital Facilities Plan Element of the King County Comprehensive Plan.
3. The amendment of the Comprehensive Plans of the City of Federal Way, City of Kent and the City of Auburn to include the Federal Way Public Schools' 2025 Capital Facilities Plan as part of the Capital Facilities Plan Element of the City of Federal Way's, City of Kent's, and the City of Auburn's Comprehensive Plan.

Proponent: Federal Way Public Schools

Location of proposal, including street address, if any:

The Federal Way Public Schools District includes an area of approximately 35 square miles. Areas of the cities of Federal Way, Kent, Des Moines, Milton, Algona, and Auburn fall within the District's boundaries, as do parts of unincorporated King County.

Lead agency Federal Way Public Schools is the lead agency pursuant to WAC 197-11-926.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the date of issue. Comments must be submitted by 4:00 p.m., July 8, 2024. The responsible official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. If the DNS is retained, it will be final after the expiration of the comment deadline.

Responsible Official: Mr. Rob Bryant
Chief Finance and Operations Officer
Federal Way Public Schools
Telephone: (253) 945-2042
Address: 33330 8th Avenue South
Federal Way WA 98003

Date. 6/13/24 Signature _____

You may appeal this determination in writing by 4:00 p.m., July 8, 2024, to Jennifer Thomas, Federal Way Public Schools, 33330 8th Avenue South, Federal Way, WA 98003, or jthomas@fwps.org

Date of Issue: June 14, 2024
Date Published: June 21, 2024, and June 28, 2024

KENT SCHOOL DISTRICT
EQUITY | EXCELLENCE | COMMUNITY

Six-Year Capital Facilities Plan 2023-2024 through 2029-2030

June 2024

Kent School District No. 415
12033 SE 256th Street
Kent, Washington 98030-6643
(253) 373-7526

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Six-Year Capital Facilities Plan

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I - Executive Summary

This Six-Year Capital Facilities Plan has been prepared by the Kent School District as the organization's capital facilities planning document, in compliance with the requirements of Washington's Growth Management Act, King County Code K.C.C. 21A.43 and Cities of Kent, Covington, Renton, Auburn, Black Diamond, Maple Valley, and SeaTac. This annual Plan update was prepared using data available in the spring of 2024 for the 2023-2024 school year. This annual update of the Plan reflects no new major capital projects.

This Plan is consistent with prior long-term capital facilities plans adopted by the Kent School District. This Plan is not intended to be the sole planning document for all the District's needs. The District may prepare interim and periodic Long-Range Capital Facilities Plans consistent with Board Policies, considering a longer or shorter period, other factors and trends in the use of facilities, and other needs of the District as may be required.

Prior Capital Facilities Plans of the Kent School District have been adopted by Metropolitan King County Council and Cities of Kent, Covington, Auburn, and Renton and included in the Capital Facilities Plan element of the Comprehensive Plans of each jurisdiction. This Plan has also been submitted to the cities of Black Diamond, Maple Valley, and SeaTac for their information and inclusion in their Comprehensive Plans.

In order for impact fees to be collected in the unincorporated areas of Kent School District, the Metropolitan King County Council must adopt this Plan and a fee- implementing ordinance for the District. For impact fees to be collected in the incorporated portions of the District, the cities of Kent, Covington, Renton and Auburn must also adopt this Plan and their own school impact fee ordinances.

This Capital Facilities Plan establishes a standard of service in order to ascertain current and future capacity. While the State Superintendent of Public Instruction establishes square footage guidelines for capacity, those guidelines do not account for local program needs in the District. The Growth Management Act, King County and City codes and ordinances authorize the District to make adjustments to the standard of service based on specific needs for students of the District.

This Plan includes the standard of service as established by Kent School District. Functional capacity is based on an average capacity and updated to reflect changes to special programs served in each building. Portables in the interim capacity calculation use the same standard of service as the permanent facilities.

The capacity of each school in the District is calculated based on the District's standard of service and the existing inventory of permanent facilities. The District's program capacity of permanent facilities reflects program changes and the state's mandated reduction of class size to meet the standard of service for Kent School District. Portables provide additional interim capacity.

Kent School District is the fifth largest (FTE basis) district in the state. Enrollment is electronically reported monthly to the Office of the Superintendent of Public Instruction ("OSPI") on Form P-223. Although funding apportionment is based on Annual Average Full Time Equivalent (AAFTE), enrollment on October 1 is a widely recognized "snapshot in time" that is used to report the District's enrollment for the year as reported to OSPI *(See Table 1)*.

The District's standard of service, enrollment history and projections, and use of interim facilities are reviewed in detail in various sections of this Plan. The District plans to continue to satisfy concurrency requirements through the interim use of portables.

This Plan currently represents projects in process funded primarily by the Kent School District's 2016 Bond, as well as the 2018 Capital Levy. Additional information about these projects can be found on the District's capital projects homepage (link). Additionally, project updates sent to our community of stakeholders can be accessed on the KSD website (link).

Based on revised student generation rates, our capacity and enrollment projections, the District will stay current with non-collection of student impact fee rate for the coming year. For a short overview, see Section IX (Summary of Changes to the June 2024 Capital Facilities Plan).

KENT SCHOOL DISTRICT No. 415
OCTOBER REPORT 1251H (HEADCOUNT) ENROLLMENT HISTORY

For 2024 CFP - Headcount Enrollment History

LB = Live Births	LB in 2011	LB in 2012	LB in 2013	LB in 2014	LB in 2015	LB in 2016	LB in 2017	LB in 2018
October HC Enrollment	2016	2017	2018	2019	2020	2021	2022	2023
King County Live Births [1]	24,630	25,032	24,910	25,348	25,487	26,011	25,274	24,337
Incr/(Decr)	116	402	(122)	438	139	524	(737)	(937)
Kindergarten / Birth % [1]	8.17%	8.14%	7.98%	7.93%	6.68%	7.06%	7.41%	7.24%
Kindergarten	2,013	2,037	1,989	2,010	1,703	1,836	1,874	1,761
Grade 1	2,067	2,056	2,061	2,036	1,882	1,768	1,945	1,931
Grade 2	2,163	2,077	2,008	2,091	1,980	1,818	1,840	1,966
Grade 3	2,195	2,143	2,043	1,995	2,001	1,938	1,887	1,878
Grade 4	2,195	2,218	2,118	2,038	1,912	1,924	1,953	1,924
Grade 5	2,103	2,189	2,170	2,120	1,937	1,872	1,953	1,973
Grade 6 Middle	1,952	2,119	2,184	2,164	2,024	1,893	1,962	1,948
Grade 7 " "	2,021	1,922	2,044	2,166	2,010	1,925	1,906	1,949
Grade 8 " "	2,021	2,043	1,882	2,073	2,086	1,937	1,956	1,922
Grade 9 High	2,105	2,006	2,003	1,888	2,001	2,042	2,010	1,958
Grade 10 " "	2,099	2,080	1,946	2,034	1,811	1,959	2,048	2,001
Grade 11 " "	1,865	1,823	1,732	1,663	1,743	1,584	1,679	1,729
Grade 12 " "	1,730	1,810	1,653	1,634	1,453	1,655	1,467	1,502
Total Enrollment [2]	26,529	26,523	25,833	25,912	24,543	24,151	24,480	24,442
Yearly Headcount Incr/(Decr)	17	(6)	(690)	79	(1,369)	(392)	329	(38)
Cumulative Incr/(Decr)	(302)	(308)	(998)	(919)	(2,288)	(2,680)	(1,959)	(2,718)

[1] This number indicates actual births in King County 5 years prior to enrollment year as updated by Washington State Department of Health, Center for Health Statistics. Kent School District percentage based on actual Kindergarten enrollment 5 years later.

[2] Enrollment reported to OSPI on Form P-223 generates basic education funding and excludes Early Childhood Special Education ("ECSE" & "B2" or Birth to 2 Preschool Inclusive Education) and excludes College-only Running Start students.

II - Six - Year Enrollment Projection

For capital facilities planning, enrollment growth projections are based on cohort survival and student yield from documented residential construction projected over the next six years *(See Table 2).* For this Plan, the District relied substantially on the results from Dr. Les Kendrick's study of long-range enrollment forecasts for the Kent School District in the winter of 2022.

King County live births and the District's relational percentage average were used to determine the number of kindergartners entering the system (*See Table 2*). 7.24% of 24,337 King County live births in 2018 is projected for 1,761 students expected in Kindergarten for October 1, 2023. This is a decrease of 937 live births in King County over the previous year.

Early Childhood Education students (also identified as "ECE"), "Early Childhood Special Education ("ECSE") students are forecast and reported to OSPI separately on Form P-223H for Special Education Enrollment. Capacity is reserved to serve students in the ECE programs at elementary schools.

In addition to live birth data, enrollment projections for October 1, 2024 going forward rely upon the results of the enrollment study by Dr. Kendrick, utilizing the "low growth" methodology.

Within practical limits, the District has kept abreast of proposed developments. The District will continue to track new development activity to determine impact to schools. Information on new residential developments and the completion of these proposed developments in all jurisdictions will be considered in the District's future analysis of growth projections.

The Kent School District serves eight permitting jurisdictions: unincorporated King County, the cities of Kent, Covington, Renton, and Auburn and smaller portions of the cities of SeaTac, Black Diamond, and Maple Valley.

STUDENT GENERATION FACTOR

"Student Factor" is defined by King County code as "the number derived by a school district to describe how many students of each grade span are expected to be generated by a dwelling unit" based on district records of average actual student generated rates for developments completed within the last ten years.

Following these guidelines, the student generation rate for Kent School District is as follows:

Single Family	Elementary	.229
	Middle	.087
	High	.113
	Total	**.429**
Multi-Family	Elementary	.109
	Middle	.037
	High	.054
	Total	**.200**

The student generation factor is based on 2,062 new SFD (Single Family Detached) units built between 2017 and 2022. The student generation factor is based on 1,709 new MF (Multi-Family) units built during the same period. The multi-family units consisted of 1,379 apartment units and 330 townhome units.

The District sees an average of 43 students for every 100 single family units that are built and an average of 20 students for every 100 multi-family units that are built. The rate for apartment units is higher than for townhome units. The District sees an average of 23 students for every 100 apartment units and only 6 students for every 100 townhome units.

The student generation rate also varies among apartment developments, based on the number of bedrooms in the unit. Units with three plus bedrooms have much higher student generation rates than units that have two or fewer bedrooms. Noting these differences can help the District when planning for future growth from housing.

In preparing the 2023-2024 to 2029-2030 Capital Facilities Plan the District contracted with Educational Data Solutions, LLC led by Dr. Les Kendrick, a noted expert in demographic studies for school districts, to analyze and prepare the student generation factor.

Within the District's borders there are several income-based and multi-family housing projects coming on-line in 2023/2024. Once developed with occupancy occurring the District does recognize that the student generation for multi-family housing may impact future Capital Facilities Plan updates. At the start of the 2023-24 school year, 2 apartment complexes; Alexan Gateway and Station by Vintage have been excluded from the available multi-family units because the units have not been completed and/or have not been released to be rented.

KENT SCHOOL DISTRICT No. 415
SIX - YEAR ENROLLMENT PROJECTION

2023 - 2029 Enrollment Projections

Full Day Kindergarten at all Elem	LB in 2018	LB in 2019	LB in 2020	LB in 2021	LB in 2022	LB in 2023	Est. LB in 2024
	ACTUAL ENROLLMENT	PROJECTED ENROLLMENT					
October	2023	2024	2025	2026	2027	2028	2029
King County Live Births	24,337	24,090	23,686	23,390	*23,012*	*23,973*	*24,428*
Incr/(Decr)	*(937)*	*(247)*	*(404)*	*(296)*	*(378)*	*961*	*455*
Kindergarten / Birth %	7.24%	7.53%	7.60%	7.61%	7.94%	7.75%	7.60%
FD Kindergarten	1,761	1,814	1,801	1,781	1,827	1,857	1,857
Grade 1	1,931	1,893	1,902	1,888	1,849	1,897	1,918
Grade 2	1,966	1,961	1,946	1,955	1,931	1,891	1,930
Grade 3	1,878	2,004	2,017	2,002	2,011	1,986	1,936
Grade 4	1,924	1,861	2,013	2,026	2,010	2,019	1,985
Grade 5	1,973	1,887	1,893	2,047	2,060	2,044	2,043
Grade 6 Middle	1,948	2,009	1,950	1,955	2,114	2,128	2,101
Grade 7 " "	1,949	1,973	2,005	1,946	1,952	2,111	2,114
Grade 8 " "	1,922	1,937	1,991	2,024	1,965	1,970	2,120
Grade 9 High	1,958	1,939	1,993	2,049	2,083	2,022	2,018
Grade 10 " "	2,001	1,990	1,958	2,012	2,069	2,103	2,031
Grade 11 " "	1,729	1,754	1,755	1,726	1,774	1,824	1,845
Grade 12 " "	1,502	1,695	1,678	1,680	1,652	1,698	1,737
Total Enrollment Projection	24,442	24,717	24,902	25,091	25,297	25,550	25,635
Yearly Incr/(Decr)	(38)	275	185	189	206	253	85
Yearly Incr/(Decr) %	-0.16%	1.13%	0.75%	0.76%	0.82%	1.00%	0.33%
Total Enrollment Projection*	**24,442**	**24,717**	**24,902**	**25,091**	**25,297**	**25,550**	**25,635**

Does not include iGrad, RS

Projection Source: Les Kendrick Demographic Study Dec '22 ("Preferred Forecast")

III - Current Kent School District “Standard of Service"

In order to determine the capacity of facilities in a school district, King County Code 21A.06.1225 references a "standard of service" that each school district must establish in order to ascertain its overall capacity. The standard of service identifies the program year, the class size, the number of classrooms, students and programs of special need, and other factors determined by the district which would best serve the student population.

This Plan includes the standard of service as established by Kent School District. The District has identified schools with significant special needs programs as “impact” schools and the standard of service targets a lower-class size at those facilities. Portables included in the capacity calculation use the same standard of service as the permanent facilities.

The standard of service defined herein will continue to evolve in the future. Kent School District is continuing a long-term strategic planning process combined with review of changes to capacity and standard of service. This process will affect various aspects of the District's standard of service and future changes will be reflected in future capital facilities plans.

Current Standards of Service for Elementary Students

- Class size ratio for grades K - 3 is planned for an average of 23 students per class, not to exceed 26.
- Class size ratio for grades 4 - 5 is planned for an average of 27 students per class, not to exceed 29.

Some special programs require specialized classroom space and the program capacity of some of the buildings housing these programs is reduced. Some students, for example, leave their regular classroom for a short period of time to receive instruction in special programs and space must be allocated to serve these programs.

Students may also be provided with music instruction and physical education in a separate classroom or facility.

Some identified students will also be provided educational opportunities in classrooms for special programs such as those designated as follows:

Career and Technical Education (CTE) – State Program
Closing Educational Achievement Gaps (Title I – Part A) - Federal Program
Highly Capable Students (HiCap) - State Program

Learning Assistance Program (LAP) – State Program
Multilingual Education (MLE) - State Program

Inclusive Education Service for Elementary and Secondary students with disabilities may be provided in a separate or self-contained classroom sometimes with a capacity of 10-15 students, depending on the program.

Current District Standards of Service for Secondary Students

The standards of service outlined below reflect only those programs and educational opportunities provided to secondary students which directly affect the capacity of the school buildings per the negotiated collective bargaining agreement with KEA.

- The average class size ratio for grades 6–8 is 30 students per class and 143 students per day, with a maximum daily class load/enrollment of 150 based on five class periods per day.
- The average class size ratio for grades 9-12 is 32 students per class and 153 students per day, with a maximum daily class load/enrollment of 160 based on five class periods per day.

Like Inclusive Education Programs listed above, many other secondary programs require specialized classroom space which can reduce the functional capacity of the permanent school buildings, such as technology labs, performing arts activities, a variety of career and technical education programs, and other specialized programs.

Space or Classroom Utilization

As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a workspace during their planning periods, it is not possible to achieve 100% utilization of regular teaching stations at secondary schools. Based on the analysis of actual utilization of classrooms, the Kent School District has determined that the standard utilization rate is 66% for secondary schools. Functional capacity at elementary schools reflects 56% utilization at the elementary level.

IV - Inventory and Capacity of Existing Schools

Currently, the District has permanent functional capacity to house 35,494 students and interim (portable) capacity to house 4,238. This capacity is based on the District's Standard of Service as set forth in Section III. Included in this Plan is an inventory of the District's schools by type, address and current capacity (*See Table 3*). The ratio between permanent capacity and portable capacity is 89% - 11%.

The functional capacity is periodically updated for changes in the programs, additional classrooms, and new schools. Functional capacity has been updated in this Plan to reflect program changes implemented in the fall of 2023.

Calculation of Elementary, Middle School and High School capacities are set forth in Appendices A, B, and C. Maps of existing schools are included.

For clarification, the following is a brief description of some of the non-traditional programs for students in Kent School District:

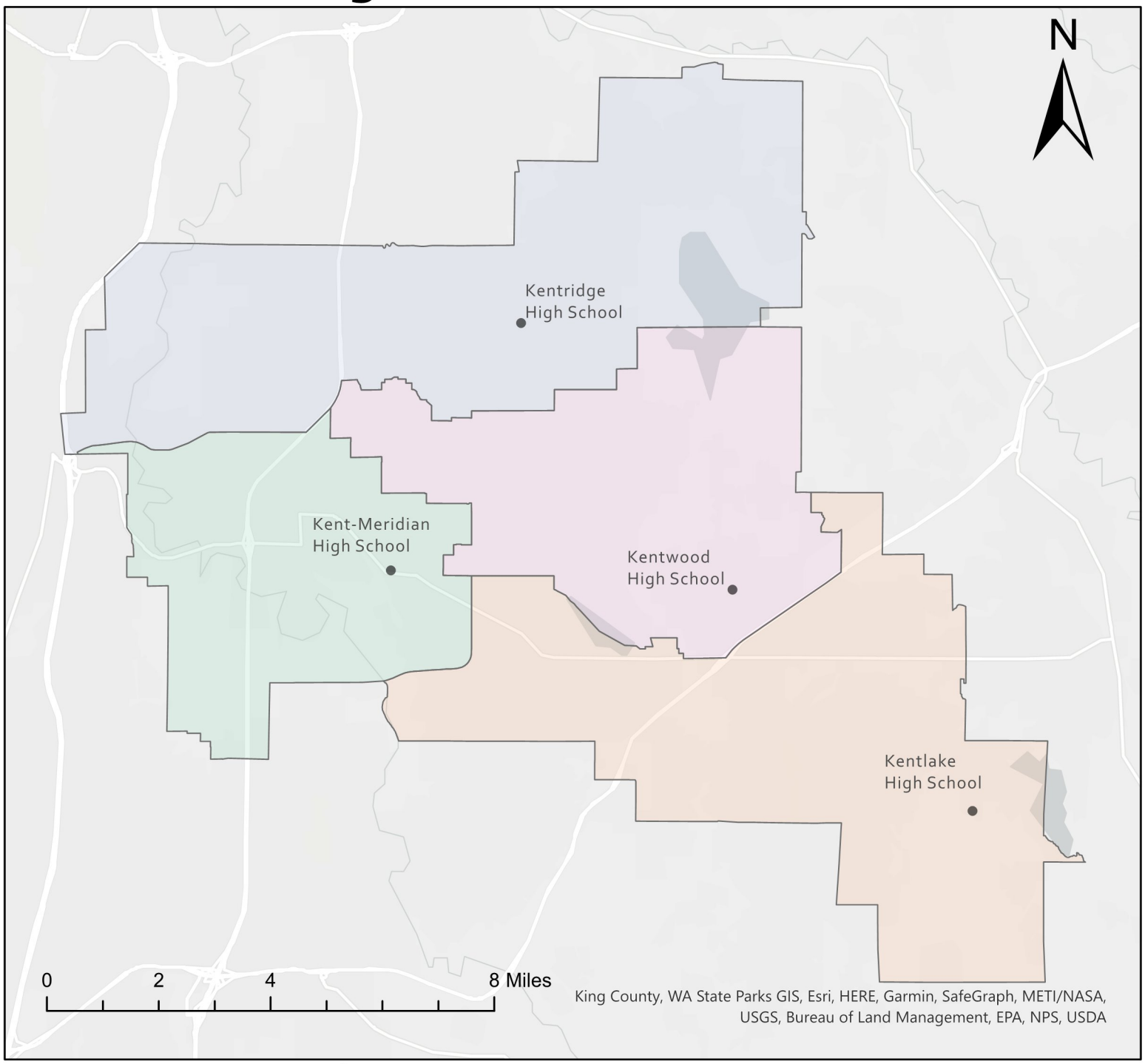
iGrad - Kent School District has developed the Individualized Graduation and Degree Program or “iGrad”. iGrad is an Open Door (Drop-out Reengagement) School that offers a second plus chance to students aged 16-21 who have dropped out of high school or are at risk of not earning a high school diploma by age 21. iGrad is not included in this Capital Facilities Plan, because it is served as a leased space at the Kent Hill Plaza Shopping Center. Over the past three years, enrollment in the iGrad program has averaged over 434 students.

Kent Virtual Academy - The Kent Virtual Academy is open to grades 6-12 and is currently serving 108 students. The virtual school offers a flexible learning experience designed to engage students when and where they work best. Each school day includes a combination of live (synchronous) virtual instruction and on-demand (asynchronous) learning opportunities outside of a traditional bell schedule. Students can attend live virtual lessons with their teachers and classmates, participate in live virtual class or small group discussions, check-in or meet with teachers, watch recorded video lessons, work independently on projects and lessons, participate in learning experiences outside the school setting for credit or to meet competencies. Virtual school students may also attend their boundary school for select classes and services.

SCHOOL	Year Opened	ABR	ADDRESS	2023-2024 Functional
Carriage Crest Elementary	1990	CC	18235 - 140th Avenue SE, Renton 98058	626
Cedar Valley Elementary	1971	CV	26500 Timberlane Way SE, Covington 98042	568
Covington Elementary	2018	CO	25811 156th Avenue SE, Covington 98042	744
Crestwood Elementary	1980	CW	25225 - 180th Avenue SE, Covington 98042	629
East Hill Elementary	1953	EH	9825 S 240th Street, Kent 98031	779
Emerald Park Elementary	1999	EP	11800 SE 216th Street, Kent 98031	653
Fairwood Elementary	1969	FW	16600 - 148th Avenue SE, Renton 98058	528
George T. Daniel Elementary	1992	DE	11310 SE 248th Street, Kent 98030	640
Glenridge Elementary	1996	GR	19405 - 120th Avenue SE, Renton 98058	591
Grass Lake Elementary	1971	GL	28700 - 191st Place SE, Kent 98042	595
Horizon Elementary	1990	HE	27641 - 144th Avenue SE, Kent 98042	634
Jenkins Creek Elementary	1987	JC	26915 - 186th Avenue SE, Covington 98042	641
Kent Elementary	1999	KE	24700 - 64th Avenue South, Kent 98032	760
Lake Youngs Elementary	1965	LY	19660 - 142nd Avenue SE, Kent 98042	725
Martin Sortun Elementary	1987	MS	12711 SE 248th Street, Kent 98030	768
Meadow Ridge Elementary	1994	MR	27710 - 108th Avenue SE, Kent 98030	706
Meridian Elementary	1939	ME	25621 - 140th Avenue SE, Kent 98042	793
Millennium Elementary	2000	ML	11919 SE 270th Street, Kent 98030	688
Neely-O'Brien Elementary	1990	NO	6300 South 236th Street, Kent 98032	864
Panther Lake Elementary	2009	PL	12022 SE 216th Street, Kent, 98031	744
Park Orchard Elementary	1963	PO	11010 SE 232nd Street, Kent 98031	701
Pine Tree Elementary	1967	PT	27825 - 118th Avenue SE, Kent 98030	732
Ridgewood Elementary	1987	RW	18030 - 162nd Place SE, Renton 98058	661
River Ridge Elementary	2021	RR	22420 Military Rd. S., SeaTac, WA 98198	886
Sawyer Woods Elementary	1994	SW	31135 - 228th Ave SE, Black Diamond 98010	549
Scenic Hill Elementary	1960	SH	26025 Woodland Way South, Kent 98030	837
Soos Creek Elementary	1971	SC	12651 SE 218th Place, Kent 98031	591
Springbrook Elementary	1969	SB	20035 - 100th Avenue SE, Kent 98031	730
Sunrise Elementary	1992	SR	22300 - 132nd Avenue SE, Kent 98042	719
Elementary TOTAL				**20,082**
Canyon Ridge Middle	1966	CR	11000 SE 264th Street, Kent 98030	1,110
Cedar Heights Middle	1993	CH	19640 SE 272nd Street, Covington 98042	1,140
Mattson Middle	1981	MA	16400 SE 251st Street, Covington 98042	1,020
Meeker Middle	1970	MK	12600 SE 192nd Street, Renton 98058	1,224
Meridian Middle	1958	MM	23480 - 120th Avenue SE, Kent 98031	1,110
Mill Creek Middle	2005	MC	620 North Central Avenue, Kent 98032	1,200
Northwood Middle	1996	NW	17007 SE 184th Street, Renton 98058	1,140
Middle TOTAL				**7,950**
Kent-Meridian High	1951	KM	10020 SE 256th Street, Kent 98030	2,595
Kentlake High	1997	KL	21401 SE 300th Street, Kent 98042	2,714
Kentridge High	1968	KR	12430 SE 208th Street, Kent 98031	2,932
Kentwood High	1981	KW	25800 - 164th Avenue SE, Covington 98042	2,917
High TOTAL				**11,158**
Kent Laboratory Academy	2021	KLA	105 SE 208th St., Kent, WA 98031	542
DISTRICT TOTAL				**39,732**

Table 3

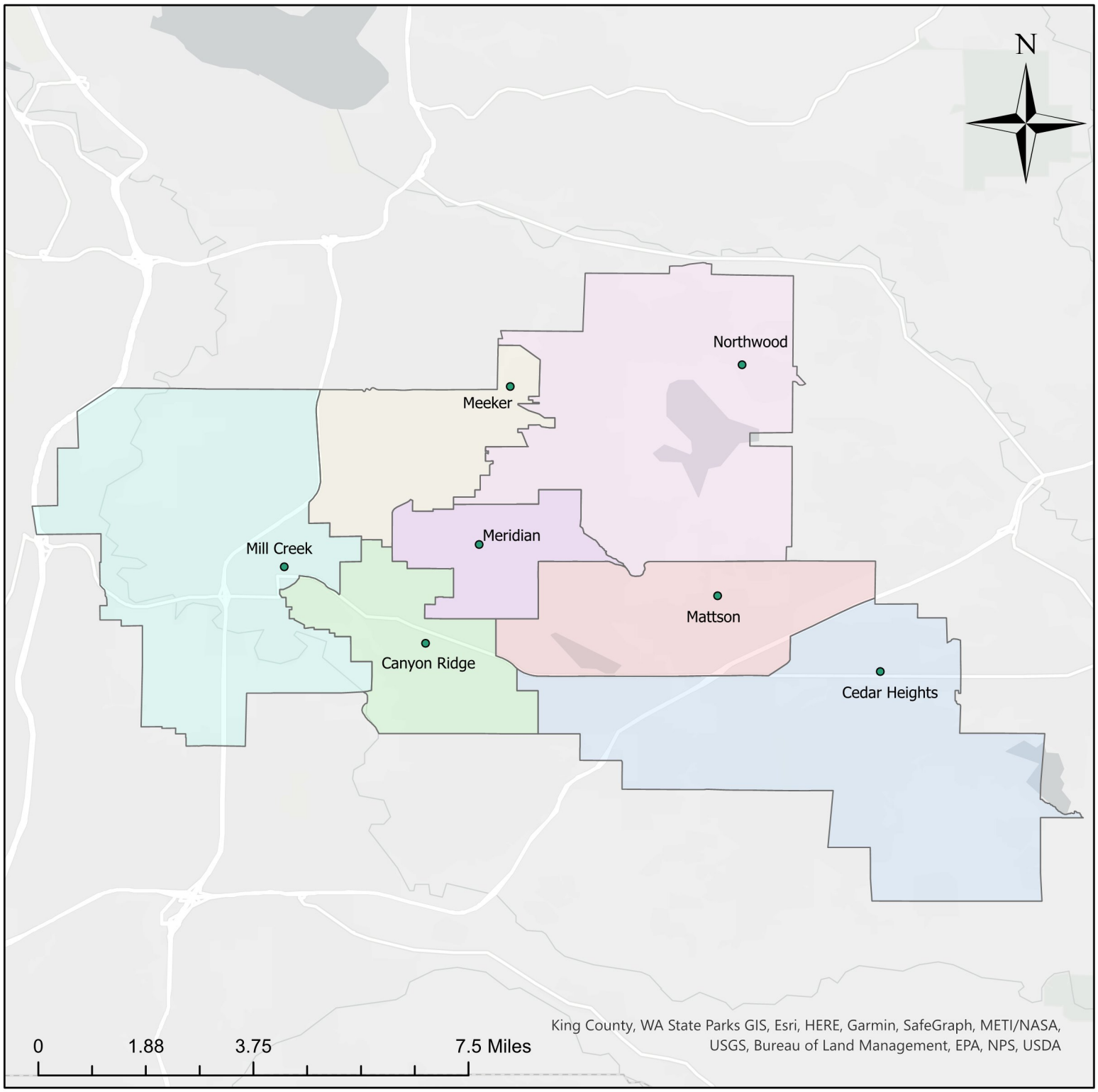
Kent School District 2023/24 School Year High School Boundaries



Legend

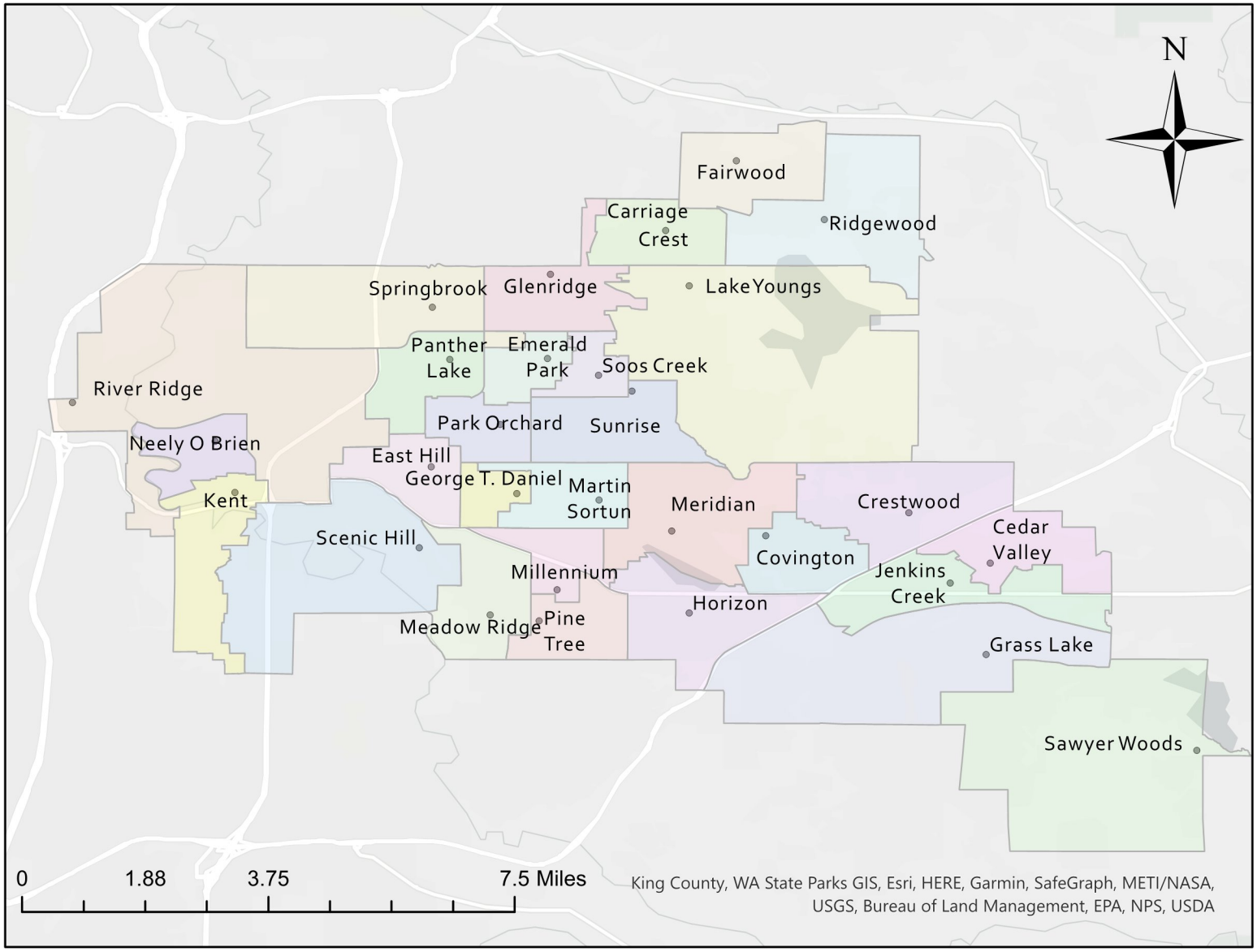
- High School Buildings
- Kentridge High School
- Kent-Meridian High School
- Kentwood High School
- Kentlake High School

Kent School District 2023/2024 School Year
Middle School Boundaries



- Middle Schools
- Cedar Heights Middle School
- Canyon Ridge Middle School
- Mattson Middle School
- Meeker Middle School
- Meridian Middle School
- Mill Creek Middle School
- Northwood Middle School

Kent School District 2023/2024 School Year Elementary Boundaries



- Carriage Crest Elementary
- Cedar Valley Elementary
- Covington Elementary
- Crestwood Elementary
- Daniel Elementary
- East Hill Elementary
- Emerald Park Elementary
- Fairwood Elementary
- Glenridge Elementary
- Grass Lake Elementary
- Horizon Elementary
- Jenkins Creek Elementary
- Kent Elementary
- Lake Youngs Elementary
- Martin Sortun Elementary
- Meadow Ridge Elementary
- Meridian Elementary
- Millennium Elementary
- Neely O Brien Elementary
- Panther Lake Elementary
- Park Orchard Elementary
- Pine Tree Elementary
- Ridgewood Elementary
- River Ridge Elementary
- Sawyer Woods Elementary
- Scenic Hill Elementary
- Soos Creek Elementary
- Springbrook Elementary
- Sunrise Elementary
- Elementary Schools

V - Six-Year Planning and Construction Plan

In November 2016, the voters of the Kent School District approved a bond measure for $252 million. This bonding authority provided for the replacement of Covington Elementary school, which opened in August of 2018, the new River Ridge Elementary school, and our new Kent Laboratory Academy, which both opened in August 2021.

As a critical component of capital facilities planning, county and city planners and decision-makers are encouraged to consider safe walking conditions for all students when reviewing applications and design plans for new roads and developments. This should include sidewalks for pedestrian safety to and from schools and bus stops, as well as bus pull-outs and turn-arounds.

Included in this Plan is an inventory of potential projects and sites identified by the District which are potentially acceptable site alternatives in the future *(See Table 4 & Sitemap).*

Voter approved bond issues have included funding for the purchase of sites for future schools and district use; the sites acquired to date are included in this Plan. Some funding is secured for the purchase of additional sites but may also be funded with impact fees as needed. Not all undeveloped properties meet current school construction requirements, and some property may be traded or sold to meet future facility needs.

The Board will continue an annual review of standards of service and those decisions will be reflected in each update of the Capital Facilities Plan.

Our District went out for a Bond Measure in April of 2023 and did not receive enough votes for approval. We reevaluated the District needs and looked at next steps to align with the Strategic Plan which continues to make it a priority to revitalize, rejuvenate and rebuild our aging schools as well as begin a process to remove interim classroom portables and find room or create permanent structures to reduce and eventually eliminate the more than 166 portable classrooms in our District. We will continue to determine capacity versus enrollment as well as programs to ensure this goal to reduce and or eliminate all portables in our District is obtained in the next several years.

As a part of the planning process, the District has been tracking a few major development projects which have affected enrollment and will continue to increase students' forecasts. On Meeker Street in Kent, we have seen several major apartment complexes, ETHOS and Midtown 64 Apartments. These continue to have an impact on enrollment as they fill up their newly built facilities. The Alexian Gateway Project is located on the corner of Military Road and Veterans Drive in Kent and has begun occupying its 283 units in 2023-2024.

In Covington, we are tracking a multi-family house development which has been approved and construction has begun. The 1700-unit Lakepointe Urban Community will fall within our

enrollment boundary and proposed completion of Phase 4 is shown to be 2027.
Construction in the Kent School District boundaries have been steadily rising over the last four years and planned communities are now being recognized through the planning teams in multiple city and county jurisdictions we serve.

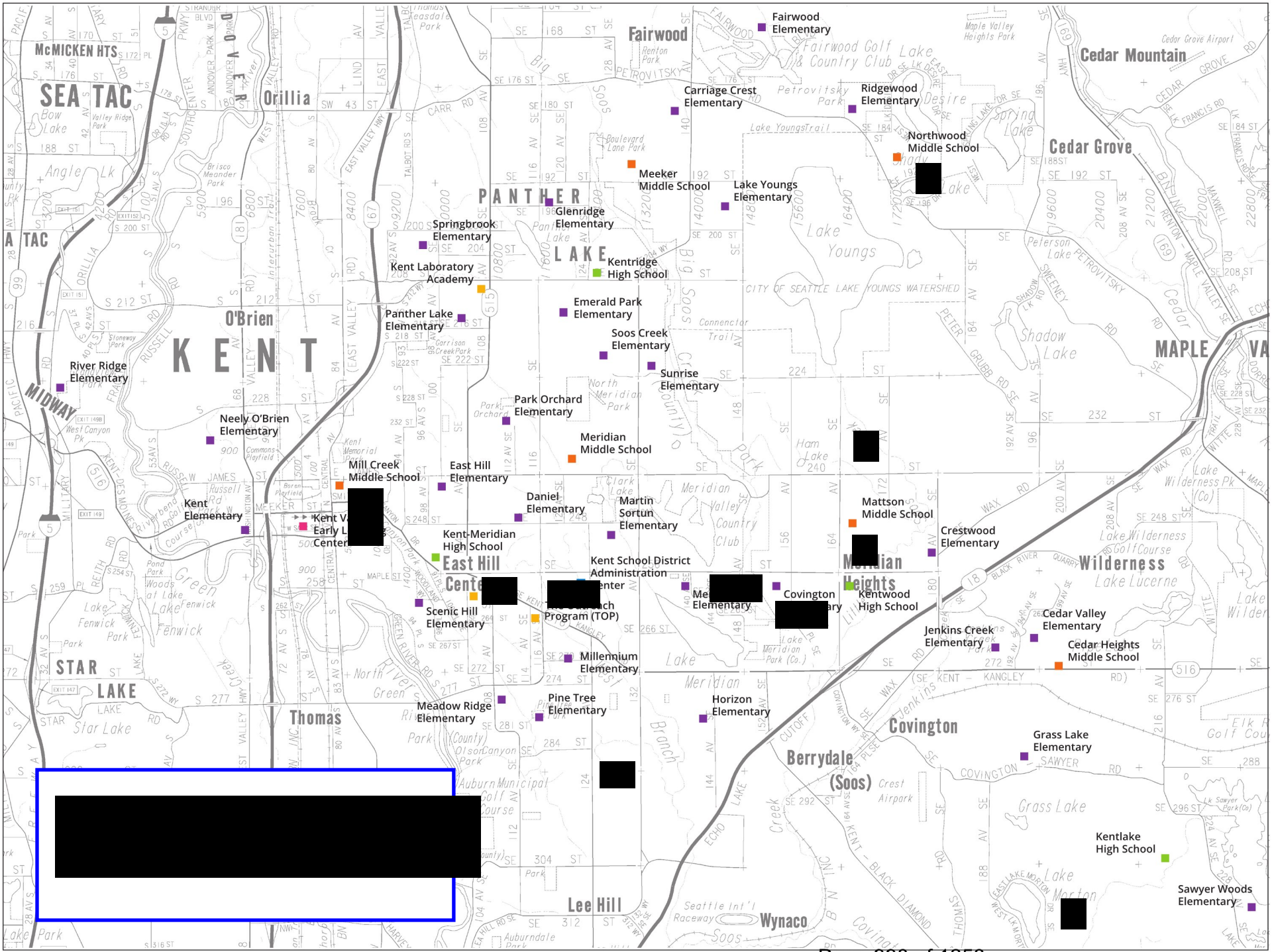
KENT SCHOOL DISTRICT No. 415
Site Acquisitions and Projects Planned to Provide Additional Capacity

# on Map	SCHOOL / FACILITY / SITE	LOCATION	Type	Status	Projected Completion Date	Projected Program Capacity	% for new Growth
						Approximate	Approximate
	ELEMENTARY						
	MIDDLE & HIGH						
	TEMPORARY FACILITIES					Additional Capacity	

# on Map	**2 OTHER SITES ACQUIRED**		Land Use Designation	Type	Land Use Jurisdiction
12	256th - Covington (Halleson)	25435 SE 256th, Covington 98042	**Rural**	Sold	King County
12a	156th - Covington (Wikstrom)	25847 156th Ave. SE, Covington 98042	**Rural**	To be sold	King County
16	White House - Kent (Top)	11027 SE Kent-Kangley Kent, WA 98030	**Commercial**	Purchased	King County
16a	Green Building - Kent (iGrad)	11109 SE Kent-Kangley Kent, WA 98030	**Commercial**	Purchased	King County

Notes:

None



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APARTMENT PROJECTS WITH MULTIPLE BUILDINGS SHALL HAVE MONUMENT SIGNS -------- SHOWING THE STREET ADDRESSES OF EACH BUILDING AT EACH VEHICLE ENTRANCE TO THE SITE. EACH ETHICAL ENTRANCE SHALL ALSO HAVE AN ILLUMINATED SITE PLAN AND / OR DIRECTLY SIGNS. THE SIGNS SHALL SHOW THE LOCATION OF THE SIGN (THE VIEWER'S CURRENT LOCATION) AND ALL BUILDING ADDRESSES. DWELLING NUMBERS SHALL BE INCLUDED. THE MONUMENT SIGNS SHALL HAVE A CONTRASTING BACKGROUND COLOR. ALL SITE SIGNAGE TO BE PER OWNERS SPECIFICATION AND DESIGN AND UNDER SEPARATE PERMIT.

* INDICATE APPROXIMATE LOCATION OF ILLUMINATED BUILDING ADDRESS SIGNAGE. SIGNAGE FOR BUILDINGS MUST INCLUDE THE ENTIRE BUILDING ADDRESS AND STREET NAME. THE BUILDING ADDRESS SHALL BE NO LESS THAN SIX (6) INCHES IN HEIGHT. THE BUILDING SIGN SHALL HAVE A CONTRASTING BACKGROUND COLOR.



LEGEND

- ONE BEDROOM UNITS
- TWO BEDROOM UNITS
- THREE BEDROOM UNITS
- TYPE A UNITS
- ----- NO UNIT - GARAGE ONLY
- * BUILDING SIGNAGE

1. UNIT NUMBERS READ TOP TO BOTTOM (FLOOR 1-4) AS INDICATED ON THE UNIT STACK

1 UNIT NUMBERING PLAN
SCALE: 3/64" = 1'-0"

KATERRA

542 1st AVE. SOUTH, FLOOR 4
SEATTLE, WASHINGTON 98104

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Consultant

Owner

TCR
TRAMMELL CROW RESIDENTIAL

Key plan

Professional Seal

5356 REGISTERED ARCHITECT
CRAIG CURTIS
STATE OF WASHINGTON

ALEXAN GATEWAY APARTMENTS

23000 MILITARY RD S,
KENT, WA 98032

Drawn By	RM
Project Manager	RM
Job Number	075-18001
Date Of Original	12/13/19

Revisions

Mark	Date	Description
0	06/12/2019	PERMIT SET
2	01/09/2020	REV.3 ITCD UPDATES
6	05/22/2020	PC1 CORRECTIONS

IFC SET
10/30/2020

UNIT NUMBERING/ ADDRESSING SHEET(1,2,3)

G.00.014

Phasing Legend 11

Phase 1A - Maple Hills Division 5
Preliminary Plat approval in third quarter 2021. Construction and Final Plat Recording 2022.

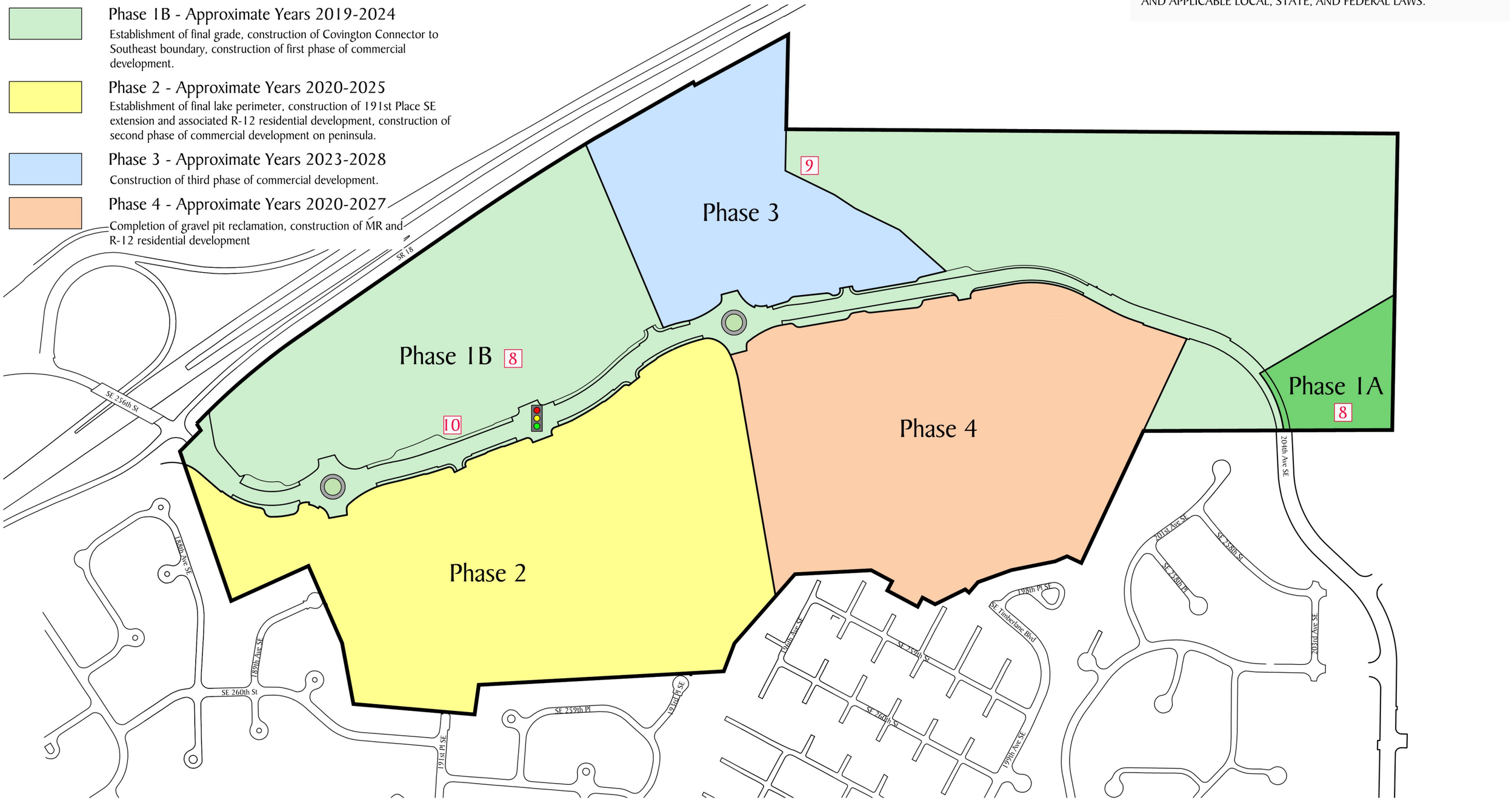
Phase 1B - Approximate Years 2019-2024
Establishment of final grade, construction of Covington Connector to Southeast boundary, construction of first phase of commercial development.

Phase 2 - Approximate Years 2020-2025
Establishment of final lake perimeter, construction of 191st Place SE extension and associated R-12 residential development, construction of second phase of commercial development on peninsula.

Phase 3 - Approximate Years 2023-2028
Construction of third phase of commercial development.

Phase 4 - Approximate Years 2020-2027
Completion of gravel pit reclamation, construction of MR and R-12 residential development

NOTE:
THE LOCATION OF DEVELOPMENT, INCLUDINGS ROADWAYS AND TRAILS, IS APPROXIMATE AND DOES NOT VEST TO THIER SPECIFIC LOCATION. THE LOCATION OF ALL DEVELOPMENT WILL BE BASED ON EXISTING CONDITIONS AT THE TIME OF APPLICATION AND THE TERMS OF THE PLANNED ACTION, THE DEVELOPMENT AGREEMENT, AND APPLICABLE LOCAL, STATE, AND FEDERAL LAWS.



Lakepointe Urban Village

OAKPOINTE

Phasing Map

N

0 100 200 400

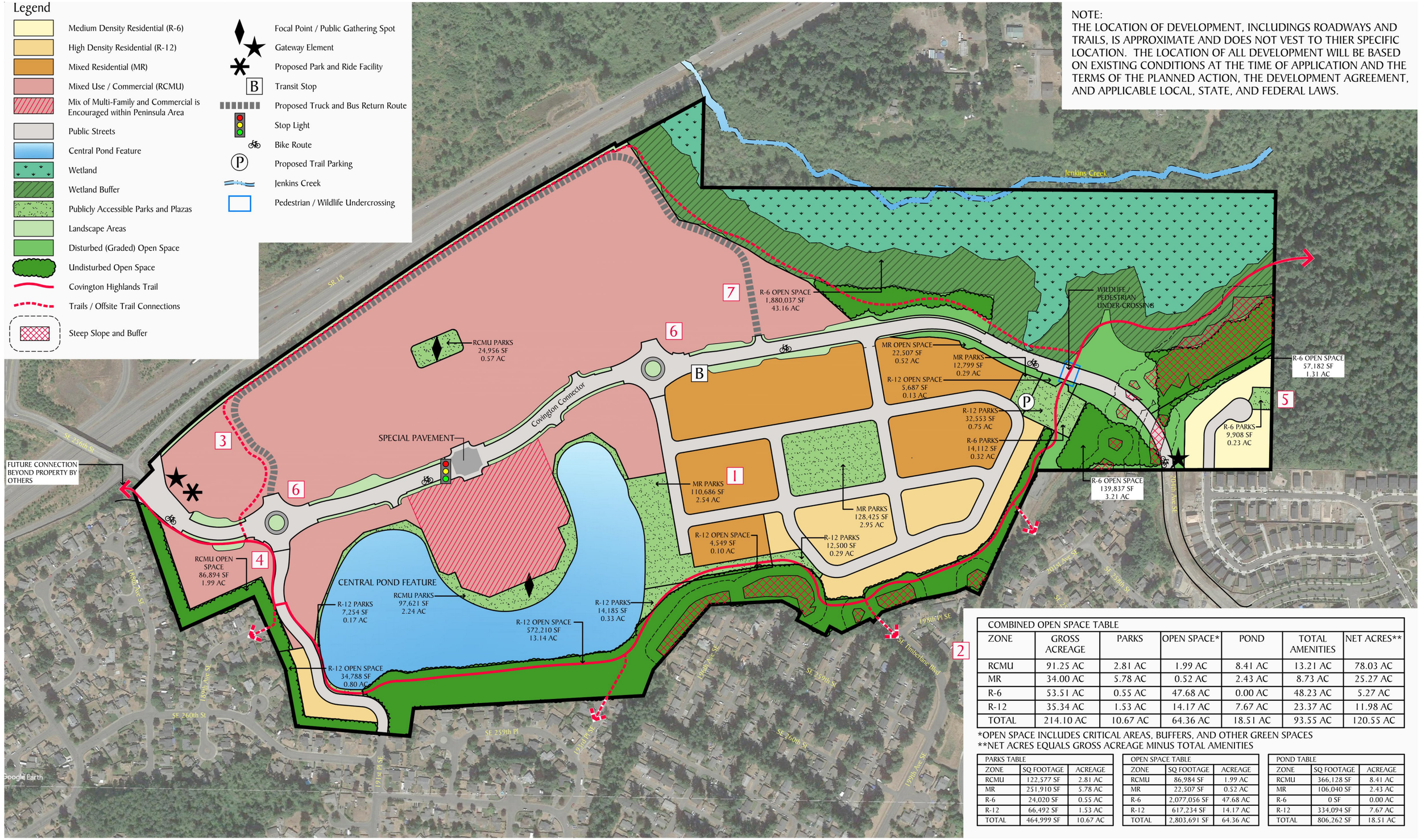
SCALE: 1" = 400'

January 30, 2017
Updated September 15, 2021

Legend

- Medium Density Residential (R-6)
- High Density Residential (R-12)
- Mixed Residential (MR)
- Mixed Use / Commercial (RCMU)
- Mix of Multi-Family and Commercial is Encouraged within Peninsula Area
- Public Streets
- Central Pond Feature
- Wetland
- Wetland Buffer
- Publicly Accessible Parks and Plazas
- Landscape Areas
- Disturbed (Graded) Open Space
- Undisturbed Open Space
- Covington Highlands Trail
- Trails / Offsite Trail Connections
- Steep Slope and Buffer
- Focal Point / Public Gathering Spot
- Gateway Element
- Proposed Park and Ride Facility
- Transit Stop
- Proposed Truck and Bus Return Route
- Stop Light
- Bike Route
- Proposed Trail Parking
- Jenkins Creek
- Pedestrian / Wildlife Undercrossing

NOTE:
THE LOCATION OF DEVELOPMENT, INCLUDINGS ROADWAYS AND TRAILS, IS APPROXIMATE AND DOES NOT VEST TO THIER SPECIFIC LOCATION. THE LOCATION OF ALL DEVELOPMENT WILL BE BASED ON EXISTING CONDITIONS AT THE TIME OF APPLICATION AND THE TERMS OF THE PLANNED ACTION, THE DEVELOPMENT AGREEMENT, AND APPLICABLE LOCAL, STATE, AND FEDERAL LAWS.



COMBINED OPEN SPACE TABLE						
ZONE	GROSS ACREAGE	PARKS	OPEN SPACE*	POND	TOTAL AMENITIES	NET ACRES**
RCMU	91.25 AC	2.81 AC	1.99 AC	8.41 AC	13.21 AC	78.03 AC
MR	34.00 AC	5.78 AC	0.52 AC	2.43 AC	8.73 AC	25.27 AC
R-6	53.51 AC	0.55 AC	47.68 AC	0.00 AC	48.23 AC	5.27 AC
R-12	35.34 AC	1.53 AC	14.17 AC	7.67 AC	23.37 AC	11.98 AC
TOTAL	214.10 AC	10.67 AC	64.36 AC	18.51 AC	93.55 AC	120.55 AC

*OPEN SPACE INCLUDES CRITICAL AREAS, BUFFERS, AND OTHER GREEN SPACES
**NET ACRES EQUALS GROSS ACREAGE MINUS TOTAL AMENITIES

PARKS TABLE		
ZONE	SQ FOOTAGE	ACREAGE
RCMU	122,577 SF	2.81 AC
MR	251,910 SF	5.78 AC
R-6	24,020 SF	0.55 AC
R-12	66,492 SF	1.53 AC
TOTAL	464,999 SF	10.67 AC

OPEN SPACE TABLE		
ZONE	SQ FOOTAGE	ACREAGE
RCMU	86,984 SF	1.99 AC
MR	22,507 SF	0.52 AC
R-6	2,077,056 SF	47.68 AC
R-12	617,234 SF	14.17 AC
TOTAL	2,803,691 SF	64.36 AC

POND TABLE		
ZONE	SQ FOOTAGE	ACREAGE
RCMU	366,128 SF	8.41 AC
MR	106,040 SF	2.43 AC
R-6	0 SF	0.00 AC
R-12	334,094 SF	7.67 AC
TOTAL	806,262 SF	18.51 AC

Lakepointe Urban Village

Master Development Plan

OAKPOINTE

N

0 100 200 400

SCALE: 1" = 400'

January 30, 2017
Updated September 15, 2021

VI - Portable Classrooms

The Plan references use of portables as interim capacity for facilities.

Currently, the District utilizes portables to house students more than functional capacity and for program purposes at some school locations (*Please see Appendices A, B, C).*

Based on enrollment projections, implementation of full day kindergarten programs, lower state mandated class sizes, functional capacity, and no need for additional interim capacity, the District anticipates no need to purchase or lease additional portables during the next six-year period to ensure capacity requirement (Noted in section V. Six Yr. Planning Construction).

During the time period covered by this Plan, the District does not anticipate that all of the District's portables will be replaced by permanent facilities. During the useful life of some of the portables, the school-age population may decline in some communities and increase in others, and these portables provide the flexibility to accommodate the immediate needs of the community.

Portables may be used as interim facilities:

1. To prevent overbuilding or overcrowding of permanent school facilities.
2. To cover the gap between the times of demand for increased capacity and completion of permanent school facilities to meet that demand.
3. To meet unique program requirements.

Portables currently in the District's inventory are continually evaluated and maintained. The District's goal is to reduce the number of portables so we may provide an equitable learning environment for all.

The Plan projects that the District will use portables to accommodate interim housing needs for the next six years and beyond. The use of portables, their impacts on permanent facilities, life cycle and operational costs, and the interrelationship between portables, emerging technologies, and educational restructuring will continue to be examined.

KENT SCHOOL DISTRICT
FACTORS FOR ESTIMATED IMPACT FEE CALCULATIONS

Student Generation Factors - Single Family

Elementary	(Grades K- 5)	0.229
Middle	(Grades 6- 8)	0.087
High	(Grades 9-12)	0.113
	Total	**0.429**

Student Generation Factors - Multi-Family

Elementary	(Grades K-5)	0.109
Middle	(Grades 6- 8)	0.037
High	(Grades 9-12)	0.054
	Total	**0.200**

Projected Increased Student Capacity

Elementary	0
Middle	0
High (Academy)	0

OSPI - Square Footage per Student, see side chart

Elementary	90
Middle	117
High	130
Special Education	144

Required Site Acreage per Facility

Elementary (required)	12
Middle (required)	25
High (required)	40

Average Site Cost / Acre

Elementary	$161,678
Middle	$0
High	$0

New Facility Construction Cost

Elementary	$68,000,000
Middle	$155,000,000
High	$220,000,000

Temporary Facility Capacity & Cost

Elementary	@	24	$315,000
Middle	@	29	$315,000
High	@	31	$315,000

Temporary Facility Square Footage

Elementary		123,702
Middle		10,256
High		21,296
Total	4.4%	155,254

State Funding Assistance Credit

District Funding Assistance Percentage	**52.88%**

Construction Cost Allocation

CCA - Cost/Sq, Ft.	**$375.00**

Permanent Facility Square Footage

Elementary		1,567,594
Middle		760,483
High/Other		1,077,315
Total	95.6%	3,405,392

District Average Assessed Value

Single Family Residence	**$594,679**

Total Facilities Square Footage

Elementary	1,691,296
Middle	770,739
High/Other	1,098,611
Total	3,560,646

District Average Assessed Value

Multi-Family Residence	**$310,811**

Bond Levy Tax Rate/$1,000 **$1.11**

Current Rate / 1,000 Tax Rate	**0.0011**

Developer Provided Sites / Facilities

Value	0
Dwelling Units	0

General Obligation Bond Interest Rate

Current Bond Interest Rate	**3.48%**

CPI Inflation Factor **5.80%**

Budget Preparations | OSPI (www.k12.wa.us)

KENT SCHOOL DISTRICT
IMPACT FEE CALCULATION for SINGLE FAMILY RESIDENCE

Site Acquisition Cost per Single Family Residence

Formula: ((Acres x Cost per Acre) / Facility Capacity) x Student Generation Factor

	Required Site Acreage	Average Site Cost/Acre	Facility Capacity	Student Factor
A 1 (Elementary)	12	$161,678	0	0.229
A 2 (Middle)	25	$0	0	0.087
A 3 (High)	40	$0	0	0.113
Total	77	$161,678	0	0.429

A ⇨ $0.00

Permanent Facility Construction Cost per Single Family Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent/Total Square Footage Ratio)

	Construction Cost	Facility Capacity	Student Factor	Footage Ratio
B 1 (Elementary)	$68,000,000	0	0.229	0.903
B 2 (Middle)	$155,000,000	0	0.087	0.984
B 3 (High)	$220,000,000	0	0.113	0.998
Total	$443,000,000	0	0.429	

B ⇨ $0.00

Temporary Facility Cost per Single Family Residence (Portables)

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Temporary / Total Square Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
C 1 (Elementary)	$315,000	24	0.229	0.097	$291.55
C 2 (Middle)	$315,000	29	0.087	0.016	$15.12
C 3 (High)	$315,000	31	0.113	0.020	$22.96
Total	$945,000	84	0.429		

C ⇨ $329.63

State Funding Assistance Credit per Single Family Residence (formerly "State Match")

Formula: Area Cost Allowance x SPI Square Feet per student x Funding Assistance % x Student Factor

	Construction Cost Allocation	SPI Sq. Ft. / Student	Assistance %	Student Factor	
D 1 (Elementary)	$375.00	115	0.5288	0.229	$5,222.23
D 2 (Middle)	$375.00	148	0.5288	0.087	$2,553.31
D 3 (High)	$375.00	173	0.5288	0.113	$3,876.57

D ⇨ $11,652.11

Tax Credit per Single Family Residence

Average SF Residential Assessed Value (AAV)	**$594,679**
Net Present Value (per EQ) (NPV)	**8.32**
Current Debt Service Rate / 1,000 (r)	0.11%
(Below used to calculate NPV)	
Current Bond Interest Rate	3.48%
Years Amortized (10 Years)- Used in NPV Calculation	10

TC ⇨ $5,473.99

Developer Provided Facility Credit

Facility / Site Value	Dwelling Units
0	0

FC ⇨ 0

Fee Recap **

A = Site Acquisition per SF Residence	$0.00	
B = Permanent Facility Cost per Residence	$0.00	
C = Temporary Facility Cost per Residence	$329.63	
Subtotal		$329.63
D = State Match Credit per Residence	$11,652.11	
TC = Tax Credit per Residence	$5,473.99	
Subtotal		$17,126.10
Total Unfunded Need		($16,796.47)
50% Developer Fee Obligation		**($8,398)**
FC = Facility Credit (if applicable)		$0
District Adjustment		$8,398
Net Fee Obligation per Residence - **Single Family**		**($0.00)**

KENT SCHOOL DISTRICT
IMPACT FEE CALCULATION for MULTI-FAMILY RESIDENCE

Site Acquisition Cost per Multi-Family Residence Unit

Formula: ((Acres x Cost per Acre) / Facility Capacity) x Student Generation Factor

	Required Site Acreage	Average Site Cost/Acre	Facility Capacity	Student Factor
A 1 (Elementary)	12	$161,678	0	0.109
A 2 (Middle)	25	$0	0	0.037
A 3 (High)	40	$0	0	0.054
Total	77	$161,678	0	0.200

A ⇨ $0.00

Permanent Facility Construction Cost per Multi-Family Residence Unit

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent / Total Square Footage Ratio)

	Construction Cost	Facility Capacity	Student Factor	Footage Ratio
B 1 (Elementary)	$68,000,000	0	0.109	0.903
B 2 (Middle)	$155,000,000	0	0.037	0.984
B 3 (High)	$220,000,000	0	0.054	0.998
Total	$443,000,000	0	0.200	

B ⇨ $0.00

Temporary Facility Cost per Multi-Family Residence Unit

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Temporary / Total Square Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
C 1 (Elementary)	$315,000	24	0.109	0.097	$138.77
C 2 (Middle)	$315,000	29	0.037	0.016	$6.43
C 3 (High)	$315,000	31	0.054	0.020	$10.97
Total	$945,000	84	0.200		

C ⇨ $156.18

State Funding Assistance Credit per Multi-Family Residence (formerly "State Match")

Formula: Area Cost Allowance x SPI Square Feet per student x Funding Assistance % x Student Factor

	Area Cost Allowance	SPI Sq. Ft. / Student	Equalization %	Student Factor	
D 1 (Elementary)	$375.00	115	0.5288	0.109	$2,485.69
D 2 (Middle)	$375.00	148	0.5288	0.037	$1,085.89
D 3 (High)	$375.00	173	0.5288	0.054	$1,852.52

D ⇨ $5,424.10

Tax Credit per Multi Family Residence

Average MF Residential Assessed Value (AAV)	**$310,811**
Net Present Value (per EQ) (NPV)	**8.32**
Current Debt Service Rate / 1,000 (r)	0.11%
(Below used to calculate NPV)	
Current Bond Interest Rate	3.48%
Years Amortized (10 Years)- Used in NPV Calculation	10

TC ⇨ $2,861.00

Developer Provided Facility Credit

Facility / Site Value	Dwelling Units
0	0

FC ⇨ 0

Fee Recap **

A = Site Acquisition per Multi-Family Unit	$0.00		
B = Permanent Facility Cost per MF Unit	$0.00		
C = Temporary Facility Cost per MF Unit	$156.18		
Subtotal		$156.18	
D = State Match Credit per MF Unit	$5,424.10		
TC = Tax Credit per MF Unit	$2,861.00		
Subtotal		$8,285.10	
Total Unfunded Need		($8,128.92)	
50% Developer Fee Obligation			**($4,064)**
FC = Facility Credit (if applicable)			0
District Adjustment			$4,064
Net Fee Obligation per Residential Unit - **Multi-family**			**($0.00)**

VII - Projected Six-Year Classroom Capacity

As stated in Section IV, the functional capacity study is periodically updated for changes in special programs and reflects class size requirements, class size fluctuations etc. As shown in the Inventory and Capacity chart in Table 3, the functional capacity is also reflected in the capacity and enrollment comparison charts *(See Tables 5 & 5 a-b-c).*

Enrollment is electronically reported to OSPI on Form P-223 on a monthly basis and funding apportionment is based on Annual Average FTE (AAFTE). The first school day of October is widely recognized as the enrollment "snapshot in time" to report enrollment for the year.

Kent School District continues to be the fifth largest district (both FTE and headcount basis) in the State of Washington. The P-223 Headcount for October 2023 was 24,442 with kindergarten students counted at 1.0 and excluding ECSE and college-only Running Start students.

In October 2023, there were 1087 students in 11th and 12th grade participating in the Running Start program at different colleges and receiving credits toward both high school and college graduation. Of these students, 560 attended classes only at the college ("college-only") and are excluded from FTE and headcount for capacity and enrollment comparisons. Kent School District has one of the highest Running Start program participation rates in the state.

Based on the enrollment forecasts, permanent facility inventory and capacity, current standard of service, portable capacity, and future additional classroom space, the District plans to continue to satisfy required capacity through the interim use of portables *(See Table 5 and Tables 5 a-b-c).*

While the District currently shows available capacity to address projected need on a purely statistical basis, there are variety of extenuating factors that need to be considered. The Kent School District currently makes significant use of portables, which we do not consider as part of our permanent standard of service. We have included portable space in our interim capacity figures, and we do not count that as a permanent space solution. Kent is unusual in that it incorporates neighborhoods intersecting with at least 6 municipalities, including Kent, Auburn, Black Diamond, Maple Valley, Renton, and SeaTac. The district covers 73 square miles and includes over 40 schools. Within this large geographic area, we expect to have pockets of localized capacity need that are not necessarily reflected in the aggregate figures. As one example, the Lakepointe Urban Village development in Covington may require new classroom capacity even as space may exist in schools on the far other end of the District's boundaries.

KENT SCHOOL DISTRICT No. 415

PROJECTED ENROLLMENT and CAPACITY
TOTAL DISTRICT

SCHOOL YEAR	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
	Actual	P	R	O	J	E	C	T	E	D
Permanent Functional Capacity 1	35,494	35,494	35,494	35,494	35,494	35,494	35,494
Changes to Permanent Capacity 1							
Capacity Increase (F)							
Additional Permanent Classrooms	0	0	0	0	0	0	0
Permanent Program Capacity Subtotal	35,494	35,494	35,494	35,494	35,494	35,494	35,494
Interim Portable Capacity							
Elementary Portable Capacity Required	3,255	3,201	3,201	3,201	3,201	3,201	3,201
Middle School Portable Capacity Required	375	375	375	375	375	375	375
High School Portable Capacity Required	608	608	608	608	608	608	608
Interim Portable Capacity Total	4,238	4,184	4,184	4,184	4,184	4,184	4,184
TOTAL CAPACITY 1	**39,732**	**39,678**	**39,678**	**39,678**	**39,678**	**39,678**	**39,678**
Total Enrollment/Projection 2	24,385	24,225	24,197	24,201	24,265	24,378	24,348
DISTRICT AVAILABLE CAPACITY	**15,347**	**15,453**	**15,481**	**15,477**	**15,413**	**15,300**	**15,330**

1 Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.

2 Projection Source: Les Kendrick Demographic Study, 2022 ("Low Growth Model")

KENT SCHOOL DISTRICT No. 415

PROJECTED ENROLLMENT and CAPACITY

ELEMENTARY: Grades K - 5

	Elementary Grade K-5						
SCHOOL YEAR	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
	Actual	P	R	O	J	E	C	T	E	D
Elementary Permanent Capacity [1]	16,827	16,696	16,696	16,696	16,696	16,696	16,696
Additional Permanent Classrooms [2]	0	0	0	0	0	0	0
Permanent Program Capacity Subtotal	16,827	16,696	16,696	16,696	16,696	16,696	16,696
Interim Portable Capacity	3,255	3,201	3,201	3,201	3,201	3,201	3,201
TOTAL CAPACITY [1]	**20,082**	**19,897**	**19,897**	**19,897**	**19,897**	**19,897**	**19,897**
ENROLLMENT / PROJECTION 2	11,433	11,420	11,572	11,699	11,688	11,694	11,669
SURPLUS (DEFICIT) CAPACITY	**8,649**	**8,477**	**8,325**	**8,198**	**8,209**	**8,203**	**8,228**

1 Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.

2 Projection Source: Les Kendrick Demographic Study, 2022 ("Low Growth Model")

KENT SCHOOL DISTRICT No. 415

PROJECTED ENROLLMENT and CAPACITY

MIDDLE SCHOOL: Grades 6 - 8

	Middle School Grade 6-8						
SCHOOL YEAR	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
	Actual	P R O J E C T E D					
Middle School Permanent Capacity [1]	7,575	7,216	7,216	7,216	7,216	7,216	7,216
Changes to Middle School Capacity	0	0	0	0	0	0	0
Permanent Program Capacity Subtotal	7,575	7,216	7,216	7,216	7,216	7,216	7,216
Portable Interim Capacity [1]	375	375	375	375	375	375	375
TOTAL CAPACITY [1]	**7,950**	**7,591**	**7,591**	**7,591**	**7,591**	**7,591**	**7,591**
ENROLLMENT / PROJECTION [2]	5,819	5,919	5,946	5,925	6,032	6,209	6,335
SURPLUS (DEFICIT) CAPACITY	**2,131**	**1,672**	**1,645**	**1,666**	**1,559**	**1,382**	**1,256**

1 Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.

2 Projection Source: Les Kendrick Demographic Study, 2022 ("Low Growth Model")

KENT SCHOOL DISTRICT No. 415

PROJECTED ENROLLMENT and CAPACITY

HIGH SCHOOLS: Grades 9 - 12

SCHOOL YEAR	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
	Actual	P	R	O	J	E	C	T	E	D
High Permanent Capacity [1]	10,550	10,097	10,097	10,097	10,097	10,097	10,097
Changes to High School Capacity	0	0	0	0	0	0	0
Permanent Program Capacity Subtotal	10,550	10,097	10,097	10,097	10,097	10,097	10,097
Portables Interim Capacity 1	608	608	608	608	608	608	608
TOTAL CAPACITY [1]	**11,158**	**10,705**	**10,705**	**10,705**	**10,705**	**10,705**	**10,705**
ENROLLMENT / PROJECTION [2]	7,195	7,378	7,384	7,467	7,578	7,647	7,631
SURPLUS (DEFICIT) CAPACITY	**3,963**	**3,327**	**3,321**	**3,238**	**3,127**	**3,058**	**3,074**

1 Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.

2 Projection Source: Les Kendrick Demographic Study, 2022 ("Low Growth Model")

VIII - Finance Plan

The finance plan shown on *Table 6* demonstrates how the Kent School District plans to finance improvements for the years 2023-2024 through 2029-2030. The financing components include secured and unsecured funding and impact fees. The plan is based on future bond issues, state school construction assistance, collection of impact fees under the State Growth Management Act and voluntary mitigation fees paid pursuant to State Environmental Policy Act.

In November 2016, the District held a special election to approve the authorization of $252,000,000 in bonding authority. The projects described below are part of this authorization. The first series of bonds ($80 million) were issued in February 2017, which funded the Covington Elementary Replacement School, as well as other infrastructure projects. Impact fees were used at both River Ridge Elementary School and Kent Laboratory Academy projects due to escalation in construction pricing across the Pacific Northwest.

According to RCW 82.02.090, the definition of an impact fee is ". . . a payment of money imposed upon development as a condition of development approval to pay for public facilities needed to serve new growth and development, and that is reasonably related to the new development that creates additional demand and need for public facilities, that is a proportionate share of the cost of the public facilities, and that is used for facilities that reasonably benefit the new development. `Impact fee' does not include a reasonable permit or application fee." Mitigation or impact fees can be calculated on the basis of "unhoused student need" or "the maintenance of a district's level of service" as related to new residential development.

A mitigation/impact fee may be imposed based upon a determination of insufficient existing permanent and/or interim portable school space or to pay for permanent and/or newly acquired interim portable school space previously constructed as a result of growth in the district. A district's School Board must first approve the application of the mitigation or impact fees and, in turn, approval must then be granted by the other general government jurisdictions having responsibility within the district, counties, cities and towns (Kent, Covington, Renton, Auburn, Black Diamond, Maple Valley, SeaTac, and Unincorporated King County).

Though the current enrollment projections increase for both elementary and secondary schools are relatively flat, the ongoing need to provide permanent instructional facilities to house students is a driving need as the shifts in our family populations continue, due to ongoing development. Previously collected impact fees may be used to support and address the challenges related to the number of interim instructional facilities currently in use, the replacement of some of these aged facilities, the maintenance of the district's level of services, and the potential expansions to existing facilities in future years.

The Kent School District 2023-2024 CFP update includes continued execution of the 2016 Capital Bond Projects, the 2018 Levy Projects, and the data collection and review of our Facility Assessment Reports. The District Facilities and Capital Planning Teams had come together and joined the Capital

Bond Planning Task Force (CBPTF) which included District personnel, design professionals, teaching staff, student voices, as well as community members who collaborated and discussed the District's needs. The initial plan revealed priorities including school replacement due to age, and the need for added permanent facilities to (1) reduce and eliminate our need for portables and (2) accommodate future growth as housing in the Kent region continues to expand. We started with a list of 2 billion in needs and through itemizing and prioritizing, we brought the list of essential projects to 495 million. This list was brought before the District's Board of Directors for comments, discussion, and approval. A Capital Bond Measure followed and went out to vote in April 2023 and did not pass with voter approval.

After the failure to pass the 2023 Bond, we re-evaluated needs and for next steps. Surveys went out to the community to see what people would like to prioritize from the list of needed projects. A new list of projects was presented through the 2023 Levy in November. This levy did not pass. This list was again taken and revised to prioritize projects that are critical to operations and life safety within our buildings. In April we set forth our 2024 Levy to a vote, which also did not receive the needed support to pass.

Future updates to this Capital Facilities Plan will include details of any adopted planning. With the opening of Canyon Ridge Middle School, our sixth grade moving from elementary to middle school, and our boundary change, we have advanced opportunities to even out capacity at each site to accommodate our programs, district-wide site capacity, and student-based needs.

For the Six-Year Finance Plan, costs of future schools are based on estimates from Kent School District Capital Planning Team. Please see pages 13-14 for a summary of the cost basis.

Cost Basis Summary

For impact fee calculations, construction estimated costs are based on the last elementary school built in Kent, adjusted for inflation, and projected cost future elementary school, as well as average pricing of nearby school districts recently built new middle and new high school projects.

Project	Projected Cost
New Elementary School	$68,000,000
New Middle School	$155,000,000
New High School	$220,000,000

Site Acquisition Cost

The site acquisition cost is based on an average cost of sites purchased or built on within the last ten years. Please see Table 7 for a list of site acquisition costs and averages.

District Adjustment

The impact fee calculations on Appendix B & C result in a zero-dollar impact fee total for this year but may be adjusted if needed per RCW 36.70A.130(2)(b) provision.

KENT SCHOOL DISTRICT No. 415
SIX-YEAR FINANCE PLAN

SCHOOL FACILITIES	*	2022	2023	2024	2025	2026	2027	2028	TOTAL	Secured Local & State	Unsecured State [2] or Local [3] Estimated	Impact Fees [5] Estimated
PERMANENT FACILITIES												
No School Projects at this time.									$0			
TEMPORARY FACILITIES												
Additional portables [3 - 4]									$0			
OTHER												
N / A												
Totals		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

* F = Funded U = Unfunded

NOTES:

[2] The District anticipates receiving some State Funding Construction Assistance for some projects.

[3] Facility needs are pending review. Some of these projects may be funded with impact fees.

4 Cost of portables based on current cost and adjusted for inflation for future years.

5 Fees in this column are based on amount of fees collected to date and estimated fees on future units.

KENT SCHOOL DISTRICT No. 415
Site Acquisitions & Costs
Average of Sites Purchased, Sold or Built on within last 10 Years

Type & # on Map	School / Site	Year Open / Purchased Sold	Location	Acreage	Cost/Price	Avg cost-price/acre	Total Average Cost / Acre
Elementary							
	No Acquisitions for Elemenary Schools			0.00	$0		
			Elementary Site Subtotal	0.00	$0		**~~$0~~ Elem site average**
Middle School							
	No Acquisitions for Middle Schools			0.00	$0		
			Middle School Site Subtotal	0.00	$0		**$0 Middle Schl Site Avg.**
High							
	No Acquisitions for High			0.00	$0	$0	
			Senior High Site Subtotal	0.00	$0		**$0 Sr Hi Site Average**

Note: All rural sites were purchased prior to adoption of Urban Growth Area.

Numbers correspond to locations on Site Bank & Acquisitions Map on Page 17

1 / Urban	Site - Covington area North (So of Mattson MS)	1984
2 / Rural	Site - Ham Lake east (Pollard)	1992
4 / Urban	Site - Shady Lake (Sowers-Blaine-Drahota-Paroline)	1995
5 / Rural	Site - SE of Lake Morton area (West property)	1993
9 / Rural	Site - McMillan Assemblage (South of MC)	98 - 04
10 / Urban	Site - Yeh-Williams (W of 132 Ave SE at SE 288)	1999
12a / Urban	Site - 156th Ave. SE Covington (Wikstrom)	2004
12b / Urban	Site - SE 256th St. Covington (West of CO)	2004
16	Site - 11027 SE Kent-Kangley Kent, WA 98030	2023
16a	Site - 11109 SE Kent-Kangley Kent, WA 98030	2023

Total Acreage & Cost		Total Average Cost / Acre
~~0.00~~	~~$0~~	~~#DIV/0!~~
0	0	0

IX - Summary of Changes to June 2024 Capital Facilities Plan

The Capital Facilities Plan (the "Plan") is updated annually based on previous Plans in effect since 1993. The primary changes from the June 2023 Plan are summarized here.

Capacity changes continue to reflect fluctuations in class size ratio and program changes. Changes in portables or transitional capacity reflect use, lease or purchase, sale, surplus and/or movement between facilities.

The District moved to a K-5 Elementary and 6-8 Middle School model beginning at the 2023-2024 school year. Capacity has been added at the middle school level by reopening the original Sequoia Junior High (now Canyon Ridge Middle School).

The District worked with Educational Data Solutions, LLC to update student generation factors. The updated rates are included in the body of the Plan.

The District expects to receive some State Funding Assistance (formerly called “state matching funds”) for projects in this Plan and tax credit factors are updated annually. Unfunded site and facility need will be reviewed in the future.

The impact fees for 2024 calendar year will result in no collection of impact fees for both Single-Family and Multi-Family due to the capacity study completed in spring 2024.

X - Appendices

Changes to Impact Fee Calculation Factors Include:

ITEM	Grade /Type	FROM	TO	Increase/ Decrease	Comments
Student Generation Factor	Elem	0.248	0.229	-0.019	
Single Family (SF)	MS	0.085	0.087	0.002	
	SH	0.107	0.113	0.006	
	Total	0.440	0.429	-0.011	
Student Generation Factor	Elem	0.130	0.109	-0.021	
Multi-Family (MF)	MS	0.049	0.037	-0.012	
	SH	0.056	0.054	-0.002	
	Total	0.235	0.200	-0.035	
State Funding Assistance Ratios ("State Match")		51.86%	52.88%	1.02%	Per OSPI Website
Area Cost Allowance		$246.83	$375.00	128.170	Per OSPI Website Link
Average Assessed Valuation (AV)	SF	$653,485	$594,679	(58,806)	King County
AV - Average of Condominiums & Apts.	MF	$290,599	$310,811	20,212	King County
Debt Service Capital Levy Rate / $1000		$1.02	$1.11	$0.09	Per King Co. Assessor Report
General Obligation Bond Interest Rate		3.58%	3.48%	-0.10%	Bond Buyers 20 year GO Index
Impact Fee - Single Family	SF	$0.00	$0.00	$0.00	No Change
Impact Fee - Multi-Family	MF	$0.00	$0.00	$0.00	No Change

SEPA[1] Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

A.Background

Find help answering background questions[2]

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

   The adoption of a six-year Capital Facilities Plan by the Kent School District. The Comprehensive Plans of King County, City of Kent, City of Covington, City of Renton, City of Auburn and possibly Cities of Maple Valley, Black Diamond and SeaTac have been and/or will be amended to include the Kent School District 2024 Capital Facilities Plan in the Capital Facilities Plan Element of the Comprehensive Plan for each jurisdiction. A copy of the Capital Facilities Plan is available for review in the Kent School District Capital Planning team.

2. **Name of applicant:**

   Kent School District No. 415

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

   Kent School District No. 415

   12033 SE 256th Street Bldg. B

   Kent, WA 98030-6643

   (253) 373-7526

   Mr. David Bussard

4. **Date checklist prepared:**

   May 6, 2024

5. **Agency requesting checklist:**

   Kent School District No. 415

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

   The 2024 Kent School District Capital Facilities Plan is scheduled to be forwarded to King County, Cities of Kent, Covington, Renton, Auburn, Maple Valley, Black Diamond, and SeaTac for possible inclusion in each jurisdiction's Comprehensive Plan. The Capital Facilities Plan will be updated annually. Site-specific projects have been or will be subject to project-specific environmental review.

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

   Not at this time.

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

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

   No.

10. **List any government approvals or permits that will be needed for your proposal, if known.**

    King County and Cities of Kent, Covington, Auburn and Renton will review and approve the Capital Facilities Plan for the purposes of impact fee ordinances and will need to adopt the Plan as an amendment to the Capital Facilities Plan element of the Comprehensive Plans of King County and Cities of Kent, Covington, Renton and Auburn. Cities of Maple Valley, Black Diamond, and SeaTac may also review and approve the Plan for the purposes of any school impact fee ordinances and may adopt the Plan as an amendment to the Capital Facilities element of their Comprehensive Plans.

11. **Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

    This is a non-project action. This proposal involves the adoption of the Kent School District 2024 Capital Facilities Plan for the purpose of planning the facilities needs of the District and for inclusion in the Capital Facilities Plan element and possible amendment of the Comprehensive Plans for King County, City of Covington, City of Kent, City of Renton, City of Auburn, City of Black Diamond, City of SeaTac and City of Maple Valley. A copy of the Capital Facilities Plan may be viewed at the Kent School District Capital Planning office.

12. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

    The 2024 Capital Facilities Plan will affect the Kent School District. The District includes an area of approximately 70 square miles. The City of Covington, and portions of the Cities of Kent, Auburn, Renton, Black Diamond, Maple Valley, SeaTac, and parts of unincorporated King County fall within the boundaries of the Kent School District.

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. **General description of the site:**

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

The Kent School District is comprised of a variety of topographic landforms and gradients, including all of those listed. Specific topographic characteristics will be identified during the planning and permit process for each capital project.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)?

Specific slope characteristics will be identified during the planning and permit process for each capital project.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Specific soil types will be identified during the planning and permit process for each capital project.

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

Unstable soils may exist within the Kent School District. Specific soil limitations on individual project sites will be identified at the time of environmental review.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Individual projects included in the Capital Facilities Plan will be subject to project-specific environmental review and local approval at the time of proposal. Proposed grading projects, as well as the purpose, type, quantity, and source of fill materials will be identified as appropriate to each project.

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

It is possible that erosion could occur as a result of construction projects currently proposed in the Capital Facilities Plan. Individual projects and their erosion impacts will be evaluated on a site-specific basis. Individual projects will be subject to environmental review and local approval at the time of proposal.

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

The percentage of impervious cover will vary with each capital facilities project and will be addressed during project-specific environmental review.

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

Erosion potential on individual project sites will be addressed during project-specific environmental review. Relevant erosion reduction and control requirements will be met.

2. Air

Find help answering air questions[4]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Various emissions, many construction-related, may result from individual projects. Air-quality impacts will be evaluated during project-specific environmental review. Please see the Supplemental Sheet for Non-project Actions.

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

Off-site sources and necessary mitigation will be addressed during project-specific environmental review.

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

Plans for individual projects included in the Capital Facilities Plan have been or will be subject to environmental review and relevant local approval processes, including obtaining of any necessary air quality permits, at the time individual projects are formally proposed. Please see the Supplemental Sheet for Non-project Actions.

3. Water

Find help answering water questions[5]

a. Surface:

Find help answering surface water questions[6]

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There is a network of surface water bodies within the Kent School District. The surface water regimes and flow patterns have been or will be researched and incorporated in the design of each individual project.

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[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air

[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water

[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

   Some projects may require work near these described waters. Individual projects in the Capital Facilities Plan will be subject to environmental review and local approval requirements at the time the project is formally proposed.

3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

   Information with respect to placement or removal of fill or dredge material will be addressed at the time of project-specific environmental review. Applicable local regulations have been or will be satisfied.

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

   Any surface water withdrawals or diversions have been or will be addressed during project-specific environmental review.

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

   Each capital facilities project, if located in a floodplain area, will be required to meet applicable local regulations for flood areas.

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

   Specific information regarding discharges of waste materials, if any, will be addressed during project-specific environmental review. Please see the Supplemental Sheet for Non-project Actions.

b. Ground:

Find help answering ground water questions[7]

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

   Individual projects included in the Capital Facilities Plan may impact ground water resources. Each project will be evaluated during project-specific environmental review. Applicable local regulations have been or will be satisfied. Please see the Supplemental Sheet for Non-project Actions.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following**

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Impacts of discharged waste material, if any, have been or will be addressed during site-specific, project-level environmental review.

c. Water Runoff (including stormwater):

1. **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

   Individual projects included in the Capital Facilities Plan may have varying storm water runoff consequences. Each project will be subject to environmental review and applicable local regulations.

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

   Individual projects included in the Capital Facilities Plan will have varying environmental impacts and will be subject to appropriate review and local regulations prior to construction. Information regarding waste materials willbe presented at the time of such review. Please see the Supplemental Sheet for Non-project Actions.

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

   Individual projects included in the Capital Facilities Plan may have varying drainage pattern consequences. Each project will be subject to environmental review and applicable local regulations.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Specific measures to reduce or control runoff impacts have been or will be developed on a project-specific basis in cooperation with the appropriate jurisdiction.

4. Plants

Find help answering plants questions

a. Check the types of vegetation found on the site:

- ☐ **deciduous tree: alder, maple, aspen, other**
- ☐ **evergreen tree: fir, cedar, pine, other**
- ☐ **shrubs**
- ☐ **grass**
- ☐ **pasture**
- ☐ **crop or grain**

☐ **orchards, vineyards, or other permanent crops.**

☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**

☐ **water plants: water lily, eelgrass, milfoil, other**

☐ **other types of vegetation**

There are various vegetative zones within the Kent School District. An inventory of species has been or will be produced as part of project-specific environmental review.

b. What kind and amount of vegetation will be removed or altered?

Impacts on vegetation will be determined at the time of project-specific environmental review at the time the project is formally proposed. Please see the Supplemental Sheet for Non-project Actions.

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

Specific impacts to these species from individual projects have been or will be determined at the time of project proposal and will be addressed during site-specific, project-level environmental review.

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

Individual projects included in the Capital Facilities Plan will be subject to Environmental review and local approval at the time of project proposal.

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

Individual projects included in the Capital Facilities Plan will be subject to Environmental review and local approval at the time of project proposal.

5. Animals

Find help answering animal questions[8]

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Examples include:

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:**

An inventory of species observed on or near sites has been or will be developed during project-specific environmental review.

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

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals

Specific impacts to these species from individual projects will be determined at the time of project proposal and will be reviewed in cooperation with the affected jurisdictions.

c. **Is the site part of a migration route? If so, explain.**

Impacts on migration routes, if any, will be addressed during site-specific, project- level environmental review.

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

Appropriate measures to preserve or enhance wildlife have been or will be determined at the time of site-specific, project-level environmental review.

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

An inventory of invasive animal species observed on or near sites has been or will be developed during project-specific environmental review.

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

The State Board of Education requires a life-cycle cost analysis of all heating, lighting, and insulating systems prior to allowing specific projects to proceed. Energy needs will be decided at the time of specific engineering and site design planning.

Please see the Supplemental Sheet for Non-project Actions.

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

Individual projects of this Capital Facilities Plan will be evaluated as to their impact on the solar potential of adjacent projects during environmental review.

c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

Energy conservation measures will be considered at the project-specific design phase and environmental review.

7. Environmental health

Health Find help with answering environmental health questions[10]

a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou
[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

Please see the Supplemental Sheet for Non-project Actions.

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

   Please see the Supplemental Sheet for Non-project Actions.

2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

   Please see the Supplemental Sheet for Non-project Actions.

3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

   Please see the Supplemental Sheet for Non-project Actions.

4. **Describe special emergency services that might be required.**

   Please see the Supplemental Sheet for Non-project Actions.

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

   Proposed projects will comply with all current codes, standards, and rules and regulations. Individual projects have been or will be subject to environmental review and local approval at the time of formal submittal.

b. **Noise**

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

   A variety of noises exist within the Kent School District. Specific noise sources have been or will be identified during project-specific environmental review.

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

   Normal construction noises would exist on a short-term basis during school construction. There could be an increase in traffic or operations-related noise which would be addressed during project specific environmental review. Please see the Supplemental Sheet for Non-project Actions.

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

   Project noise impacts have been or will be evaluated and mitigated during the project-specific environmental review. Each project is or will be subject to applicable local regulations.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

There are a variety of land uses within the Kent School District, including residential, commercial, industrial, institutional, utility, agricultural, forestry, open space, recreational, etc.

b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

This question will be addressed during site-specific, project-level environmental review.

c. **Describe any structures on the site.**

Structures located on proposed sites have been or will be identified and described during project-specific environmental review when appropriate.

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

Structures to be demolished, if any, will be identified as part of the project-specific environmental review process.

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

There are a variety of zoning classifications within the Kent School District. Site specific zoning information has been or will be identified during project-specific environmental review.

f. **What is the current comprehensive plan designation of the site?**

An inventory of comprehensive plan designations has been or will be completed during project-specific environmental review.

g. **If applicable, what is the current shoreline master program designation of the site?**

Any shoreline master program designations have been or will be identified during project-specific environmental review.

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

h. **Has any part of the site been classified as a critical area by the city or county? If so, specify.**

Environmentally sensitive areas, if any, will be identified during project-specific environmental review.

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

This information has been or will be provided at the time of project-specific environmental review.

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

It is not anticipated that proposed projects will displace any people. Displacement of people, if any, will be evaluated during project-specific environmental review.

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

Individual projects included in the Capital Facilities Plan will be subject to project-specific environmental review and local approval at the time the project is formally proposed.

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

Compatibility of the proposal and specific projects with existing uses and plans have been or will be assessed as part of the comprehensive planning process and during project-specific environmental review.

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

Compatibility of the proposal and specific projects with existing uses and plans have been or will be assessed as part of the comprehensive planning process and during project-specific environmental review.

9. Housing

Find help answering housing questions[12]

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

No housing units would be provided.

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

Any impact of project proposals on existing housing has been or would be

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing

evaluated during project-specific environmental review procedures.

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

Measures to reduce or control any housing impacts have been or will be addressed during site-specific, project-level environmental review.

10. Aesthetics

Find help answering aesthetics questions[13]

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

Aesthetic impacts have been or will be determined at the time of site-specific, project-level environmental review.

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

Aesthetic impacts have been or will be determined at the time of site-specific, project-level environmental review.

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

Appropriate measures to reduce or control aesthetic impacts have been or will be determined at the time of project-specific environmental review.

11. Light and glare

Find help answering light and glare questions[14]

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

Light or glare impacts have been or will be determined at the time of project-specific environmental review.

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

Light or glare impacts have been or will be determined at the time of project-specific environmental review.

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

Off-site sources of light or glare have been or will be evaluated at the time of project specific environmental review.

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

[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics
[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

Mitigation of light and glare impact has been or will be addressed during project-specific environmental review.

12. Recreation

Find help answering recreation questions

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

There are a variety of formal and informal recreational facilities within the Kent School District.

b. **Would the proposed project displace any existing recreational uses? If so, describe.**

Recreational impacts have been or will be addressed during project specific environmental review. Projects in the Capital Facilities Plan may enhance recreational opportunities and uses.

c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

Any adverse effects on recreation stemming from individual project proposals have been or will be subject to mitigation during the environmental review procedure. A school site usually provides recreational facilities to the community in the form of additional play fields and gymnasiums.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

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.**

The existence of historic and cultural resources will be determined at the time of project-specific environmental review.

b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

An inventory of historical sites has been or will be conducted as part of project specific environmental review.

c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p

Appropriate measures have been or will be proposed on a project-specific basis.

d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

Appropriate measures have been or will be proposed on a project-specific basis.

14. Transportation

Find help with answering transportation questions[16]

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.**

Impact on public streets and highways has been or will be assessed during project-specific environmental review.

b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

The relationship between specific projects and public transit has been or will be assessed during project-specific environmental review.

c. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

The development of new schools may require new access roads or streets. This issue will be fully addressed during project-specific environmental review.

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

Use of water, rail or air transportation has been or will be addressed during site-specific, project-level environmental review.

e. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

Each project proposal has been or will be separately evaluated as to traffic impacts.

f. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

Each project proposal has been or will be separately evaluated as to traffic impacts.

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

[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation

Mitigation of impacts on transportation has been or will be addressed during project-specific environmental review.

15. Public services

Find help answering public service questions[17]

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.**

   Impacts have been or will be evaluated on a project-specific basis.

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

   Schools are built with automatic security systems, fire alarms, smoke alarms, heat sensors and sprinkler systems.

16. Utilities

Find help answering utilities questions[18]

a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

   Utilities available at project sites have been or will be identified during project specific environmental review.

b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

   Utility revisions and construction needs will be identified during project-specific environmental review.

[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services
[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities

C.Signature

Find help about who should sign[19]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X 

Mr. David Bussard

Executive Director, Operations

May 13, 2024

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

   To the extent this Plan makes it more likely that school facilities will be constructed, and/or renovated or remodeled, some of these environmental impacts will be more likely. Additional impermeable surfaces, such as roofs, parking lots, sidewalks, access roads and playgrounds will increase storm water runoff, which could enter surface or ground water. Emissions to air could result from heating systems, emergency generators and other equipment, and from additional car and bus trips to and from the school for students and faculty. Any emissions resulting from this Plan should not require the production, storage,

[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature

[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

or release of toxic or hazardous substances, with the possible exception of storage of diesel fuel or gasoline for emergency generating equipment. Noise may result from additional traffic and from concentrating several hundred children at a new facility, especially before and after school and during recesses.

To the extent this proposal allows additional residential development to occur, these impacts would also increase somewhat, but it is not possible to quantify those impacts at this time. The impacts would depend on the type, location, and distribution of housing, for example, whether single or multiple family and the location of the school.

- **Proposed measures to avoid or reduce such increases are:**

  Facilities implementing the Plan have been or will be evaluated at the project specific level and impacts will be mitigated accordingly. Storm water detention and runoff will meet applicable County and/or City requirements and, depending on the date of actual construction, may be subject to a National Pollutant Discharge Elimination System ("NPDES") permitting requirements. Discharges to air will be minimal and will meet any applicable requirements of the Puget Sound Air Pollution Control Authority. Fuel oil will be stored according to local and state requirements.

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

   The Plan itself will have no impact on these elements of the environment. Depending on the particular site, construction of facilities may require clearing sites of plants and loss of animal habitat. To the extent residential development is allowed, additional areas may be cleared and eliminated as habitat for animals. There are not likely to be any impacts on fish or marine life, although some water quality degradation in streams and rivers could occur due to increased residential development. These impacts have been or will be addressed in more detail during project-specific environmental review when appropriate.

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

  Individual projects will be evaluated and mitigated appropriately on a project-specific basis, but specific mitigation proposals cannot be identified at this time.

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

   Any actual projects resulting from this Plan would consume heating fuel and electrical energy. Increased traffic resulting from the construction of additional facilities would consume petroleum-based fuels. Reduced traffic resulting from construction of another neighborhood school may also reduce amounts of fuel consumed, but it is not possible to quantify such reduction in consumption at this time. These impacts have been or will be addressed in more detail during project-specific environmental review when appropriate.

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

  Facilities would be constructed in accordance with applicable energy efficiency standards.

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

   The Plan and facilities constructed pursuant to the Plan should have no impact on these resources. It is not possible to predict whether other developments made possible by this Plan would affect sensitive areas.

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

     No specific measures are being proposed at this time. Appropriate measures have been or will be proposed during project-specific review. Annual updates of this Plan will be coordinated with King County, Cities of Kent, Covington, Renton, Auburn, Black Diamond, SeaTac, and Maple Valley as part of the Growth Management Act process, one of the purposes of which is to protect environmentally sensitive areas. To the extent the School District's facilities planning process is part of the overall growth management planning process, these resources are more likely to be protected.

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

   The Plan will not have any impact on land or shoreline use that is incompatible with existing comprehensive plans, land use codes, or shoreline management plans.

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

     None are proposed at this time. Actual facilities constructed to implement the Plan will be sited and constructed to avoid or reduce land use impacts.

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

   This proposal should not create substantial new demands for transportation. The projects included in the Capital Facilities Plan may create an increase in traffic near new District facilities but also reduce traffic by creating the opportunity for more students to walk to a closer school. The construction of the facilities included in the Capital Facilities Plan may result in minor increases in the demand for public services and utilities, such as fire and police protection, and water, sewer, and electric utilities. None of these impacts are likely to be significant. The impacts on transportation and public services and utilities of the projects included in the Capital Facilities Plan will be addressed during project-level review when appropriate.

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

No measures to reduce or respond to such demands are proposed at this time.

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

The Kent School District Capital Facilities Plan will not conflict with any laws or requirements for the protection of the environment.

DETERMINATION OF NONSIGNIFICANCE

For

Kent School District No. 415

2024 Capital Facilities Plan

Issued with a 14-day comment and appeal period.

Description of Proposal:

This threshold determination analyzes the environmental impacts associated with the following actions, which are so closely related to each other that they are in effect a single action:

1. The adoption of the Kent School District 2024 Six-Year Capital Facilities Plan by the Kent School District for the purposes of planning for the facilities needs of the District.

2. The amendment of the King County Comprehensive Plan to include the Kent School District 2024 Capital Facilities Plan as a part of the Capital Facilities Plan Element of the King County Comprehensive Plan.

3. The amendment of the Comprehensive Plan of the City of Kent to include the Kent School District's 2024 Capital Facilities Plan as part of the Capital Facilities Plan Element of the Comprehensive Plans of the City of Kent.

4. The amendment of the Comprehensive Plan of the City of Covington to include the Kent School District's 2024 Capital Facilities Plan as part of the Capital Facilities Plan Element of the Comprehensive Plans of the City of Covington.

5. The amendment of the Comprehensive Plan of the City of Renton to include the Kent School District's 2024 Capital Facilities Plan as part of the Capital Facilities Plan Element of the Comprehensive Plans of the City of Renton.

6. The amendment of the Comprehensive Plan of the City of Auburn to include the Kent School District's 2024 Capital Facilities Plan as part of the Capital Facilities Plan Element of the Comprehensive Plans of the City of Auburn.

7. This proposal may also involve amendment of Comprehensive Plans of the Cities of Black Diamond, Maple Valley, and/or SeaTac to incorporate the Kent School District 2024 Capital Facilities Plan into the Capital Facilities element of that jurisdiction's Comprehensive Plan.

Proponent: Kent School District No. 415

Location of the Proposal:

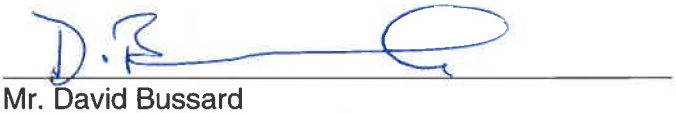
The Kent School District includes an area of approximately 70 square miles. The City of Covington and portions of the cities of Kent, Renton, Auburn, Black Diamond, Maple Valley, and SeaTac fall within the District's boundaries, as do parts of unincorporated King County.

Lead Agency:

Kent School District No. 415 is the lead agency pursuant to WAC 197-11-926.

The lead agency for this proposal has determined that the proposal does not pose a probable significant adverse impact to the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after a review of the completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

This Determination of Non-significance (DNS) is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the date of issue. Comments must be submitted by 3:00 p.m., June 3, 2024. The responsible official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. If the DNS is retained, it will be final after the expiration of the comment deadline.

Responsible Official: 

Mr. David Bussard
Executive Director, Operations
Kent School District No. 415

Telephone: (253) 373-7526

Address: 12033 SE 256th Street, Bldg. B
Kent, Washington 98030-6643

Appeals of this determination are governed by Board Policy No. 6890, which can be obtained from Mr. David Bussard, Executive Director, Kent School District No. 415, 12033 SE 256th Street Bldg. B, Kent, Washington 98030-6643 and pursuant to WAC 197-11-680- and RCW 43.21C.075.

Date of Issue: 5/13/24

Date Published: 5/17/24

School District	Multiple Family				Single Family			
	2024 Fee, Per ACC 19.02	CFP Says	Requested Ammount	Change?	2024 Fee Per ACC 19.02	CFP Says:	Requested Ammount	Change?
Auburn	$9,913.64	Pg. 19	$8,966.00	($947.64)	$5,957.02	Pg. 18	$4,584.00	($1,373.02)
Dieringer	$2,410.00	Pg. 16	$2,410.00	$0.00	$4,545.00	Pg.16	$4,545.00	$0.00
Federal Way	$6,998.00	Pg. 27	$0.00	($6,998.00)	$0.00	Pg. 27	$0.00	$0.00
Kent	$0.00	Pg. 24	$0.00	$0.00	$0.00	Pg. 23	$0.00	$0.00

Chapter 19.02
SCHOOL IMPACT FEES

19.02.115 Impact fee calculation and schedule for the Dieringer school district.

The impact fee calculation and schedule below is based upon a review of the impact fee calculation for single-family residences and for multifamily residences set forth in the most recent version of the Dieringer school district capital facilities plan adopted by the Auburn city council as an element of the Auburn comprehensive plan. The calculation is the determination of the appropriate proportionate share of the costs of public school capital facilities needed to serve new growth and development to be funded by school impact fees based on the factors defined in ACC 19.02.020.

Effective January 1, ~~2024~~2025, or the effective date of the ordinance codified in this section, whichever is later, the school impact fee shall be as follows:

Per Single-Family Dwelling Unit	$4,545.00
Per Multifamily Dwelling Unit	$2,410.00

(Ord. 6925 § 2, 2023; Ord. 6897 § 2, 2022; Ord. 6841 § 2, 2021; Ord. 6804 § 1, 2020; Ord. 6745 § 1, 2019; Ord. 6699 § 1, 2018; Ord. 6668 § 1, 2017; Ord. 6627 § 1, 2016; Ord. 6581 § 1, 2016; Ord. 6542 § 1, 2014; Ord. 6488 § 1, 2013; Ord. 6445 § 1, 2012; Ord. 6393 § 1, 2011; Ord. 6341 § 2, 2011; Ord. 6340 § 1, 2010; Ord. 6279 § 1, 2009; Ord. 6214 § 1, 2008; Ord. 6134 § 1, 2007; Ord. 6060 § 1, 2006; Ord. 5950 § 2, 2005.)

19.02.120 Impact fee calculation and schedule for the Auburn school district.

The impact fee calculation and schedule is based upon a review of the impact fee calculation for single-family residences and for multifamily residences set forth in the most recent version of the Auburn school district's capital facilities plan adopted by the Auburn city council as an

element of the Auburn comprehensive plan. The calculation is the determination of the appropriate proportionate share of the costs of public school capital facilities needed to serve new growth and development to be funded by school impact fees based on the factors defined in ACC 19.02.020.

Effective January 1, ~~2024~~2025, or the effective date of the ordinance codified in this section, whichever is later, the school impact fee shall be as follows:

Per Single-Family Dwelling Unit	~~$5,957.02~~$4,584
Per Multifamily Dwelling Unit	~~$9,913.64~~$8,966

(Ord. 6925 § 1, 2023; Ord. 6897 § 1, 2022; Ord. 6841 § 1, 2021; Ord. 6804 § 2, 2020; Ord. 6745 § 2, 2019; Ord. 6699 § 2, 2018; Ord. 6668 § 2, 2017; Ord. 6627 § 2, 2016; Ord. 6581 § 2, 2016; Ord. 6542 § 2, 2014; Ord. 6488 § 2, 2013; Ord. 6445 § 2, 2012; Ord. 6393 § 2, 2011; Ord. 6341 § 2, 2011; Ord. 6340 § 2, 2010; Ord. 6279 § 2, 2009; Ord. 6214 § 2, 2008; Ord. 6134 § 2, 2007; Ord. 6060 § 2, 2006; Ord. 5950 § 1, 2005; Ord. 5793 § 1, 2003; Ord. 5232 § 1, 1999.)

19.02.130 Impact fee calculation and schedule for the Kent school district.

The impact fee calculation and schedule is based upon a review of the impact fee and calculation for single-family residences and for multifamily residences set forth in the most recent version of the Kent school district's capital facilities plan adopted by the Auburn city council as an element of the Auburn comprehensive plan. The calculation is the determination of the appropriate proportionate share of the costs of public school capital facilities needed to serve new growth and development to be funded by school impact fees based on the factors defined in ACC 19.02.020.

Effective January 1, ~~2024~~2025, or the effective date of the ordinance codified in this section, whichever is later, the school impact fee shall be as follows:

Per Single-Family Dwelling Unit	$0.00

Per Multifamily Dwelling Unit	$0.00

(Ord. 6925 § 4, 2023; Ord. 6897 § 4, 2022; Ord. 6841 § 4, 2021; Ord. 6804 § 3, 2020; Ord. 6745 § 3, 2019; Ord. 6699 § 3, 2018; Ord. 6668 § 3, 2017; Ord. 6627 § 3, 2016; Ord. 6581 § 3, 2016; Ord. 6542 § 3, 2014; Ord. 6488 § 3, 2013; Ord. 6445 § 3, 2012; Ord. 6393 § 3, 2011; Ord. 6341 § 2, 2011; Ord. 6340 § 3, 2010; Ord. 6279 § 3, 2009; Ord. 6214 § 3, 2008; Ord. 6134 § 3, 2007; Ord. 6060 § 3, 2006; Ord. 5950 § 1, 2005; Ord. 5233 § 1, 1999.)

19.02.140 Impact fee calculation and schedule for the Federal Way public schools.

The impact fee calculation and schedule is based upon a review of the impact fee and calculation for single-family residences and for multifamily residences set forth in the most recent version of the Federal Way public schools' capital facilities plan adopted by the Auburn city council as an element of the Auburn comprehensive plan. The calculation is the determination of the appropriate proportionate share of the costs of public school capital facilities needed to serve new growth and development to be funded by school impact fees based on the factors defined in ACC 19.02.020.

Effective January 1, ~~2024~~2025, or the effective date of the ordinance codified in this section, whichever is later, the school impact fee shall be as follows:

Per Single-Family Dwelling Unit	$0.00
Per Multifamily Dwelling Unit	~~$6,998.00~~$0.00

(Ord. 6925 § 3, 2023; Ord. 6897 § 3, 2022; Ord. 6841 § 3, 2021; Ord. 6804 § 4, 2020; Ord. 6745 § 4, 2019; Ord. 6699 § 4, 2018; Ord. 6668 § 4, 2017; Ord. 6627 § 4, 2016; Ord. 6581 § 4, 2016; Ord. 6542 § 4, 2014; Ord. 6488 § 4, 2013; Ord. 6445 § 4, 2012; Ord. 6393 § 4, 2011; Ord. 6341 § 2, 2011; Ord. 6340 § 4, 2010; Ord. 6279 § 4, 2009; Ord. 6214 § 4, 2008; Ord. 6134 § 4, 2007; Ord. 6060 § 4, 2006; Ord. 6042 § 1, 2006.)

The Auburn City Code is current through Ordinance 6944, passed July 15, 2024.

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.

City Website: www.auburnwa.gov

Hosted by General Code.

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: 2024-S-7564

Submittal Date Time: 10/03/2024

Submittal Information

Jurisdiction	City of Auburn
Submittal Type	60-day Notice of Intent to Adopt Amendment
Amendment Type	Development Regulation Amendment

Amendment Information

Brief Description
Text amendment to Chapter 19.02 "School Impact Fees" ACC.

☐ **Yes, this is a part of the 10-year periodic update schedule, required under RCW 36.70A.130.**

Anticipated/Proposed Date of Adoption 12/02/2024

Categories

Submittal Category
Impact Fee

Attachments

Attachment Type	File Name	Upload Date
Development Regulation Amendment - Draft	DRAFT_ACC_19.02_SCHOOL_IMPACT_FEES.pdf	10/03/2024 10:52 AM

Contact Information

Prefix	Ms.
First Name	Alexandria D.
Last Name	Teague
Title	Planning Services Manager
Work	(253) 931-3003

Cell
Email planning@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 Alexandria Teague
Email ateague@auburnwa.gov

CITY OF AUBURN WASHINGTON

Memorandum

To: Planning and Community Development

From: Finance Department, Capital Projects

Date: September 15, 2024

Re: DRAFT 6-Year Capital Facilities Plan (2025-2030)

Attached is the copy of our 2025-2030 Draft Capital Facilities Plan (CFP) portion of the Capital Facilities Element of the City's Comprehensive Plan. For questions or additional information on the preparation of this document, please contact Julie Bradley at (253) 288-3133 or jbradley@auburnwa.gov. Questions regarding specific projects contained in the document should be directed to the department managing the project(s).

A capital facilities plan is part of one of the comprehensive plan elements required by Washington's Growth Management Act (GMA). The GMA requires that a capital facilities element include an inventory of existing capital facilities (showing locations and capacities), a forecast of future needs for such capital facilities, proposed locations, and capacities of new or expanded capital facilities, and a minimum of a six-year plan to finance capital facilities with identified sources of funding. The attached CFP satisfies the GMA requirement for a Capital Facilities Plan as part of the Capital Facilities Element of the Comprehensive Plan.

The following projects have been added, removed, or revised from the previous year's CFP (2023-2028) due to the creation of new projects, completion of projects or changes in project titles and/or priorities:

Transportation Projects (see TIP for further details)

Additions

- SE 304th Street/116th Avenue SE Roundabout (asbd46) page 27
- S 321st Street/46th Place S Intersection Improvements (asxxxx) page 26
- Traffic Signal Replacement Program (asbd47) page 32
- Annual Channelization and Pavement Markings Program (spbd12) page 33
- A Street SE Preservation (17th St SE to 37th St SE) (spbd13) page 35
- Bridge Preservation Program (spbd14) page 37
- Lake Tapps Pkwy SE Preservation (Sumner Tapps to 182nd) (spbd15) page 39
- 2025 Local Streets Preservation (cp2412) page 40
- 2026 Local Streets Preservation (sobd03) page 41

Deletions

- R Street SE Preservation (cp2315)
- High Friction Surface Treatment (cp2112)
- 2024 Arterial Street Preservation (cp2327)

Transportation Projects *(continued)*

Deletions *(continued)*

- 4th Street SE Preservation (Auburn Way S to L Street SE) (cp2102)
- 2023 Arterial Preservation Project (cp2233)
- D Street SE and 23rd Street SE Storm Improvements (cp2125)
- Lake Tapps Pkwy/Sumner-Tapps Hwy E Preservation (cp2231)
- 2nd Street SE Preservation (cp2003)
- 2022 Arterial Pedestrian and Bike Safety Project (cp2119)
- 37th Street SE Safe Routes to Schools (asbd40)
- Auburn Avenue/E Main Street Signal Replacement (cpxxxx)
- Auburn Way N/1st Street NE Signal Replacement (cp1927)
- 2020 Arterial Street Preservation (cp2020)
- Riverwalk Drive SE Non-Motorized Improvements (cp2121)
- Evergreen Heights Elementary Sidewalks (cp2221)
- 10th Street NW/A Street NW Intersection Improvements (cp2207)
- SE 304th St/132nd Ave SE Roundabout (asbd44)
- Auburn Way S/6th Street SE Intersection Improvements (asbd43)
- Lea Hill Road/112th Ave SE Roundabout (cpxxxx)
- Garden Avenue Realignment (cp2022)
- Regional Growth Center Access Improvements (cp2110)
- 124th Ave SE Widening (SE 312th St to SE 318th St) (asbd01)
- 46th Place S Realignment (cpxxxx)
- A Street NW, Phase 2 (W Main St to 3rd St NW) (asbd41)
- A Street Loop (cp2117)
- C Street SW Preservation (W Main St to GSA Signal) (cp2123)
- 2023 Local Street Preservation Project (cp2101)
- 1st St NE/NW & Division St Pedestrian Improvements (TBD)

Water, Sewer, Storm Utilities Projects

Additions

- Academy PRV (cpxxxx) Water page 50
- Well 2 Replacement (cpxxxx) Water page 54
- Well 7 Treatment Phase 1 (cpxxxx) Water page 56
- 2025 Local Street Preservation (cp2412) Water page 58
- 2026 Local Street Preservation (cpxxxx) Water page 59
- Coal Creek Chlorination Building Replacement (cpxxxx) Water page 61

Water, Sewer, Storm Utilities Projects *(continued)*

Additions *(continued)*

- Lea Hill 648 Zoning Adjustment (cpxxxx) Water page 64
- Lea Hill Road/104th Avenue SE Roundabout (cp2319) Water page 66
- Roegner Park Sewer Capacity Improvements (cpxxxx) Sewer page 86
- Clean and Inspect Large Diameter Sewer (cpxxxx) Sewer page 87
- Pump Station Condition Assessment (sebd14) Sewer page 90
- R St SE Widening - 22nd St SE to 33rd (cp2116) Sewer page 91
- Side Sewer Inspections (sebd15) Sewer page 95
- Siphon Assessment and Cleaning (cpxxxx) Sewer page 96
- 112th Pl SE Water Main Replacement (cp2410) Storm page 102
- 2024 Storm Pipeline Extension Project (cp2336) Storm page 103
- 2025 Local Street Preservation (cp2412) Storm page 104
- 2026 Local Street Preservation (sdbdxx) Storm page 105
- SE 284th St (West) Water Quality Road Retrofit (sdbdxx) Storm page 108
- SE 287th St Water Quality Road Retrofit (sdbdxx) Storm page 109

Deletions

- 2024 Arterial Street Preservation (cp2327)
- Academy Pump Station #1 Pump Replacement (cp1916)
- Howard Road CCTF Expansion (cpxxxx)
- Algona Well 1 Study and Decommissioning (cpxxxx)
- Valley Service Area Reservoir No. 3 (wabd26)
- 104th Park Development (104th to 102nd Water Main Loop) (FAC21-XXXX)
- 104th Avenue SE PRV Replacement (cp2301)
- 4th Street SE Preservation (cp2102)
- Auburn Way South - Hemlock Street SE to Poplar Street SE (cp1622)
- C St SW Preservation (cp2123)
- Coal Creek Springs Transmission Main Replacement (cp1603)
- Comprehensive Water Plan (cp2134)
- D St SE and 23rd Street SE Storm Improvements (cp2125)
- Deduct Meter Replacement Program, Phases 1 through 3 (CP1917, CP2001, CP2115)
- Fulmer Treatment Facility VFD Replacements (cp2405)
- Game Farm Park Pump Station/Distribution System Improvements (cpxxxx)
- Garden Avenue Realignment (cp2022)
- Intertie Booster Pump Station Generator Pigtail (wabd36)
- Lead Service Line Replacement (cp1922)

Water, Sewer, Storm Utilities Projects *(continued)*

Deletions *(continued)*

- R Street SE Improvements (cp2315)
- Reservoir 2 Valves (cp2413 (formerly wabd29))
- Reservoirs 4 and 8 Seismic Rehabilitation (CP2219 (previously wabd16))
- Well 4 Facility Improvements (cp2021)
- West Hill Springs Water Quality Improvements (wabd38)
- Garden Avenue Re-alignment (cp2022)
- 2024 Comprehensive Sewer Plan Update (cp2135)
- 2nd Street SE Preservation (cp2003)
- 4th Street SE Preservation (cp2102)
- D St SE & 23rd St SE Storm Improvements (cp2125)
- M Street NE Widening (cp2210)
- Regional Growth Center Access Improvements (cp2110)
- Comprehensive Storm Drainage Plan Update (cp2136)
- D St. SE Storm Improvement (cp2125)
- M Street NE Widening (CP2210)
- North Airport Stormwater Improvement, Phase 2 (CP2118)
- R Street SE Widening (22nd St SE to 33rd St SE) (cp2116)
- Regional Growth Center Access (cp2110)
- Riverwalk Drive SE Non-Motorized Improvements (cp2121)
- S. 314th St. & 54th Ave S. Storm Improvement Ph. 1 (sdbd19)
- S. 314th St. & 54th Ave S. Storm Improvement Ph. 2 (sdbd22)
- S. 330th St. & 46th Pl. S. Storm Improvement (cp2018)
- South 316th Sidewalk Improvement (sdbd23)
- 4th Street SE Preservation (cp2102)
- 30th Street NE Area Flooding, Phase 3 (sdbdxx)

Parks, Arts & Recreation Projects

Additions

- Brannan Park Improvements (cpxxxx) page 121
- Game Farm Park Improvements (Lighting) (cp2416) page 123
- Golf Course Maintenance Building (cpxxxx) page 124
- Les Gove Park Improvements (cp2232) page 127
- Mary Olson Farm Mobile Home Replacement (gpbd32) page 133

Parks, Arts & Recreation Projects

Deletions

- Cedar Lanes Pump Track & Amenities (cp2127)
- Game Farm Park Improvements (cp1924)
- Game Farm Park Irrigation Improvements (cp2212)
- Jacobsen Tree Farm Development -Phase 1 (cp0609)
- Forest Villa Park Improvements (previously Neighborhood Parks Improvement- ARPA) (cp2223 (previously gpbd31))
- West Hill Park Acquisition & Development (gpbd27)

General Municipal Buildings / Community Improvements

Additions

- 1st St NE/NW & Division St Pedestrian Improvements (gcbd23) page 147

Deletions

- Auburn Way South (SR-164) - Southside Sidewalk Improvements (CP2129)
- Auburn Arts & Culture Center Renovation (cp1612)
- Downtown Decorative LED Conversion (cp2222)
- Lea Hill Safe Routes to Schools (cp2332)
- 2022 Sidewalk & ADA Improvement Project (cp2131)
- 2023 City Safety Pedestrian Crossing Enhancements (cp2309)
- 2022 Neighborhood Traffic Calming Program Focus Area (cp2217)
- HVAC Equipment Replacement (gcbd17, cp2108, cp2113, cp2114, cp2108)
- Justice Center Renovation (gcbd22)
- Auburn Environmental Park Boardwalk - Phase 2 (cp1611)
- 104th Ave. Park Development (cp1619)
- Downtown Infrastructure Improvements (cp1616)

Airport

Additions

- Fuel Tank Replacement (cpxxxx) page 168
- Airport Master Plan (cpxxxx) page 162
- Open T-Hangar Upgrades (apbd14) page 169
- South Ramp Water Loop and Sidewalk Installation (cpxxxx) page 161

Deletions

- Open T-Hangar Upgrades & Door Replacement (cp2201)
- Runway/Taxiway Rehab, RSA Grading & PAPI project (cp2213)

Airport *(continued)*

Deletions *(continued)*

- Security Fencing (apbd16)

Cemetery

Additions

- Forest Walk -Phase 3b (cmxxxx) page 176

Deletions

- Mausoleum Building (cp1831)
- Memory Heights New Development (cmxxxx)
- Columbarium Security Entrance Shutters (cp2326)
- Forest Walk -Phase 3a (cp2316 (previously cmbd04))

CAPITAL FACILITIES PLAN
(2025 – 2030)

Adopted by Ordinance No. xxxx, December xx, 2024
as part of the City of Auburn Comprehensive Plan

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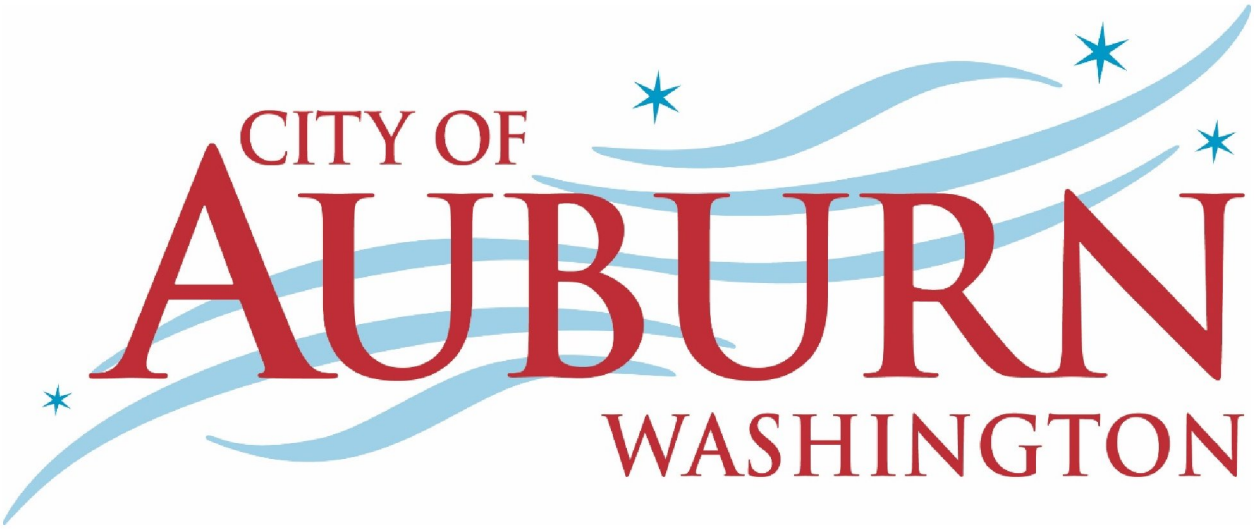
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CAPITAL FACILITIES PLAN

2025 – 2030

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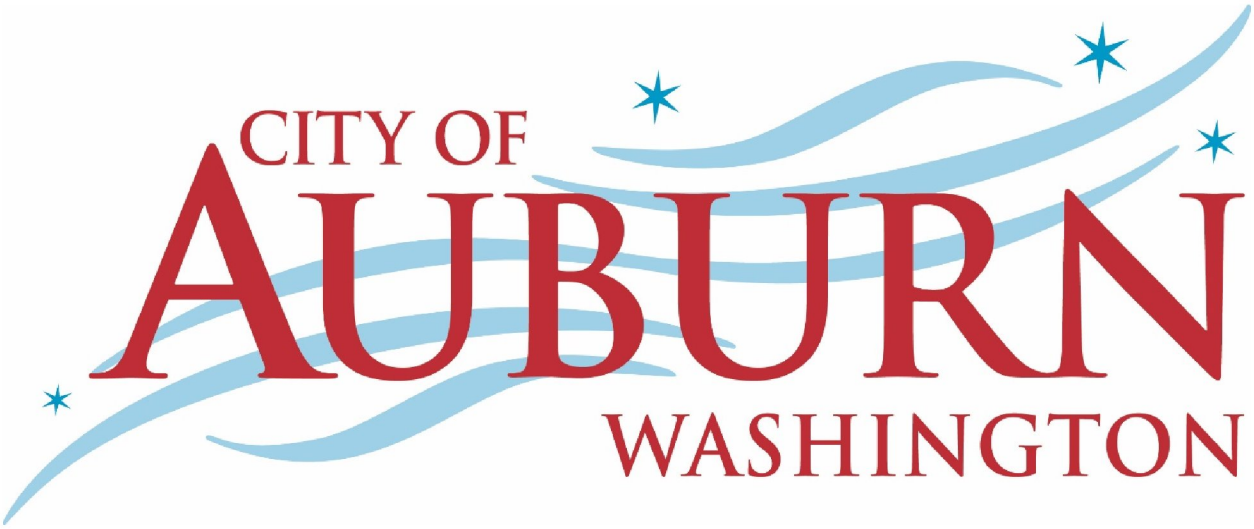
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EXECUTIVE SUMMARY

This document is the City's six-year Capital Facilities Plan (CFP). This CFP will enable the City to: (1) make informed decisions about its investment of public dollars, and (2) make timely decisions about maintaining level of service in accordance with this CFP and other adopted plans. The CFP, in conjunction with other City adopted documents, satisfies Growth Management Act (GMA) requirements for a Capital Facilities Element of the City's Comprehensive Plan. It addresses one of the GMA's basic tenets: to provide adequate facilities to support development in accordance with locally adopted level of service standards. Capital facilities generally have long useful lives, significant costs and tend not to be mobile.

The GMA requires that Capital Facilities Elements include an inventory of existing capital facilities showing locations and capacities, a forecast of future needs for such capital facilities, proposed locations and capacities of new or expanded capital facilities and at least a six-year plan to finance capital facilities with identified sources of funding. The GMA also requires that the land use element be reassessed if probable funding falls short of existing needs.

CAPITAL FACILITIES PLAN CONTENT

This CFP consists of the following:

I. Chapter 1: Introduction - Purpose of CFP, statutory requirements, methodology.
II. Chapter 2: Capital Improvements - Proposed capital projects, which include the financing plan.

This CFP is a companion document to the Capital Facilities Element of the Auburn Comprehensive Plan. The Capital Facilities Element of the Auburn Comprehensive Plan identifies the City's planning approach and policy framework for the provision of capital facilities. This CFP provides references to background inventories, which are generally located within the city's adopted Systems Plans and within the Capital Facilities Element, identifies proposed projects and establishes the six-year capital facilities plan for financing capital facilities.

The comprehensive plan contains timeframes that are the intended framework for future funding decisions and within which future actions and decisions are intended to occur. However, these timeframes are estimates; depending on factors involved in the processing of applications and project work, and the availability of funding, the timing may change from the included timeframes. The framework does not represent actual commitments by the City of Auburn that may depend on funding resources available.

GROWTH ASSUMPTIONS

In planning for capital facilities, contemplation of future growth needs to be considered. The CFP is based on the following City population forecast:

Year	Population
2024	88,950
2025	90,911
2030	100,716

The population forecasts are based on information from the State of Washington Office of Financial Management (OFM) as well as estimates developed by the City of Auburn Planning and Community Development Department.

CAPITAL COSTS OF FACILITIES

Based on the analysis of capital improvements contained in this document, the cost of City- owned and managed capital improvements for 2025-2030 is summarized as follows:

Type of Facility	2025-2030
Secured	
Transportation	64,398,927
General Muncipal Buildings	51,109,600
Water	33,142,300
Sanitary Sewer	25,209,100
Parks, Arts & Recreation	12,545,000
Storm Drainage	12,486,821
Commuity Improvements	8,266,100
Airport	3,503,524
Cemetery	400,000
Subtotal	211,061,372
Unsecured	
Water	22,500,000
Transportation	17,732,406
Parks, Arts & Recreation	14,855,000
Airport	7,516,136
Sanitary Sewer	-
Storm Drainage	-
General Muncipal Buildings	-
Commuity Improvements	-
Cemetery	-
Subtotal	62,603,542
Total	**$ 273,664,914**

FINANCING FOR CAPITAL FACILITIES

The financing plan for the citywide capital improvements includes:

Funding Source	2025 - 2030	Capital Facility
Grants - Secured	$ 4,480,689	Transportation
	500,000	Community Improvement
	1,200,000	Parks, Arts & Recreation
Grants - Unsecured	4,981,136	Airport
	17,732,406	Transportation
	14,205,000	Parks, Arts & Recreation
User Fees / Fund Balance	33,142,300	Water
	25,209,100	Sewer
	12,486,821	Storm Drainage
	400,000	Cemetery
	3,503,524	Airport
	23,020,000	Transportation
	800,000	Parks, Arts & Recreation
Utility & Sales Tax	14,016,000	Transportation
	700,000	Parks, Arts & Recreation
Bond Proceeds - Secured	36,800,000	General Municipal Buildings
Bond Proceeds - Unsecured	22,500,000	Water
State Loan - Unsecured	2,200,000	Airport
Property Tax	940,000	Parks, Arts & Recreation
Mitigation/Impact Fees	20,918,738	Transportation
	300,000	Community Improvement
	8,325,000	Parks, Arts & Recreation
REET 1	3,309,600	General Municipal Buildings
REET 2	650,000	Transportation
	5,566,100	Community Improvement
	1,230,000	Parks, Arts & Recreation
Other Sources - Secured	1,313,500	Transportation
	1,900,000	Community Improvement
	11,000,000	General Municipal Buildings
Other Sources - Unsecured	335,000	Airport
Total	**$ 273,664,914**	

SUMMARY OF IMPACTS ON FUTURE OPERATING BUDGETS

The forecasted impacts of new capital facilities on the City's future operating budgets (2025-2030) are as follows:

Budget Year	2025	2026	2027	2028	2029	2030	Total
1 Transportation	$ 3,500	$ 6,000	$ 10,000	$ 10,000	$ 10,750	$ 10,750	$ 51,000
2 Water	-	-	-	-	-	-	-
3 Sanitary Sewer	-	-	-	-	-	-	-
4 Storm Drainage	-	-	-	-	-	-	-
5 Parks, Arts & Recreation	1,000	1,000	6,000	6,000	6,000	(2,000)	18,000
6 General Municipal Buildings	-	-	-	-	-	100,000	100,000
7 Community Improvements	-	-	-	(200,000)	(200,000)	(200,000)	(600,000)
8 Airport	(42,000)	(42,000)	(90,000)	(90,000)	(90,000)	(205,000)	(559,000)
9 Cemetery	-	-	-	-	-	-	-
Total	**$ (37,500)**	**$ (35,000)**	**$ (74,000)**	**$ (274,000)**	**$ (273,250)**	**$ (296,250)**	**$ (990,000)**

Positive numbers are an increase to expenses, negative are a decrease to expenses.

Project summary details are located on the following pages:

Transportation	page	12
Parks & Recreation	page	116
General Municipal Buildings	page	138
Community Improvements	page	144
Airport	page	158

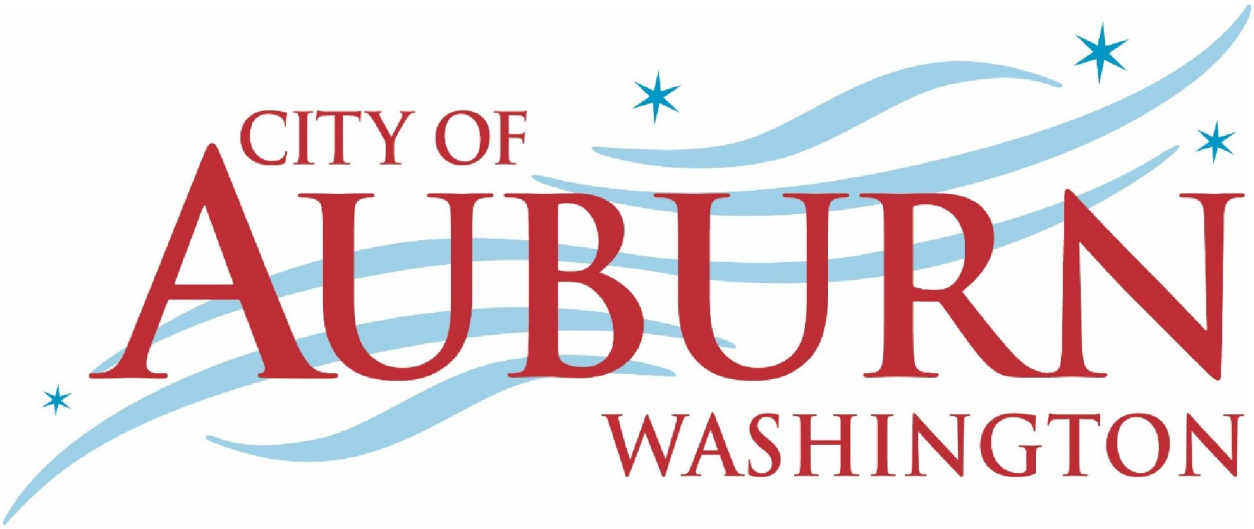
CAPITAL FACILITIES PLAN SOURCE DOCUMENTS

Documents used in preparing this Capital Facilities Plan (CFP) are principally the comprehensive plans for the various public facilities included in this CFP. These individual comprehensive plans provide detailed identification of projects and identify their (projects) proposed funding sources.

City documents include:

- City-wide Comprehensive Land Use Plan (2015)
- City Municipal Airport Master Plan Update (2012-2032)
- City Comprehensive Water Plan (2024)
- City Comprehensive Transportation Plan (2024) and Six Year Transportation Improvement Program (2025-2030)
- City Comprehensive Drainage Plan (2024)
- City Comprehensive Sewer Plan (2024)
- City 2025-26 Biennial Budget and 2020 Annual Financial Report; and,
- City Parks, Recreation & Open Space Plan Update (2015), as well as numerous other planning and financial documents.

All documents are available for public inspection at the City of Auburn.


CITY OF
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CHAPTER 1

INTRODUCTION

PURPOSE

The Capital Facilities Plan (CFP) is a 6-year plan (2025-2030) for capital improvements that support the City of Auburn's current and future growth. It is one portion of the Capital Facilities Element.

In this plan, funding for general government projects is identified. To maintain consistency with individual master and utility comprehensive plans, applicable projects in the 6-year window of those master/utility plans are included in this CFP.

STATUTORY REQUIREMENTS FOR CAPITAL FACILITIES ELEMENTS

RCW 36.70A.070(3)(d) requires that the comprehensive plan capital facilities element include "a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes." RCW 36.70A.070(3)(e) requires that all capital facilities have "probable funding" to pay for capital facility needs, or else the City must "reassess the land use element."

In addition, the capital facilities element must include the location and capacity of existing facilities, a forecast of future needs, and their proposed locations and capacities. The State Growth Management Act (GMA) guidelines suggest that this analysis be accomplished for water systems, sanitary sewer systems, storm water facilities, schools, parks and recreation facilities, police and fire protection facilities.

The GMA also seeks the selection of level of service standards for capital facilities. As a result, public facilities in the CFP should be based on quantifiable, objective measures of capacity such as traffic volume, capacity per mile of road and acres of park per capita. In some instances, though, level of service may best be expressed in terms of qualitative statements of satisfaction with a particular public facility. Factors that influence local level of service standards include, but are not limited to, community goals, national and local standards, and Federal and State mandates. Level of service standards used in preparation of this CFP are in the Capital Facilities Element.

To be effective, the CFP must be updated on a regular basis. State GMA guidelines suggest that the CFP be updated at least every two years. With this in mind, the City will follow these guidelines and update the CFP at least every two years, incorporating the capital facilities improvements in the City's biennial budget process.

IMPLEMENTATION

Implementation of the CFP requires constant monitoring and evaluation. The CFP is sensitive to funding and revenue availability and therefore needs to be constantly monitored against variations in available resources. To facilitate its implementation, the CFP should be kept current.

UPDATE OF CAPITAL FACILITIES PLAN

Perhaps the most desirable way to keep the CFP current is to update it regularly so the six-year plan is a rolling CFP. Again, the State recommends that the CFP be updated at least biennially.

The City of Auburn will seek to update the CFP at least biennially in conjunction with the budget process. Future updates will consider:

A. Revision of population projections, including annexations;
B. Update of inventory of public facilities;
C. Update of costs of public facilities;
D. Update of public facilities requirements analysis (actual level of service compared to adopted standards);
E. Update of revenue forecasts;
F. Revise and develop capital improvement projects for the next six fiscal years; and,
G. Update analysis of financial capacity.

Amendments to the CFP, including amendments to level of service standards, capital projects, and/or the financing plan sources of revenue are all actions that can keep the CFP current and relevant to City decision-making.

CHAPTER 2

CAPITAL IMPROVEMENTS

INTRODUCTION

This CFP includes City capital improvement projects and the financing plan to pay for those projects. Each type of City public facility is presented in a separate subsection that follows a standard format. Throughout this section, tables of data are identified with abbreviations that correspond to the type of facility. For example, Table W-1 refers to Table 1 for Water (Supply and Distribution). Each abbreviation corresponds to the name of the type of facility.

1. Narrative Summary

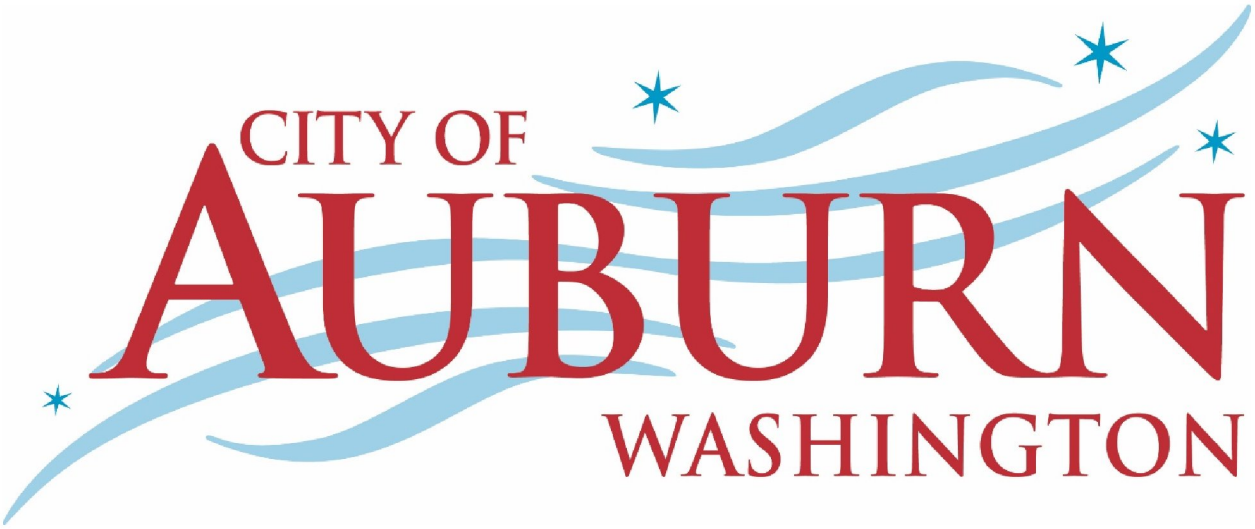
This is an overview of the data, with sections devoted to Current Facilities, Level of Service, Capital Facilities Projects and Financing, and Impact on Future Operating Budgets.

2. Capital Projects and Financing Plan (Table X-1)

This list of capital improvements identifies existing deficiencies, identifies facilities needed for future growth, and identifies the need to repair or replace obsolete or worn out facilities through December 31, 2030. Each list shows the proposed financing plan followed by individual worksheets showing the project detail.

3. Impact on Future Operating Budgets (Table X-2)

This is a list of capital projects and the forecasted impacts on the City's future operating budgets (2025 – 2030).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TRANSPORTATION

Narrative Summary

Current Facilities

The transportation network includes facilities for several modes of transportation, which must integrate well together, and support or complement each other, to provide the best possible mobility options throughout the city. While it is important to limit vehicle congestion and traffic delays, it is equally important to provide alternative transportation options, which can encourage active transportation and reduce the need for vehicle capacity on the roadways. Auburn's Multimodal transportation network primarily includes the following modes of travel, which are explained and assessed in more detail in the City's Comprehensive Transportation Plan:

- Streets - Motorized vehicles moving people on streets
- Active transportation - Pedestrians and bicyclists.
- Transit – Busses and trains moving people
- Freight – Trucks and trains moving goods

Multimodal Level of Service (LOS)

The City's Comprehensive Transportation Plan establishes multimodal level of service policies and standards for the City's transportation systems.

Capital Facilities Projects and Financing

The City's transportation facilities include projects totaling $82,131,333. Table T-1 shows the proposed financing plan followed by individual worksheets showing the project detail.

Impact on Future Operating Budgets

As Table T-2 shows, operating budget impacts of $51,000 are forecasted for transportation facilities during the six years 2025 – 2030.

TABLE T-1

CAPITAL FACILITIES PLAN PROJECTS AND FINANCING
TRANSPORTATION

Page			2025	2026	2027	2028	2029	2030	Total
		Capacity Projects:							
16	*cp2211*	**49th Street NE (Auburn Way N to D St NE)**							
		Capital Costs	996,000	-	-	-	-	-	**996,000**
		Funding Sources:							
		Unrestricted Street Revenue	140,000	-	-	-	-	-	**140,000**
		Grants	-	-	-	-	-	-	**-**
		Traffic Impact Fees	856,000	-	-	-	-	-	**856,000**
17	*cp1622*	**Auburn Way S Improvements (Hemlock St SE to Poplar St SE)**							
		Capital Costs	1,993,238	-	-	-	-	-	**1,993,238**
		Long-Term Debt	-	121,000	121,000	121,000	121,000	121,000	**605,000**
		Funding Sources:							
		Unrestricted Street Revenue	-	-	-	-	-	-	**-**
		Grants	1,543,238	-	-	-	-	-	**1,543,238**
		Traffic Impact Fees	450,000	121,000	121,000	121,000	121,000	121,000	**1,055,000**
18	*cp2311*	**East Valley Highway Widening**							
		Capital Costs	1,200,000	-	3,135,000	-	-	-	**4,335,000**
		Unsecured Capital Costs	-	-	5,465,000	-	-	-	**5,465,000**
		Funding Sources:							
		Unrestricted Street Revenue	-	-	-	-	-	-	**-**
		Traffic Impact Fees	1,200,000	-	3,135,000	-	-	-	**4,335,000**
		Unsecured Grants	-	-	5,465,000	-	-	-	**5,465,000**
19	*cp0611*	**Harvey Rd NE/8th St NE Intersection Improvements**							
		Long-Term Debt	82,100	81,700	81,187	80,785	-	-	**325,771**
		Funding Sources:							
		Unrestricted Street Revenue	-	-	-	-	-	-	**-**
		Grants	-	-	-	-	-	-	**-**
		Traffic Impact Fees	82,100	81,700	81,187	80,785	-	-	**325,771**
20	*cp2411*	**Lea Hill ITS Expansion**							
		Capital Costs	500,000	-	-	-	-	-	**500,000**
		Funding Sources:							
		Unrestricted Street Revenue	-	-	-	-	-	-	**-**
		REET 2	250,000	-	-	-	-	-	**250,000**
		Traffic Impact Fees	250,000	-	-	-	-	-	**250,000**
21	*cp2319*	**Lea Hill Road/104th Avenue SE Roundabout**							
		Capital Costs	100,000	-	377,000	-	-	-	**477,000**
		Unsecured Capital Costs	-	-	2,138,000	-	-	-	**2,138,000**
		Funding Sources:							
		Unrestricted Street Revenue	-	-	-	-	-	-	**-**
		Traffic Impact Fees	100,000	-	377,000	-	-	-	**477,000**
		Unsecured Grants	-	-	2,138,000	-	-	-	**2,138,000**
22	*cp2210*	**M Street NE Widening (E Main St to 4th St NE)**							
		Capital Costs	3,950,000	-	-	-	-	-	**3,950,000**
		Funding Sources:							
		Unrestricted Street Revenue	950,000	-	-	-	-	-	**950,000**
		REET 2	400,000	-	-	-	-	-	**400,000**
		Traffic Impact Fees	600,000	-	-	-	-	-	**600,000**
		Transportation Benefit District	2,000,000	-	-	-	-	-	**2,000,000**
23	*c201a0*	**M Street Underpass (3rd St SE to 8th St SE)**							
		Long-Term Debt	122,000	121,700	121,380	121,088	120,795	120,503	**727,467**
		Funding Sources:							
		Unrestricted Street Revenue	-	-	-	-	-	-	**-**
		Grants	-	-	-	-	-	-	**-**
		Traffic Impact Fees	122,000	121,700	121,380	121,088	120,795	120,503	**727,467**
23	*cp2308*	**R Street SE/21st Street SE Roundabout**							
		Capital Costs	1,367,451	-	-	-	-	-	**1,367,451**
		Funding Sources:							
		Unrestricted Street Revenue	-	-	-	-	-	-	**-**
		Grants	1,167,451	-	-	-	-	-	**1,167,451**
		Traffic Impact Fees	200,000	-	-	-	-	-	**200,000**

TABLE T-1

CAPITAL FACILITIES PLAN PROJECTS AND FINANCING
TRANSPORTATION

Page			2025	2026	2027	2028	2029	2030	Total
		Capacity Projects:							
24	*cp2116*	**R Street SE Widening (22nd Street SE to 33rd Street SE)**							
		Capital Costs	695,000	2,000,000	5,450,000	-	-	-	**8,145,000**
		Funding Sources:							
		Unrestricted Street Revenue	-	-	900,000	-	-	-	**900,000**
		Transportation Benefit District	-	1,000,000	-	-	-	-	**1,000,000**
		Traffic Impact Fees	695,000	1,000,000	4,550,000	-	-	-	**6,245,000**
		Other - ( )	-	-	-	-	-	-	**-**
25	*cp1821*	**S 272nd/277th St Corridor Capacity & Non-Motorized Trail Improvements**							
		Capital Costs	75,000	20,000	20,000	20,000	-	-	**135,000**
		Funding Sources:							
		Unrestricted Street Revenue	-	-	-	-	-	-	**-**
		Traffic Impact Fees	75,000	20,000	20,000	20,000	-	-	**135,000**
		Wetland Mitigation Fee	-	-	-	-	-	-	**-**
26	*asxxxx*	**S 321st Street/46th Place S Intersection Improvements**							
		Capital Costs	-	-	-	-	150,000	700,000	**850,000**
		Funding Sources:							
		Unrestricted Street Revenue	-	-	-	-	-	-	**-**
		Grants	-	-	-	-	-	-	**-**
		Traffic Impact Fees	-	-	-	-	150,000	700,000	**850,000**
27	*asbd46*	**SE 304th Street/116th Avenue SE Roundabout**							
		Capital Costs	600,000	925,000	2,200,000	-	-	-	**3,725,000**
		Funding Sources:							
		Unrestricted Street Revenue	-	-	-	-	-	-	**-**
		Traffic Impact Fees	600,000	925,000	937,500	-	-	-	**2,462,500**
		Other - (Developer Agreements)	-	-	1,262,500	-	-	-	**1,262,500**
28	*asbd45*	**Stewart Road - Sumner (Lake Tapps Parkway Corridor)**							
		Capital Costs	-	-	150,000	-	-	-	**150,000**
		Funding Sources:							
		Unrestricted Street Revenue	-	-	-	-	-	-	**-**
		Grants	-	-	-	-	-	-	**-**
		Traffic Mitigation Fees	-	-	150,000	-	-	-	**150,000**
		Subtotal, Capacity Projects:							
		Secured Capital Costs	**11,476,689**	**2,945,000**	**11,332,000**	**20,000**	**150,000**	**700,000**	**26,623,689**
		Unsecured Capital Costs	**-**	**-**	**7,603,000**	**-**	**-**	**-**	**7,603,000**
			11,476,689	**2,945,000**	**18,935,000**	**20,000**	**150,000**	**700,000**	**34,226,689**

Page			2025	2026	2027	2028	2029	2030	Total
		Non-Capacity Projects:							
29	*asbd08*	**Active Transportation Mode Shift Program**							
		Capital Costs	-	-	-	750,000	750,000	750,000	**2,250,000**
		Funding Sources:							
		Unrestricted Street Revenue	-	-	-	-	-	-	**-**
		Traffic Impact Fees	-	-	-	750,000	750,000	750,000	**2,250,000**
30	*asbd39*	**Downtown Bike to Transit (10th St NE/NW)**							
		Capital Costs	-	-	-	-	-	-	**-**
		Unsecured Capital Costs	373,000	1,251,000	-	-	-	-	**1,624,000**
		Funding Sources:							
		Unrestricted Street Revenue	-	-	-	-	-	-	**-**
		Grants	-	-	-	-	-	-	**-**
		Unsecured Grants	373,000	1,251,000	-	-	-	-	**1,624,000**
31	*asbd16*	**ITS Dynamic Message Sign Program**							
		Capital Costs	-	-	-	-	270,000	-	**270,000**
		Funding Sources:							
		Unrestricted Street Revenue	-	-	-	-	270,000	-	**270,000**
		Other - ( )	-	-	-	-	-	-	**-**

TABLE T-1

CAPITAL FACILITIES PLAN PROJECTS AND FINANCING
TRANSPORTATION

Page			2025	2026	2027	2028	2029	2030	Total
		Non-Capacity Projects:							
32	*asbd47*	**Traffic Signal Replacement Program**							
		Capital Costs	-	270,000	1,540,000	-	-	350,000	**2,160,000**
		Funding Sources:							
		Unrestricted Street Revenue	-	270,000	1,540,000	-	-	350,000	**2,160,000**
		Other - ( )	-	-	-	-	-	-	**-**
		Subtotal, Non-Capacity Projects:							
		Secured Capital Costs	**-**	**270,000**	**1,540,000**	**750,000**	**1,020,000**	**1,100,000**	**4,680,000**
		Unsecured Capital Costs	**373,000**	**1,251,000**	**-**	**-**	**-**	**-**	**1,624,000**
		Total Capital Costs	**373,000**	**1,521,000**	**1,540,000**	**750,000**	**1,020,000**	**1,100,000**	**6,304,000**

Page			2025	2026	2027	2028	2029	2030	Total
		Preservation Projects							
33	*spbd12*	**Annual Channelization and Pavement Markings Program**							
		Capital Costs	200,000	200,000	200,000	200,000	200,000	200,000	**1,200,000**
		Funding Sources:							
		Unrestricted Street Revenue	200,000	200,000	200,000	200,000	200,000	200,000	**1,200,000**
		Other - ( )	-	-	-	-	-	-	**-**
34	*spbd01*	**Arterial Street Preservation Program**							
		Capital Costs	282,000	506,000	1,631,000	3,136,000	3,136,000	3,136,000	**11,827,000**
		Unsecured Capital Costs	-	-	1,687,000	1,687,000	1,687,000	1,687,000	**6,748,000**
		Funding Sources:							
		Unrestricted Street Revenue	96,000	185,000	410,000	950,000	950,000	950,000	**3,541,000**
		Transportation Benefit District	186,000	321,000	1,221,000	2,186,000	2,186,000	2,186,000	**8,286,000**
		Unsecured Grants	-	-	1,687,000	1,687,000	1,687,000	1,687,000	**6,748,000**
35	*spbd13*	**A Street SE Preservation (17th St SE to 37th St SE)**							
		Capital Costs	-	470,000	965,000	-	-	-	**1,435,000**
		Unsecured Capital Costs	-	-	965,000	-	-	-	**965,000**
		Funding Sources:							
		Unrestricted Street Revenue	-	470,000	-	-	-	-	**470,000**
		Transportation Benefit District	-	-	965,000	-	-	-	**965,000**
		Unsecured Grants	-	-	965,000	-	-	-	**965,000**
36	*cp2328*	**A St SE Preservation (37th Street SE to Lakeland Hills Way)**							
		Capital Costs	1,810,000	-	-	-	-	-	**1,810,000**
		Funding Sources:							
		Unrestricted Street Revenue	854,000	-	-	-	-	-	**854,000**
		Grants	905,000	-	-	-	-	-	**905,000**
		Transportation Benefit District	-	-	-	-	-	-	**-**
		Other - (City of Pacific)	51,000	-	-	-	-	-	**51,000**
37	*spbd14*	**Bridge Preservation Program**							
		Capital Costs	150,000	150,000	150,000	150,000	150,000	150,000	**900,000**
		Funding Sources:							
		Unrestricted Street Revenue	150,000	150,000	150,000	150,000	150,000	150,000	**900,000**
		Grants	-	-	-	-	-	-	**-**
		Other - ( )	-	-	-	-	-	-	**-**
38	*spbd10*	**C Street SW Preservation (GSA Signal to Ellingson Road SE)**							
		Capital Costs	-	1,730,000	-	-	-	-	**1,730,000**
		Funding Sources:							
		Unrestricted Street Revenue	-	-	-	-	-	-	**-**
		Grants	-	865,000	-	-	-	-	**865,000**
		Transportation Benefit District	-	865,000	-	-	-	-	**865,000**
39	*spbd15*	**Lake Tapps Pkwy SE Preservation (Sumner Tapps to 182nd)**							
		Capital Costs	-	295,000	540,000	-	-	-	**835,000**
		Unsecured Capital Costs	-	-	792,406	-	-	-	**792,406**
		Funding Sources:							
		Unrestricted Street Revenue	-	295,000	540,000	-	-	-	**835,000**
		Unsecured Grants	-	-	792,406	-	-	-	**792,406**

TABLE T-1

CAPITAL FACILITIES PLAN PROJECTS AND FINANCING
TRANSPORTATION

Page			2025	2026	2027	2028	2029	2030	Total
		Preservation Projects							
40	*cp2412*	**2025 Local Streets Preservation**							
		Capital Costs	1,450,000	-	-	-	-	-	**1,450,000**
		Funding Sources:							
		Unrestricted Street Revenue	1,300,000	-	-	-	-	-	**1,300,000**
		Transfer In (Utilities)	150,000	-	-	-	-	-	**150,000**
41	*sobd03*	**2026 Local Streets Preservation**							
		Capital Costs	500,000	1,700,000	-	-	-	-	**2,200,000**
		Funding Sources:							
		Unrestricted Street Revenue	500,000	1,550,000	-	-	-	-	**2,050,000**
		Transfer In (Utilities)	-	150,000	-	-	-	-	**150,000**
42	*sobd02*	**Local Street Improvement Program**							
		Capital Costs	-	250,000	1,950,000	1,950,000	1,950,000	1,950,000	**8,050,000**
		Funding Sources:							
		Local Street Fund	-	-	-	-	-	-	**-**
		Transfer In (Utilities)	-	-	150,000	150,000	150,000	150,000	**600,000**
		Unrestricted Street Revenue	-	250,000	1,800,000	1,800,000	1,800,000	1,800,000	**7,450,000**
		REET 1	-	-	-	-	-	-	**-**
		REET 2	-	-	-	-	-	-	**-**
		Subtotal, Preservation Projects:							
		Secured Capital Costs	**4,392,000**	**5,301,000**	**5,436,000**	**5,436,000**	**5,436,000**	**5,436,000**	**31,437,000**
		Unsecured Capital Costs	**-**	**-**	**3,444,406**	**1,687,000**	**1,687,000**	**1,687,000**	**8,505,406**
		Total Capital Costs	**4,392,000**	**5,301,000**	**8,880,406**	**7,123,000**	**7,123,000**	**7,123,000**	**39,942,406**

SUMMARY:

	2025	2026	2027	2028	2029	2030	Total
CAPITAL COSTS							
Capacity Projects	11,476,689	2,945,000	11,332,000	20,000	150,000	700,000	26,623,689
Non-Capacity Projects	-	270,000	1,540,000	750,000	1,020,000	1,100,000	4,680,000
Preservation Projects	4,392,000	5,301,000	5,436,000	5,436,000	5,436,000	5,436,000	31,437,000
Long-Term Debt	204,100	324,400	323,567	322,873	241,795	241,503	1,658,238
Capital Costs (Secured)	**16,072,789**	**8,840,400**	**18,631,567**	**6,528,873**	**6,847,795**	**7,477,503**	**64,398,927**
Unsecured Capital Costs	**373,000**	**1,251,000**	**11,047,406**	**1,687,000**	**1,687,000**	**1,687,000**	**17,732,406**
Total	**16,445,789**	**10,091,400**	**29,678,973**	**8,215,873**	**8,534,795**	**9,164,503**	**82,131,333**
FUNDING SOURCES:							
Unrestricted Street Revenue	4,190,000	3,370,000	5,540,000	3,100,000	3,370,000	3,450,000	23,020,000
Transfer In (Utilities)	150,000	150,000	150,000	150,000	150,000	150,000	900,000
Grants	3,615,689	865,000	-	-	-	-	4,480,689
Traffic Impact Fees	5,230,100	2,269,400	9,343,067	1,092,873	1,141,795	1,691,503	20,768,738
Traffic Mitigation Fees	-	-	150,000	-	-	-	150,000
Transportation Benefit District	2,186,000	2,186,000	2,186,000	2,186,000	2,186,000	2,186,000	13,116,000
REET 2	650,000	-	-	-	-	-	650,000
Wetland Mitigation Fee	-	-	-	-	-	-	-
Other	51,000	-	1,262,500	-	-	-	1,313,500
Total Funding (Secured)	**16,072,789**	**8,840,400**	**18,631,567**	**6,528,873**	**6,847,795**	**7,477,503**	**64,398,927**
Unsecured Funding	**373,000**	**1,251,000**	**11,047,406**	**1,687,000**	**1,687,000**	**1,687,000**	**17,732,406**
Total	**16,445,789**	**10,091,400**	**29,678,973**	**8,215,873**	**8,534,795**	**9,164,503**	**82,131,333**

GENERAL TRANSPORTATION FUND (102)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Special Revenue Fund

Project Title: **49th Street NE (Auburn Way N to D St NE)**
Project No: **cp2211**
Project Type: **Capacity**
Project Manager: **Steve Sturza**

Description:
This project will construct the build-out of 49th Street NE between Auburn Way N and D Street NE.

Progress Summary:
Preliminary design for the project was prepared by the developer of the adjacent Copper Gate Project. The developer contribution of $674,600.49 was collected by the City and credited to the 102 fund. Design and property acquisition are in process with construction anticipated in 2025.

Future Impact on Operating Budget:
The annual maintenance cost for this project is estimated to be $500.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Street Revenue	58,567	476,432	140,000	-	616,432
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Traffic Impact Fees	-	-	856,000	-	856,000
Other Sources - Developer	-	-	-	-	-
Total Funding Sources:	**58,567**	**476,432**	**996,000**	**-**	**1,472,432**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	58,567	95,038	-	-	95,038
Right of Way	-	381,394	71,000	-	452,394
Construction	-	-	925,000	-	925,000
Total Expenditures:	**58,567**	**476,432**	**996,000**	**-**	**1,472,432**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Street Revenue	-	-	-	-	140,000
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Traffic Impact Fees	-	-	-	-	856,000
Other Sources - Developer	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**996,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	71,000
Construction	-	-	-	-	925,000
Total Expenditures:	**-**	**-**	**-**	**-**	**996,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

GENERAL TRANSPORTATION FUND (102)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Special Revenue Fund

Project Title: **Auburn Way S Improvements (Hemlock St SE to Poplar St SE)**
Project No: **cp1622**
Project Type: **Capacity**
Project Manager: **Jeff Bender**

Description:
The project will widen Auburn Way S between Hemlock St SE and Poplar St SE to accommodate two lanes in each direction, center turn lane and/or medians to provide access management where feasible, sidewalks, bus pull-outs, street lighting and storm improvements. The project will also add an eastbound turnaround and enhanced pedestrian crossing near Poplar Street SE. The project length is approximately 0.5 miles.

This project was originally identified in the Washington State Department of Transportation's (WSDOT's) 2009 SR164 Corridor Study. The project is needed to provide additional vehicular capacity, transit, and non-motorized facilities on the corridor.

Progress Summary:
Design and property acquisition underway in 2023/2024. Construction is anticipated to start in 2024. Federal construction funds obligation deadline was extended from June 1, 2024 to June 1, 2025.

Future Impact on Operating Budget:
The annual maintenance cost for this project is estimated to be $2,500.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Street Revenue	106,840	200,000	-	-	200,000
Grants- Secured (Federal)	1,078,759	2,280,590	1,543,238	-	3,823,828
Grants- Secured (State TIB)	-	3,309,030	-	-	3,309,030
Grants- Secured (State PSRC)	-	450,000	-	-	450,000
Traffic Impact Fees	373,887	-	450,000	121,000	571,000
Loan - PWB	-	2,550,000	-	-	2,550,000
Total Funding Sources:	**1,559,486**	**8,789,620**	**1,993,238**	**121,000**	**10,903,858**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	1,499,618	184,437	-	-	184,437
Right of Way	59,868	1,700,000	-	-	1,700,000
Construction	-	6,905,183	1,993,238	-	8,898,421
Long Term Debt - PWB	-	-	-	121,000	121,000
Total Expenditures:	**1,559,486**	**8,789,620**	**1,993,238**	**121,000**	**10,903,858**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Street Revenue	-	-	-	-	-
Grants- Secured (Federal)	-	-	-	-	1,543,238
Grants- Secured (State TIB)	-	-	-	-	-
Grants- Secured (State PSRC)	-	-	-	-	-
Traffic Impact Fees	121,000	121,000	121,000	121,000	1,055,000
Loan - PWB	-	-	-	-	-
Total Funding Sources:	**121,000**	**121,000**	**121,000**	**121,000**	**2,598,238**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	1,993,238
Long Term Debt - PWB	121,000	121,000	121,000	121,000	605,000
Total Expenditures:	**121,000**	**121,000**	**121,000**	**121,000**	**2,598,238**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

GENERAL TRANSPORTATION FUND (102)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Special Revenue Fund

Project Title: **East Valley Highway Widening**
Project No: **cp2311**
Project Type: **Capacity**
Project Manager: **Lauren Kirk**

Description:
This project will widen E Valley Highway between Lakeland Hills Way and Terrace View Drive SE, approximately 0.6 miles. The roadway will have a four/five lane cross section with a trail connection along the east side. Other project elements include storm improvements, illumination and ITS.

The project will provide congestion relief along the corridor and provide access for non-motorized users. This project was identified as a recommended project in WSDOT's SR167 Master Plan Study.

Progress Summary:
Grant funding for the design phase of the project was awarded in 2022. Design phase is underway in 2023. Property acquisition (ROW) is anticipated to start in 2025. Grant applications for Federal and State funding for the construction phase were applied for in 2024 and if awarded, construction would start in 2027 or 2028 depending on environmental permitting and ROW timing.

Future Impact on Operating Budget:
The annual maintenance cost for this project is estimated to be $2,500.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Street Revenue	-	439	-	-	439
Secured Federal Grant	-	1,211,000	-	-	1,211,000
Traffic Impact Fees	14,323	335,677	1,200,000	-	1,535,677
Total Funding Sources:	**14,323**	**1,547,116**	**1,200,000**	**-**	**2,747,116**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	14,323	1,547,116	700,000	-	2,247,116
Right of Way	-	-	500,000	-	500,000
Construction	-	-	-	-	-
Total Expenditures:	**14,323**	**1,547,116**	**1,200,000**	**-**	**2,747,116**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Street Revenue	-	-	-	-	-
Secured Federal Grant	-	-	-	-	-
Traffic Impact Fees	3,135,000	-	-	-	4,335,000
Total Funding Sources:	**3,135,000**	**-**	**-**	**-**	**4,335,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	700,000
Right of Way	-	-	-	-	500,000
Construction	3,135,000	-	-	-	3,135,000
Total Expenditures:	**3,135,000**	**-**	**-**	**-**	**4,335,000**

Unsecured Non-Budgeted Funding

Funding Sources:	2025	2026	2027	2028-2030	Total 2025-20230
Grants	-	-	5,465,000	-	5,465,000
Total Funding Sources:	**-**	**-**	**5,465,000**	**-**	**5,465,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	5,465,000	-	5,465,000
Total Expenditures:	**-**	**-**	**5,465,000**	**-**	**5,465,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

ARTERIAL STREET FUND (102)

Six Year Capital Facilities Plan, 2025-2030

Capital Facilities Plan

Special Revenue Fund

Project Title: **Harvey Rd NE/8th St NE Intersection Improvements**
Project No: **cp0611**
Project Type: **Capacity**
Project Manager: **James Webb**

Description:
The project constructed one eastbound through/right turn-lane on 8th St NE to the west of Harvey Rd and modified traffic signals and traffic channelization to accommodate the new lane. The additional lane reduced traffic delays and queuing at the intersection of Harvey Rd and 8th St NE in all directions. This project also reconstructed M St NE from 4th St NE to 8th St NE, a segment of roadway approximately 0.3 miles long with a four-lane cross-section. The reconstruction addressed the existing poor pavement condition and completed sidewalk gaps.

Progress Summary:
Project was completed in 2010. Ongoing budget is for Public Works Trust Fund Loan debt payments scheduled through 2028.

Future Impact on Operating Budget:
N/A

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Street Revenue		-	-	-	-
Grants- Secured (Fed,State,Local)		-	-	-	-
Traffic Impact Fees (Debt Service)		82,392	82,100	81,700	246,192
Traffic Impact Fees		-	-	-	-
PWTF		-	-	-	-
Total Funding Sources:		**82,392**	**82,100**	**81,700**	**246,192**
Capital Expenditures:					
Predesign		-	-	-	-
Design		-	-	-	-
Right of Way		-	-	-	-
Construction		-	-	-	-
Long-Term Debt - PWTF		82,392	82,100	81,700	246,192
Total Expenditures:		**82,392**	**82,100**	**81,700**	**246,192**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Street Revenue	-	-	-	-	-
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Traffic Impact Fees (Debt Service)	81,187	80,785	-	-	325,771
Traffic Impact Fees	-	-	-	-	-
PWTF	-	-	-	-	-
Total Funding Sources:	**81,187**	**80,785**	**-**	**-**	**325,771**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Long-Term Debt - PWTF	81,187	80,785	-	-	325,771
Total Expenditures:	**81,187**	**80,785**	**-**	**-**	**325,771**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

GENERAL TRANSPORTATION FUND (102)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Special Revenue Fund

Project Title: **Lea Hill ITS Expansion**
Project No: **cp2411**
Project Type: **Capacity**
Project Manager: **Samim Qayoomi**

Description:
This project will expand the City's Intelligent Transportation System (ITS) by extending new fiberoptic cable east along SE 304th St from 124th Ave SE to the traffic signal at 132nd Ave SE.

This fiberoptic cable extension is identified in the Comprehensive Transportation Plan and is needed to support the City's ITS system as it provides connectivity to school zone beacons on both SE 304th St and 132nd Ave SE, one traffic signal, one battery backup, and ITS cameras.

Progress Summary:
Project design was underway in 2024 with construction planned for 2025.

Future Impact on Operating Budget:
The annual maintenance cost for this project is estimated to be $ 500.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Street Revenue	-	-	-	-	-
Traffic Impact Fees	-	100,000	250,000	-	350,000
REET2	-	-	250,000	-	250,000
Other	-	-	-	-	-
Total Funding Sources:	**-**	**100,000**	**500,000**	**-**	**600,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	100,000	-	-	100,000
Right of Way	-	-	-	-	-
Construction	-	-	500,000	-	500,000
Total Expenditures:	**-**	**100,000**	**500,000**	**-**	**600,000**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Street Revenue	-	-	-	-	-
Traffic Impact Fees	-	-	-	-	250,000
REET2	-	-	-	-	250,000
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**500,000**
Capital Expenditures:					
Predesign					-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	500,000
Total Expenditures:	**-**	**-**	**-**	**-**	**500,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

GENERAL TRANSPORTATION FUND (102)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030 | **Special Revenue Fund**

Project Title: **Lea Hill Road/104th Avenue SE Roundabout**
Project No: **cp2319**
Project Type: **Capacity**
Project Manager: **Jeff Bender**

Description:
This project will replace an existing traffic signal with a single lane roundabout at the intersection of Lea Hill Rd/104th Ave SE. The project will also construct sidewalks on Lea Hill Rd from the intersection to the existing sidewalks west of the intersection at the Green River Bridge and on 104th Ave SE from the intersection to sidewalk on the south side constructed with the Garden Ave project and on the north side to the entrance to the Emerald Point Apartments.

Progress Summary:
The design phase was started in 2023. Property acquisition (ROW) is anticipated in 2025. Federal grant funding was applied for in 2024 and if awarded, construction would be underway in 2026.

Future Impact on Operating Budget:
The annual maintenance cost for this project is estimated to be $1,000.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Street Revenue	-	-	-	-	-
Grants- Secured (Federal)	27,924	448,076	-	-	448,076
Traffic Impact Fees	4,358	429,642	100,000	-	529,642
Other Sources	-	-	-	-	-
Total Funding Sources:	**32,282**	**877,718**	**100,000**	**-**	**977,718**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	32,282	877,718	-	-	877,718
Right of Way	-	-	100,000	-	100,000
Construction	-	-	-	-	-
Total Expenditures:	**32,282**	**877,718**	**100,000**	**-**	**977,718**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Street Revenue	-	-	-	-	-
Grants- Secured (Federal)	-	-	-	-	-
Traffic Impact Fees	377,000	-	-	-	477,000
Other Sources	-	-	-	-	-
Total Funding Sources:	**377,000**	**-**	**-**	**-**	**477,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	100,000
Construction	377,000	-	-	-	377,000
Total Expenditures:	**377,000**	**-**	**-**	**-**	**477,000**

Unsecured Non-Budgeted Funding

Unrestricted Street Revenue	2025	2026	2027	2028-2030	Total 2025-20230
Grants	-	-	2,138,000	-	2,138,000
Total Funding Sources:	**-**	**-**	**2,138,000**	**-**	**2,138,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	2,138,000	-	2,138,000
Total Expenditures:	**-**	**-**	**2,138,000**	**-**	**2,138,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

GENERAL TRANSPORTATION FUND (102)

Six Year Capital Facilities Plan, 2025-2030

Capital Facilities Plan

Special Revenue Fund

Project Title: **M Street NE Widening (E Main St to 4th St NE)**
Project No: **cp2210**
Project Type: **Capacity**
Project Manager: **Nahom Kahsay**

Description:
This project will add a second northbound lane and rebuild the pavement on M St NE from E Main St to 4th St NE. The project will also replace the traffic signal at E Main St and replace curb ramps to be ADA compliant. This project is partially funded from the City's Arterial Street Preservation Program ($2.0M Transportation Benefit District Funds).

The project is needed to improve traffic operations along the M Street NE corridor, replace pavement that is in very poor condition, and replace the E Main St traffic signal that is nearing end of life.

Progress Summary:
Project is under design in 2024/25, property acquisition (ROW) in 2025, and construction in 2025/2026.

Future Impact on Operating Budget:
The annual maintenance cost for this project is estimated to be $500.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Street Revenue	-	795,000	950,000	-	1,745,000
Arterial Street Fund (105)	24,627	370,000	-	-	370,000
REET 2	-	-	400,000	-	400,000
Traffic Impact Fees	-	120,372	600,000	-	720,372
Transportation Benefit District	-	-	2,000,000	-	2,000,000
Total Funding Sources:	**24,627**	**1,285,372**	**3,950,000**	**-**	**5,235,372**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	24,627	512,340	-	-	512,340
Right of Way	-	75,000	-	-	75,000
Construction	-	698,032	3,950,000	-	4,648,032
Total Expenditures:	**24,627**	**1,285,372**	**3,950,000**	**-**	**5,235,372**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Street Revenue	-	-	-	-	950,000
Arterial Street Fund (105)	-	-	-	-	-
REET 2	-	-	-	-	400,000
Traffic Impact Fees	-	-	-	-	600,000
Transportation Benefit District	-	-	-	-	2,000,000
Total Funding Sources:	**-**	**-**	**-**	**-**	**3,950,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	3,950,000
Total Expenditures:	**-**	**-**	**-**	**-**	**3,950,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

ARTERIAL STREET FUND (102)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Special Revenue Fund

Project Title: **M Street Underpass (3rd St SE to 8th St SE)**
Project No: **c201a0**
Project Type: **Capacity**
Project Manager: **James Webb**

Description:
The project constructed a grade separated railroad crossing of M Street SE at the BNSF Stampede Pass tracks.

Progress Summary:
Construction was completed in 2014. The project is now in Public Works Trust Fund Loan (PWTFL) debt repayment through 2041.

Future Impact on Operating Budget:
N/A

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Street Revenue		-	-	-	-
Grants- Secured (Fed,State,Local)		-	-	-	-
Traffic Impact Fees (Debt Service)		122,258	122,000	121,700	365,958
PWTFL (30 years)		-	-	-	-
Other Sources		-	-	-	-
Total Funding Sources:		**122,258**	**122,000**	**121,700**	**365,958**
Capital Expenditures:					
Predesign		-	-	-	-
Design		-	-	-	-
Right of Way		-	-	-	-
Construction		-	-	-	-
PWTFL Debt Service		122,258	122,000	121,700	365,958
Total Expenditures:		**122,258**	**122,000**	**121,700**	**365,958**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Street Revenue	-	-	-	-	-
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Traffic Impact Fees (Debt Service)	121,380	121,088	120,795	120,503	727,467
PWTFL (30 years)	-	-	-	-	-
Other Sources	-	-	-	-	-
Total Funding Sources:	**121,380**	**121,088**	**120,795**	**120,503**	**727,467**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
PWTFL Debt Service	121,380	121,088	120,795	120,503	727,467
Total Expenditures:	**121,380**	**121,088**	**120,795**	**120,503**	**727,467**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

GENERAL TRANSPORTATION FUND (102)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Special Revenue Fund

Project Title: **R Street SE/21st Street SE Roundabout**
Project No: **cp2308**
Project Type: **Capacity**
Project Manager: **Kim Truong**

Description:
The project will construct a single lane roundabout in place of the existing east/west stop-control on 21st Street SE. The project is needed to address an existing LOS deficiency, and will improve safety at the intersection.

This project was identified in the R Street Corridor study completed in 2020.The project is needed to address an existing LOS deficiency, and will improve safety at the intersection.

Progress Summary:
The City was awarded a WSDOT City Safety Grant in 2022. Project design is underway in 2023/2024, property acquisition (ROW) is anticipated in 2024/2025 with construction in 2025/2026.

Future Impact on Operating Budget:
The annual maintenance cost for this project is estimated to be $1,000.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Street Revenue	4,755	-	-	-	-
Grants Secured - Federal	26,770	153,475	1,167,451	-	1,320,926
Traffic Impact Fees	-	415,000	200,000	-	615,000
REET2	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**31,525**	**568,475**	**1,367,451**	**-**	**1,935,926**
Capital Expenditures:					
Predesign	-	453,475	-	-	453,475
Design	31,525	-	-	-	-
Right of Way	-	115,000	-	-	115,000
Construction	-	-	1,367,451	-	1,367,451
Total Expenditures:	**31,525**	**568,475**	**1,367,451**	**-**	**1,935,926**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Street Revenue	-	-	-	-	-
Grants Secured - Federal	-	-	-	-	1,167,451
Traffic Impact Fees	-	-	-	-	200,000
REET2	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**1,367,451**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	1,367,451
Total Expenditures:	**-**	**-**	**-**	**-**	**1,367,451**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

GENERAL TRANSPORTATION FUND (102)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Special Revenue Fund

Project Title: **R Street SE Widening (22nd Street SE to 33rd Street SE)**
Project No: **cp2116**
Project Type: **Capacity**
Project Manager: **Kim Truong**

Description:
The project will construct a second southbound through lane, replace the pavement surface, replace sidewalks, and construct a new separated multi-use trail on R St SE between 22nd St SE and 33rd St SE. The project will also replace the existing traffic signal at 29th St SE, remove the existing pedestrian signal at 31st St and replace it with a full traffic signal at the access to Game Farm Park, and construct utility replacement and improvements.
This project is partially funded from the City's Arterial Street Preservation Program ($1.0M General Transportation Funds) and from the City's Active Transportation Mode Shift Program ($750k of Traffic Impact Fees). Additional traffic impact fees are included to fund vehicle capacity provided by the project.

This project was identified in the R Street Corridor study completed in 2020. The improvements are needed to address existing intersection delay and queuing LOS deficiencies at 29th St SE, provide active transportation facilities that support access to transit and regional trail systems to reduce the need for system vehicle capacity (mode shift), and preserve the existing roadway surface (preservation).

Progress Summary:
Preliminary design in occurred for this project in 2022/2023 with the R St Preservation Project. Design is underway in 2024/2025 with property acquisition (ROW) anticipated in 2024/2025 and construction 2026/2027.

Future Impact on Operating Budget:
The additional annual maintenance cost for this project is estimated to be $500. Replacing the traffic signal will reduce on-going maintenance costs to replace parts and equipment that have reached the end of their service life.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Street Revenue	-	-	-		-
Transportation Benefit District	-	-	-	1,000,000	1,000,000
Traffic Impact Fees	587,100	401,780	695,000	1,000,000	2,096,780
Other	-	-	-	-	-
Total Funding Sources:	**587,100**	**401,780**	**695,000**	**2,000,000**	**3,096,780**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	468,219	401,780	85,000	-	486,780
Right of Way	-	-	610,000	-	610,000
Construction	-		-	2,000,000	2,000,000
Total Expenditures:	**468,219**	**401,780**	**695,000**	**2,000,000**	**3,096,780**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Street Revenue	900,000	-	-	-	900,000
Transportation Benefit District	-	-	-	-	1,000,000
Traffic Impact Fees	4,550,000	-	-	-	6,245,000
Other	-	-	-	-	-
Total Funding Sources:	**5,450,000**	**-**	**-**	**-**	**8,145,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	85,000
Right of Way	-	-	-	-	610,000
Construction	5,450,000	-	-	-	7,450,000
Total Expenditures:	**5,450,000**	**-**	**-**	**-**	**8,145,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

GENERAL TRANSPORTATION FUND (102)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Special Revenue Fund

Project Title: **S 272nd/277th St Corridor Capacity & Non-Motorized Trail Improvements**
Project No: **cp1821**
Project Type: **Capacity**
Project Manager: **Tim Carlaw**

Description:
This project will complete the environmental monitoring requirements related to the S 277th St corridor widening project between Auburn Way North and I St NE.

Progress Summary:
The 10 year monitoring period began in 2018 after final completion and continue through 2028.

Future Impact on Operating Budget:
N/A

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Street Revenue	16,900	-	-	-	-
Grants- Secured State	-	-	-	-	-
Traffic Impact Fees	142,348	124,286	75,000	20,000	219,286
Wetland Mitigation fee (124)	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**159,248**	**124,286**	**75,000**	**20,000**	**219,286**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	487	-	-	-	-
Right of Way	-	-	-	-	-
Environmental	45,110	124,286	75,000	20,000	219,286
Construction	113,651	-	-	-	-
Total Expenditures:	**159,248**	**124,286**	**75,000**	**20,000**	**219,286**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Street Revenue	-	-	-	-	-
Grants- Secured State	-	-	-	-	-
Traffic Impact Fees	20,000	20,000	-	-	135,000
Wetland Mitigation fee (124)	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**20,000**	**20,000**	**-**	**-**	**135,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Environmental	20,000	20,000	-	-	135,000
Construction	-	-	-	-	-
Total Expenditures:	**20,000**	**20,000**	**-**	**-**	**135,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

GENERAL TRANSPORTATION FUND (102)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030 | **Special Revenue Fund**

Project Title: **S 321st Street/46th Place S Intersection Improvements**
Project No: **asxxxx**
Project Type: **Capacity**
Project Manager: **TBD**

Description:
This project is identified by King County in their Transportation Needs Report as Project SW-37. The project will improve the 46th Place S intersection with S 321st Street. The northbound, 46th Place S, approach to the intersection is located within the City of Auburn, S 321st Street and 46th Place to the north are located in unincorporated King County.

Progress Summary:
The project addresses an existing intersection delay level of service issue and provides capacity for future growth and development.

Future Impact on Operating Budget:
The City is coordinating with King County on the scope and timing of the project. The City contribution towards the project is assumed to be 25% of the total project cost.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Street Revenue	-	-	-	-	-
Traffic Mitigation Fees	-	-	-	-	-
Traffic Impact Fees	-	-	-	-	-
Transportation Benefit District	-	-	-	-	-
Grants- Secured (Fed,State,Local)	-	-	-	-	-
REET2	-	-	-	-	-
Loan - PWTF	-	-	-	-	-
Other Sources	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Street Revenue	-	-	-	-	-
Traffic Mitigation Fees	-	-	-	-	-
Traffic Impact Fees	-	-	150,000	700,000	850,000
Transportation Benefit District	-	-	-	-	-
Grants- Secured (Fed,State,Local)	-	-	-	-	-
REET2	-	-	-	-	-
Loan - PWTF	-	-	-	-	-
Other Sources	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**150,000**	**700,000**	**850,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	150,000	700,000	850,000
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
	-	-	150,000	700,000	850,000

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

GENERAL TRANSPORTATION FUND (102)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Special Revenue Fund

Project Title: **SE 304th Street/116th Avenue SE Roundabout**
Project No: **asbd46**
Project Type: **Capacity**
Project Manager: **TBD**

Description:
The project will replace the existing north/south stop control with a roundabout, install rectangular rapid flashing beacons at the main crossings, and complete the sidewalk gap on the north side of SE 304th Street to the east of 112th Avenue SE.

This project is needed to address an existing intersection delay level of service deficiency and will provide additional intersection capacity to support future growth and development.

Progress Summary:
In 2024, development agreements to provide partial funding for this project are in negotiations. The proposed 2025-2030 Capital Facilities Plan shows design starting in 2025, property acquisition (ROW) in 2026 and construction starting in 2027.

Future Impact on Operating Budget:
The annual maintenance cost for this project is estimated to be $1,000.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Street Revenue	-	-	-	-	-
Traffic Mitigation Fees	-	-	-	-	-
Traffic Impact Fees	-	-	600,000	925,000	1,525,000
Transportation Benefit District	-	-	-	-	-
Grants- Secured (Fed,State,Local)	-	-	-	-	-
REET2	-	-	-	-	-
Loan	-	-	-	-	-
Other (Development Agreements)	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**600,000**	**925,000**	**1,525,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	600,000	600,000	1,200,000
Right of Way	-	-	-	325,000	325,000
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**600,000**	**925,000**	**1,525,000**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Street Revenue	-	-	-	-	-
Traffic Mitigation Fees	-	-	-	-	-
Traffic Impact Fees	937,500	-	-	-	2,462,500
Transportation Benefit District	-	-	-	-	-
Grants- Secured (Fed,State,Local)	-	-	-	-	-
REET2	-	-	-	-	-
Loan	-	-	-	-	-
Other (Development Agreements)	1,262,500	-	-	-	1,262,500
Total Funding Sources:	**2,200,000**	**-**	**-**	**-**	**3,725,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	1,200,000
Right of Way	-	-	-	-	325,000
Construction	2,200,000	-	-	-	2,200,000
	2,200,000	**-**	**-**	**-**	**3,725,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

GENERAL TRANSPORTATION FUND (102)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Special Revenue Fund

Project Title: **Stewart Road - Sumner (Lake Tapps Parkway Corridor)**
Project No: **asbd45**
Project Type: **Capacity**
Project Manager: **James Webb**

Description:
This is a City of Sumner project to widen the Stewart Road (Lake Tapps Parkway) Corridor. The project will replace the existing bridge over the White River with a new wider one. Completion of this corridor widening is expected to significantly relieve traffic congestion in Auburn along the A St SE and C St SW corridors.

Progress Summary:
The interlocal agreement between Auburn and Sumner was completed in 2023. Construction is programmed to begin in 2024 and take up to 3.5 years. Funding is anticipated to be provided at the completion of the construction phase of the project. Total committment is $150,000.

Future Impact on Operating Budget:
This project will have no impact on the operating budget for street maintenance.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Street Revenue	-	-	-	-	-
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Traffic Impact Fees	-	-	-	-	-
REET2	-	-	-	-	-
Traffic Mitigation Fees	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Street Revenue	-	-	-	-	-
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Traffic Impact Fees	-	-	-	-	-
REET2	-	-	-	-	-
Traffic Mitigation Fees	150,000	-	-	-	150,000
Total Funding Sources:	**150,000**	**-**	**-**	**-**	**150,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	150,000	-	-	-	150,000
Total Expenditures:	**150,000**	**-**	**-**	**-**	**150,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

GENERAL TRANSPORTATION FUND (102)

Six Year Capital Facilities Plan, 2025-2030

Capital Facilities Plan

Special Revenue Fund

Project Title: **Active Transportation Mode Shift Program**
Project No: **asbd08**
Project Type: **Non-Capacity**
Project Manager: **James Webb**

Description:
This program funds active transportation improvements that provide connections to transit and regional active transportation facilities as either stand-alone projects and/or as improvements included with other projects.

This program supports multi-modal level of service policies in the 2024-2044 Comprehensive Transportation Plan. The improvements constructed with this program encourage and support people to walk, bike, and ride transit to reduce overall transpiration system capacity needs (encourage a mode shift from vehicle travel modes to active transportation and transit).

Progress Summary:
In 2025, 2026, and 2027 traffic impact fees are currently allocated to other projects and programs and are not anticipated to fund this program.

Future Impact on Operating Budget:
This project will have no impact on the operating budget for street maintenance.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Street Revenue		150,000	-	-	150,000
Grants- Secured (Fed,State,Local)		-	-	-	-
REET		-	-	-	-
Traffic Impact Fees		-	-	-	-
Other		-	-	-	-
Total Funding Sources:	**-**	**150,000**	**-**	**-**	**150,000**
Capital Expenditures:					
Predesign		-	-	-	-
Design		30,000	-	-	30,000
Right of Way		-	-	-	-
Construction		120,000	-	-	120,000
Total Expenditures:	**-**	**150,000**	**-**	**-**	**150,000**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Street Revenue	-	-	-	-	-
Grants- Secured (Fed,State,Local)	-	-	-	-	-
REET	-	-	-	-	-
Traffic Impact Fees	-	750,000	750,000	750,000	2,250,000
Other	-	-	-	-	-
Total Funding Sources:	**-**	**750,000**	**750,000**	**750,000**	**2,250,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	100,000	100,000	100,000	300,000
Right of Way	-	-	-	-	-
Construction	-	650,000	650,000	650,000	1,950,000
Total Expenditures:	**-**	**750,000**	**750,000**	**750,000**	**2,250,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

GENERAL TRANSPORTATION FUND (102)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030 | **Special Revenue Fund**

Project Title: **Downtown Bike to Transit (10th St NE/NW)**
Project No: **asbd39**
Project Type: **Non-Capacity**
Project Manager: **TBD**

Description:
This project will rechannelize 10th St NE/NW between B St NW and Auburn Way North to convert the existing four-lane cross section to a three lane section incorporating bike lanes and a center two-way left-turn lane. The existing intersection control at the intersection with A Street NE will be revised to remove the east/west stop-control, and install a new north/south crosswalk to the east of the intersection. The new crosswalk will be enhanced with a median island and a Rectangular Rapid Flashing Beacon (RRFB). The existing signal at D Street NE will require modification to match the new roadway cross section. The project will also replace the pavement surface between B Street NW and Auburn Way N.

The project will complete active transportation improvements between A Street NW to Auburn Way N to connect to new high capacity transit service (King County Metro RapidRide I Line), and improves pedestrian access across 10th Street between residential and commercial uses.

Progress Summary:
WSDOT Ped/Bike Safety grant funding for the project was applied for during Spring 2024. If awarded, project design would start in 2025 and construction would occur in 2026/2027.

Future Impact on Operating Budget:
This project will have no impact on the operating budget for street maintenance

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Street Revenue	-	139,000	-	-	139,000
Grants- Secured (State)	-	-	-	-	-
Traffic Impact Fees	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**139,000**	**-**	**-**	**139,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	139,000	-	-	139,000
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**139,000**	**-**	**-**	**139,000**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Street Revenue	-	-	-	-	-
Grants- Secured (State)	-	-	-	-	-
Traffic Impact Fees	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Unsecured Non-Budgeted Funding

Funding Sources:	2025	2026	2027	2028-2030	Total 2025-20230
Ped/Bike Safety State Grant	373,000	1,251,000	-	-	1,624,000
Total Funding Sources:	**373,000**	**1,251,000**	**-**	**-**	**1,624,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	365,000	-	-	-	365,000
Right of Way	8,000	-	-	-	8,000
Construction	-	1,251,000	-	-	1,251,000
Total Expenditures:	**373,000**	**1,251,000**	**-**	**-**	**1,624,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

GENERAL TRANSPORTATION FUND (102)

Six Year Capital Facilities Plan, 2025-2030

Capital Facilities Plan

Special Revenue Fund

Project Title: **ITS Dynamic Message Sign Program**
Project No: **asbd16**
Project Type: **Non-Capacity**
Project Manager: **James Webb**

Description:
This program supports the City's Intelligent Transportation Systems (ITS) with the installation of Dynamic Message Signs (DMS) at various locations throughout the City. Dynamic message signs are an important tool for communicating with roadway users in real time. This program funds the design and installation of one DMS every 6-years as either stand-alone projects and/or DMS being included with other projects.

This program funds the placement of dynamic message signs at locations identified in the Comprehensive Transportation Plan to help provide a more resilient and efficient transportation system.

Progress Summary:
Location prioritization and selection underway. New ITS sign is on East Valley Highway is included in the East Valley Highway Widening project.

Future Impact on Operating Budget:
The annual maintenance and operational costs for this project is estimated to be $750 per sign.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Street Revenue		-	-	-	-
Grants (Fed, State Local)		-	-	-	-
REET		-	-	-	-
PWTFL		-	-	-	-
Other Sources		-	-	-	-
Total Funding Sources:	-	-	-	-	-
Capital Expenditures:					
Predesign		-	-	-	-
Design		-	-	-	-
Right of Way		-	-	-	-
Construction		-	-	-	-
Total Expenditures:	-	-	-	-	-

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Street Revenue	-	-	270,000	-	270,000
Grants (Fed, State Local)	-	-	-	-	-
REET	-	-	-	-	-
PWTFL	-	-	-	-	-
Other Sources	-	-	-	-	-
Total Funding Sources:	-	-	**270,000**	-	**270,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	35,000	-	35,000
Right of Way	-	-	-	-	-
Construction	-	-	235,000	-	235,000
Total Expenditures:	-	-	**270,000**	-	**270,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

GENERAL TRANSPORTATION FUND (102)

Six Year Capital Facilities Plan, 2025-2030

Capital Facilities Plan

Special Revenue Fund

Project Title: **Traffic Signal Replacement Program**
Project No: **asbd47**
Project Type: **Non-Capacity**
Project Manager: **James Webb**

Description:
This program will replace the existing traffic signal poles that are approaching the end of their service life, are damaged, or do not meet ADA requirements. The program funds one signal replacement every 4 to 5 years. This program funds stand-alone signal replacement projects and/or signal replacements being included with other projects.

Replacing traffic signals as they approach, or are at, the end of their service life, is critical to maintaining the City's transportation systems.

Progress Summary:
This is a new program that will design and construct a replacement signal in 2026/2027 and design another signal replacement in 2030 for construction in 2031 (beyond timeframe of this CFP)

Future Impact on Operating Budget:
Program will reduce traffic signal maintenance costs.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Street Revenue	-	-	-	270,000	270,000
Traffic Mitigation Fees	-	-	-	-	-
Traffic Impact Fees	-	-	-	-	-
Transportation Benefit District	-	-	-	-	-
Grants- Secured (Fed,State,Local)	-	-	-	-	-
REET2	-	-	-	-	-
Loan - PWTF	-	-	-	-	-
Other Sources	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**270,000**	**270,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	270,000	270,000
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**270,000**	**270,000**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Street Revenue	1,540,000	-	-	350,000	2,160,000
Traffic Mitigation Fees	-	-	-	-	-
Traffic Impact Fees	-	-	-	-	-
Transportation Benefit District	-	-	-	-	-
Grants- Secured (Fed,State,Local)	-	-	-	-	-
REET2	-	-	-	-	-
Loan - PWTF	-	-	-	-	-
Other Sources	-	-	-	-	-
Total Funding Sources:	**1,540,000**	**-**	**-**	**350,000**	**2,160,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	350,000	620,000
Right of Way	-	-	-	-	-
Construction	1,540,000	-	-	-	1,540,000
	1,540,000	**-**	**-**	**350,000**	**2,160,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

GENERAL TRANSPORTATION FUND (102)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Special Revenue Fund

Project Title: **Annual Channelization and Pavement Markings Program**
Project No: **spbd12**
Project Type: **Preservation**
Project Manager: **James Webb**

Description:
The program will refresh pavement markings, both painted and thermoplastic, and reflective pavement markers (RPMs). The program will also fund channelization revisions identified to increase safety of capacity, or accommodate active transportation modes.

Manual of Uniform Traffic Control Devices (MUTCD) requires the City to refresh pavement markings to achieve minimum reflectivity. Refreshing pavement markings supports City safety goals and policies. This program is needed to supplement Maintenance and Operations - Streets pavement marking program to conform with the MUTCD requirements and due to the need to potentially contract this work out thorugh public bid.

Progress Summary:

Future Impact on Operating Budget:
No impact.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Street Revenue	-	-	200,000	200,000	400,000
Traffic Mitigation Fees	-	-	-	-	-
Traffic Impact Fees	-	-	-	-	-
Transportation Benefit District	-	-	-	-	-
Grants- Secured (Fed,State,Local)	-	-	-	-	-
REET2	-	-	-	-	-
Loan	-	-	-	-	-
Other Sources	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**200,000**	**200,000**	**400,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	200,000	200,000	400,000
Total Expenditures:	**-**	**-**	**200,000**	**200,000**	**400,000**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Street Revenue	200,000	200,000	200,000	200,000	1,200,000
Traffic Mitigation Fees	-	-	-	-	-
Traffic Impact Fees	-	-	-	-	-
Transportation Benefit District	-	-	-	-	-
Grants- Secured (Fed,State,Local)	-	-	-	-	-
REET2	-	-	-	-	-
Loan	-	-	-	-	-
Other Sources	-	-	-	-	-
Total Funding Sources:	**200,000**	**200,000**	**200,000**	**200,000**	**1,200,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	200,000	200,000	200,000	200,000	1,200,000
	200,000	**200,000**	**200,000**	**200,000**	**1,200,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

GENERAL TRANSPORTATION FUND (102)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030 | **Special Revenue Fund**

Project Title: **Arterial Street Preservation Program**
Project No: **spbd01**
Project Type: **Preservation**
Project Manager: **James Webb**

Description:
The program replaces, repairs, and preserves roadway pavement on arterial and collector streets throughout the City as either stand-alone projects and/or as improvements included with other projects. The program upgrades ADA deficient curb ramps and addresses damaged sidewalks that may cause obstructions as required by the City's Engineering Design Standards and the ADA Transition Plan. The program also funds periodic assessment of pavement condition ratings to assist in prioritization and selection of roadways.

This program supports asset management goals and policies in the Comprehensive Transportation Plan and is needed to efficiently and effectively replace, repair, and maintain the City's roadway pavement

Progress Summary:
The program is providing funding for the Lake Tapps Preservation, C St SW Preservation, A St SE Preservation, M St NE Widening, and R St Widening projects. The program also provides funding for the Bridge Preservation Program.

Future Impact on Operating Budget:
This program is anticipated to reduce the operating budget for street maintenance.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Arterial Preservation Fund		-	-	-	-
Unrestricted Street Revenue		240,644	96,000	185,000	521,644
Transportation Benefit District		-	186,000	321,000	507,000
Unsecured Grants		-	-	-	-
Other		-	-	-	-
Total Funding Sources:		**240,644**	**282,000**	**506,000**	**1,028,644**
Capital Expenditures:					
Predesign		-	-	-	-
Design		75,000	282,000	-	357,000
Right of Way		-	-	-	-
Construction		165,644	-	506,000	671,644
Total Expenditures:		**240,644**	**282,000**	**506,000**	**1,028,644**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Arterial Preservation Fund	-	-	-	-	-
Unrestricted Street Revenue	410,000	950,000	950,000	950,000	3,541,000
Transportation Benefit District	1,221,000	2,186,000	2,186,000	2,186,000	8,286,000
Unsecured Grants	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**1,631,000**	**3,136,000**	**3,136,000**	**3,136,000**	**11,827,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	500,000	500,000	500,000	500,000	2,282,000
Right of Way	-	-	-	-	-
Construction	1,131,000	2,636,000	2,636,000	2,636,000	9,545,000
Total Expenditures:	**1,631,000**	**3,136,000**	**3,136,000**	**3,136,000**	**11,827,000**

Unsecured Non-Budgeted Funding

Funding Sources:	2025	2026	2027	2028-2030	Total 2025-20230
TIB Preservation Grant	-	-	1,687,000	5,061,000	6,748,000
Total Funding Sources:	**-**	**-**	**1,687,000**	**5,061,000**	**6,748,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	1,687,000	5,061,000	6,748,000
Total Expenditures:	**-**	**-**	**1,687,000**	**5,061,000**	**6,748,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

GENERAL TRANSPORTATION FUND (102)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030 | **Special Revenue Fund**

Project Title: **A Street SE Preservation (17th St SE to 37th St SE)**
Project No: **spbd13**
Project Type: **Preservation**
Project Manager: **TBD**

Description:
This project is funded from the City's Arterial Street Preservation Program. The project will grind and overlay A Street SE between the 17th Street SE and 37th Street SE. The project scope includes upgrades to ADA curb ramps, and signal detection as needed.

Progress Summary:
Arterial patching was completed during 2024 to prepare this section of A Street for this preservation project. Federal funding for the construction phase of the project was applied for in 2024 and if awarded, design would start in 2026 and construction would be in 2027.

Future Impact on Operating Budget:
This project is anticipated to reduce the operating budget for street maintenance.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Street Revenue	-	-	-	470,000	470,000
Traffic Mitigation Fees	-	-	-	-	-
Traffic Impact Fees	-	-	-	-	-
Transportation Benefit District	-	-	-	-	-
Grants- Secured (Fed,State,Local)	-	-	-	-	-
REET2	-	-	-	-	-
Loan - PWTF	-	-	-	-	-
Other Sources - ( )	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**470,000**	**470,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	440,000	440,000
Right of Way	-	-	-	30,000	30,000
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**470,000**	**470,000**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Street Revenue	-	-	-	-	470,000
Traffic Mitigation Fees	-	-	-	-	-
Traffic Impact Fees	-	-	-	-	-
Transportation Benefit District	965,000	-	-	-	965,000
Grants- Secured (Fed,State,Local)	-	-	-	-	-
REET2	-	-	-	-	-
Loan - PWTF	-	-	-	-	-
Other Sources - ( )	-	-	-	-	-
Total Funding Sources:	**965,000**	**-**	**-**	**-**	**1,435,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	440,000
Right of Way	-	-	-	-	30,000
Construction	965,000	-	-	-	965,000
	965,000	-	-	-	1,435,000

Unsecured Non-Budgeted Funding

Funding Sources:	2025	2026	2027	2028-2030	Total 2025-20230
Grant	-	-	965,000	-	965,000
Total Funding Sources:	**-**	**-**	**965,000**	**-**	**965,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	965,000	-	965,000
Total Expenditures:	**-**	**-**	**965,000**	**-**	**965,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

GENERAL TRANSPORTATION FUND (102)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Special Revenue Fund

Project Title: **A St SE Preservation (37th Street SE to Lakeland Hills Way)**
Project No: **cp2328**
Project Type: **Preservation**
Project Manager: **Aleksey Koshman**

Description:
This project is funded from the City's Arterial Street Preservation Program. The project will grind and overlay A Street SE from 37th Street SE to the intersection with Lakeland Hills Way (the southern paving limit is to the north of the Lakeland Hills intersection which is included in the regional application for East Valley Highway widening). The project limits include a portion of A Street SE which is located in the City of Pacific. Auburn and Pacific are partnering on the project to include this segment as part of the project. The project also includes ADA upgrades to curb ramps, pedestrian push buttons, and replacement of vehicle detection at signalized intersections.

Progress Summary:
Grant funding for the construction phase of this project was awarded in 2022. The design phase began in 2023. The NEPA approval process is underway. Property acquisition (ROW) phase is anticipated in 2024 and construction in 2025. Construction funds must be obligated by June 1, 2025.

Future Impact on Operating Budget:
This project is anticipated to reduce the operating budget for street maintenance.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Arterial Preservation Fund	27,351	182,649	-	-	182,649
Secured Federal Grant	-	-	905,000	-	905,000
Unrestricted Street Revenue	-	-	854,000	-	854,000
Other (City of Pacific)	-	14,000	51,000	-	65,000
Total Funding Sources:	**27,351**	**196,649**	**1,810,000**	**-**	**2,006,649**
Capital Expenditures:					
Predesign	907	-	-	-	-
Design	26,444	170,556	-	-	170,556
Right of Way	-	26,093	-	-	26,093
Construction	-	-	1,810,000	-	1,810,000
Total Expenditures:	**27,351**	**196,649**	**1,810,000**	**-**	**2,006,649**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Arterial Preservation Fund	-	-	-	-	-
Secured Federal Grant	-	-	-	-	905,000
Unrestricted Street Revenue	-	-	-	-	854,000
Other (City of Pacific)	-	-	-	-	51,000
Total Funding Sources:	**-**	**-**	**-**	**-**	**1,810,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	1,810,000
Total Expenditures:	**-**	**-**	**-**	**-**	**1,810,000**

Grants / Other Sources: Other - City of Pacific; Grant - Federal FHWA

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

GENERAL TRANSPORTATION FUND (102)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Special Revenue Fund

Project Title: **Bridge Preservation Program**
Project No: **spbd14**
Project Type: **Preservation**
Project Manager: **James Webb**

Description:
This project is funded from the City's Arterial Street Program and performs annual bridge inspections and load ratings as needed and implements identified maintenance, repairs, and improvements, including bridge decks.

This program supports asset management goals and policies in the Comprehensive Transportation Plan and is needed to efficiently and effectively replace, repair, and maintain the City's roadway bridges. Bridge inspections are a regulatory requirement.

Progress Summary:
Program is on-going.

Future Impact on Operating Budget:
Program will reduce bridge maintenance costs and prolong the service lives of bridges.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Street Revenue	-	-	150,000	150,000	300,000
REET2	-	-	-	-	-
Traffic Impact Fees	-	-	-	-	-
Traffic Mitigation Fees	-	-	-	-	-
Transportation Benefit District	-	-	-	-	-
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Loan - ( )	-	-	-	-	-
Other Sources - ( )	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**150,000**	**150,000**	**300,000**
Capital Expenditures:					
Predesign	-	-	50,000	50,000	100,000
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	100,000	100,000	200,000
Total Expenditures:	**-**	**-**	**150,000**	**150,000**	**300,000**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Street Revenue	150,000	150,000	150,000	150,000	900,000
REET2	-	-	-	-	-
Traffic Impact Fees	-	-	-	-	-
Traffic Mitigation Fees	-	-	-	-	-
Transportation Benefit District	-	-	-	-	-
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Loan - ( )	-	-	-	-	-
Other Sources - ( )	-	-	-	-	-
Total Funding Sources:	**150,000**	**150,000**	**150,000**	**150,000**	**900,000**
Capital Expenditures:					
Predesign	50,000	50,000	50,000	50,000	300,000
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	100,000	100,000	100,000	100,000	600,000
Total Expenditures:	**150,000**	**150,000**	**150,000**	**150,000**	**900,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

GENERAL TRANSPORTATION FUND (102)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Special Revenue Fund

Project Title: **C Street SW Preservation (GSA Signal to Ellingson Road SE)**
Project No: **spbd10**
Project Type: **Preservation**
Project Manager: **TBD**

Description:
This project is funded from the City's Arterial Street Preservation Program. The project will grind and overlay C Street SW from the GSA signal (approximately 2,000 feet to the south of 15th Street SW) to Ellingson Road. The project also includes ADA upgrades to curb ramps and pedestrian push buttons, and replacement vehicle detection.

Progress Summary:
Grant funding for the construction phase of this project was awarded in 2022. The design phase will begin in 2025. The NEPA approval process is complete. Property acquisition (ROW) phase is not required and construction is anticipated in 2026. Construction funds must be obligated by June 1, 2026.

Future Impact on Operating Budget:
This project is anticipated to reduce the operating budget for street maintenance.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Arterial Preservation Fund	-	198,000	-	-	198,000
Secured Federal Grant	-	-	-	865,000	865,000
Unrestricted Street Revenue	-	-	-	-	-
Transportation Benefit District	-	-	-	865,000	865,000
Total Funding Sources:	**-**	**198,000**	**-**	**1,730,000**	**1,928,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	198,000	-	-	198,000
Right of Way	-	-	-	-	-
Construction	-	-	-	1,730,000	1,730,000
Total Expenditures:	**-**	**198,000**	**-**	**1,730,000**	**1,928,000**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Arterial Preservation Fund	-	-	-	-	-
Secured Federal Grant	-	-	-	-	865,000
Unrestricted Street Revenue	-	-	-	-	-
Transportation Benefit District	-	-	-	-	865,000
Total Funding Sources:	**-**	**-**	**-**	**-**	**1,730,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	1,730,000
Total Expenditures:	**-**	**-**	**-**	**-**	**1,730,000**

Grants / Other Sources: Grant - Federal FHWA

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

GENERAL TRANSPORTATION FUND (102)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Special Revenue Fund

Project Title: **Lake Tapps Pkwy SE Preservation (Sumner Tapps to 182nd)**
Project No: **spbd15**
Project Type: **Preservation**
Project Manager: **TBD**

Description:
This project is funded from the City's Arterial Street Preservation Program. The project will grind and overlay Lake Tapps Parkway E between the Sumner Tapps Hwy E and 182nd Ave E intersections. The project will also upgrade curb ramps to meet ADA requirements, and signal detection at the Sumner Tapps Hwy and 182nd Ave E signals (the 182nd Ave E signal is owned and operated by Pierce County). The project will also rechannelize the roadway to create on-street bike lanes, and install a section of median island and conduits to accommodate the installation of street lighting as part of a future project.

Progress Summary:
Federal funding for the construction phase of the project was applied for in 2024 and if awarded, design would start in 2026 and construction would be in 2027.

Future Impact on Operating Budget:
This project is anticipated to reduce the operating budget for street maintenance.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Street Revenue	-	-	-	295,000	295,000
Traffic Mitigation Fees	-	-	-	-	-
Traffic Impact Fees	-	-	-	-	-
Transportation Benefit District	-	-	-	-	-
Grants- Secured (Fed,State,Local)	-	-	-	-	-
REET2	-	-	-	-	-
Loan - ( )	-	-	-	-	-
Other Sources - ( )	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**295,000**	**295,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	295,000	295,000
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**295,000**	**295,000**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Street Revenue	540,000	-	-	-	835,000
Traffic Mitigation Fees	-	-	-	-	-
Traffic Impact Fees	-	-	-	-	-
Transportation Benefit District	-	-	-	-	-
Grants- Secured (Fed,State,Local)	-	-	-	-	-
REET2	-	-	-	-	-
Loan - ( )	-	-	-	-	-
Other Sources - ( )	-	-	-	-	-
Total Funding Sources:	**540,000**	**-**	**-**	**-**	**835,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	295,000
Right of Way	-	-	-	-	-
Construction	540,000	-	-	-	540,000
	540,000	**-**	**-**	**-**	**835,000**

Unsecured Non-Budgeted Funding

Funding Sources:	2025	2026	2027	2028-2030	Total 2025-20230
Grant	-	-	792,406	-	792,406
Total Funding Sources:	**-**	**-**	**792,406**	**-**	**792,406**
Predesign					
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
0	-	-	792,406	-	792,406
Total Expenditures:	**-**	**-**	**792,406**	**-**	**792,406**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

GENERAL TRANSPORTATION FUND (102)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Special Revenue Fund

Project Title: **2025 Local Streets Preservation**
Project No: **cp2412**
Project Type: **Preservation**
Project Manager: **Shelbi Meyer**

Description:
This project includes the preservation of 33rd Street SE between M Street SE and O Street SE, and O Street SE between 33rd Street SE and 37th Street SE. The project reconstruct the pavement, replace ADA ramps will be upgraded, and sidewalk/curb & gutter will be replaced where damaged. Utility needs for the project include water main replacement on 33rd Street SE and O Street SE, and limited storm upgrades.

Progress Summary:
The design phase was started in 2024, with construction anticipated in 2025.

Future Impact on Operating Budget:
This project is anticipated to reduce the operating budget for street maintenance.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Street Revenue	-	350,000	1,300,000	-	1,650,000
Transfer In (Utilities)	-	-	150,000	-	150,000
Traffic Impact Fees	-	-	-	-	-
Transportation Benefit District	-	-	-	-	-
Grants- Secured (Fed,State,Local)	-	-	-	-	-
REET2	-	-	-	-	-
Other Sources - ( )	-	-	-	-	-
Total Funding Sources:	**-**	**350,000**	**1,450,000**	**-**	**1,800,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	350,000	-	-	350,000
Right of Way	-	-	-	-	-
Construction	-	-	1,450,000	-	1,450,000
Total Expenditures:	**-**	**350,000**	**1,450,000**	**-**	**1,800,000**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Street Revenue	-	-	-	-	1,300,000
Transfer In (Utilities)	-	-	-	-	150,000
Traffic Impact Fees	-	-	-	-	-
Transportation Benefit District	-	-	-	-	-
Grants- Secured (Fed,State,Local)	-	-	-	-	-
REET2	-	-	-	-	-
Other Sources - ( )	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**1,450,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	1,450,000
Total Expenditures:	**-**	**-**	**-**	**-**	**1,450,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

GENERAL TRANSPORTATION FUND (102)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Special Revenue Fund

Project Title: **2026 Local Streets Preservation**
Project No: **sobd03**
Project Type: **Preservation**
Project Manager: **TBD**

Description:
The project will reconstruct the pavement, replace ADA ramps as needed, and replace the sidewalk/curb & gutter where damaged on 8th Street SW west of C Street SW, 4th Street SE between Auburn-Black Diamond Road and S Street SE, S Street SE north of 4th Street SE, and J Street SE between Auburn Way S and 17th Street SE. The existing speed cushions on J Street SE will also be replaced.

Progress Summary:
The design phase was started in 2024, with construction anticipated in 2025/2026.

Future Impact on Operating Budget:
This project is anticipated to reduce the operating budget for street maintenance.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Street Revenue	-	525,000	500,000	1,550,000	2,575,000
Transfer In (Utilities)	-	-	-	150,000	150,000
Traffic Impact Fees	-	-	-	-	-
Transportation Benefit District	-	-	-	-	-
Grants- Secured (Fed,State,Local)	-	-	-	-	-
REET2	-	-	-	-	-
Other Sources - ( )	-	-	-	-	-
Total Funding Sources:	**-**	**525,000**	**500,000**	**1,700,000**	**2,725,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	525,000	-	-	525,000
Right of Way	-	-	-	-	-
Construction	-	-	500,000	1,700,000	2,200,000
Total Expenditures:	**-**	**525,000**	**500,000**	**1,700,000**	**2,725,000**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Street Revenue	-	-	-	-	2,050,000
Transfer In (Utilities)	-	-	-	-	150,000
Traffic Impact Fees	-	-	-	-	-
Transportation Benefit District	-	-	-	-	-
Grants- Secured (Fed,State,Local)	-	-	-	-	-
REET2	-	-	-	-	-
Other Sources - ( )	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**2,200,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	2,200,000
Total Expenditures:	**-**	**-**	**-**	**-**	**2,200,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

GENERAL TRANSPORTATION FUND (102)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Special Revenue Fund

Project Title: **Local Street Improvement Program**
Project No: **sobd02**
Project Type: **Preservation**
Project Manager: **James Webb**

Description:
The program replaces, repairs, and preserves roadway pavement on local streets throughout the City as either stand-alone projects and/or as improvements included with other projects. The program upgrades ADA deficient curb ramps and addresses damaged sidewalks that may cause obstructions as required by the City's Engineering Design Standards and the ADA Transition Plan. The program also funds periodic assessment of pavement condition ratings to assist in prioritization and selection of roadways.

This program supports asset management goals and policies in the Comprehensive Transportation Plan and is needed to efficiently and effectively replace, repair, and maintain the City's roadway pavement.

Progress Summary:
The program is providing funding for the 2025 Local Street Preservation and the 2026 Local Street Preservation projects.

Future Impact on Operating Budget:
This project is anticipated to reduce the operating budget for street maintenance.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Local Street Fund		1,400,000	-	-	1,400,000
Transfer In (Utilities)		300,000	-	-	300,000
Unrestricted Street Revenue		-	-	250,000	250,000
REET 1		-	-	-	-
REET 2		-	-	-	-
Total Funding Sources:	**-**	**1,700,000**	**-**	**250,000**	1,950,000
Capital Expenditures:					
Predesign		-	-	-	-
Design		500,000		250,000	750,000
Right of Way		-	-	-	-
Construction		1,200,000	-	-	1,200,000
Total Expenditures:	**-**	**1,700,000**	**-**	**250,000**	1,950,000

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Local Street Fund	-	-	-	-	-
Transfer In (Utilities)	150,000	150,000	150,000	150,000	600,000
Unrestricted Street Revenue	1,800,000	1,800,000	1,800,000	1,800,000	7,450,000
REET 1	-	-	-	-	-
REET 2	-	-	-	-	-
Total Funding Sources:	**1,950,000**	**1,950,000**	**1,950,000**	**1,950,000**	**8,050,000**
Capital Expenditures:					
Predesign	0	0	0	0	-
Design	400,000	400,000	400,000	400,000	1,850,000
Right of Way	-	-	-	-	-
Construction	1,550,000	1,550,000	1,550,000	1,550,000	6,200,000
Total Expenditures:	**1,950,000**	**1,950,000**	**1,950,000**	**1,950,000**	**8,050,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

TABLE T-2

Impact on Future Operating Budgets

Transportation

	Project	2025	2026	2027	2028	2029	2030	Total
1	cp2211 49th Street NE (Auburn Way N to D St NE)	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 3,000
2	cp1622 Auburn Way S Improvements (Hemlock St SE to Poplar St SE)	2,500	2,500	2,500	2,500	2,500	2,500	15,000
3	cp2311 East Valley Highway Widening	-	-	2,500	2,500	2,500	2,500	10,000
4	cp2411 Lea Hill ITS Expansion	500	500	500	500	500	500	3,000
5	cp2319 Lea Hill Road/104th Avenue SE Roundabout	-	1,000	1,000	1,000	1,000	1,000	5,000
6	cp2210 M Street NE Widening (E Main St to 4th St NE)	-	500	500	500	500	500	2,500
7	cp2308 R Street SE/21st Street SE Roundabout	-	1,000	1,000	1,000	1,000	1,000	5,000
8	cp2116 R Street SE Widening (22nd Street SE to 33rd Street SE)	-	-	500	500	500	500	2,000
9	asbd46 SE 304th Street/116th Avenue SE Roundabout	-	-	1,000	1,000	1,000	1,000	4,000
10	asbd16 ITS Dynamic Message Sign Program	-	-	-	-	750	750	1,500
Total		**$ 3,500**	**$ 6,000**	**$ 10,000**	**$ 10,000**	**$ 10,750**	**$ 10,750**	**$ 51,000**

WATER

Narrative Summary

Current Facilities

The City of Auburn water utility provides water supply, treatment, transmission, storage, distribution, and service connections to in-City residences and businesses. The City also provides water to the City of Algona under a wholesale agreement. The water system consists of wells, springs and interties for source; chlorination stations and corrosion control for treatment; pump stations, pressure reducing stations and pipelines for transmission; and steel and concrete enclosed reservoirs for storage.

Level of Service (LOS)

The City's Comprehensive Water Plan summarizes the design criteria and service polices for the City's water distribution system.

Capital Facilities Projects and Financing

The City of Auburn's water system anticipates seven capacity projects in the amount of $25,746,050, of which $8,135,000 is unsecured and twenty-five non-capacity projects totaling $29,896,250, of which $14,365,000 is unsecured for a 6-year planning expectation total of $55,642,300. The financing plan is shown in Table W-1 followed by individual worksheets showing the project details.

The capacity projects will increase water supply quantities, storage, and distribution for growth of retail customers. The non-capacity projects will provide for pipeline improvements and replacements, delivery pressure improvements, water quality enhancements, comprehensive and resource management planning, pump station upgrades, telemetry system improvements, and meter upgrades.

Impact on Future Operating Budgets

There are no operating budget impacts forecasted for the water facilities during the six years 2025-2030.

TABLE W-1

CAPITAL FACILITIES PLAN PROJECTS AND FINANCING
WATER DIVISION

Page			2025	2026	2027	2028	2029	2030	Total
		Capacity Projects:							
50	*cpxxxx*	**Academy PRV**							
		Capital Costs	-	-	-	-	-	-	**-**
		Unsecured Capital Costs	-	-	470,000	-	-	-	**470,000**
		Funding Sources:							
		Water Fund	-	-	-	-	-	-	**-**
		Unsecured Bond Proceeds	-	-	470,000	-	-	-	**470,000**
51	*wabd09*	**Annual Distribution System Improvements Program**							
		Capital Costs	-	650,000	1,500,000	1,500,000	1,950,000	2,500,000	**8,100,000**
		Unsecured Capital Costs	-	-	1,000,000	1,000,000	550,000	-	**2,550,000**
		Funding Sources:							
		Water Fund	-	650,000	1,500,000	1,500,000	1,950,000	2,500,000	**8,100,000**
		Unsecured Bond Proceeds	-	-	1,000,000	1,000,000	550,000	-	**2,550,000**
52	*cp1914*	**Cascade Water Alliance Water Purchase**							
		Capital Costs	934,810	934,810	934,810	934,810	934,810	-	**4,674,050**
		Funding Sources:							
		Water Fund	934,810	934,810	934,810	934,810	934,810	-	**4,674,050**
		Bond Proceeds	-	-	-	-	-	-	**-**
53	*cp2209*	**Coal Creek Springs Rehabilitation**							
		Capital Costs	-	-	-	500,000	2,437,000	-	**2,937,000**
		Unsecured Capital Costs	-	-	-	-	2,400,000	-	**2,400,000**
		Funding Sources:							
		Water Fund	-	-	-	500,000	2,437,000	-	**2,937,000**
		Unsecured Bond Proceeds	-	-	-	-	2,400,000	-	**2,400,000**
54	*cpxxxx*	**Well 2 Replacement**							
		Capital Costs	-	-	-	-	-	400,000	**400,000**
		Funding Sources:							
		Water Fund	-	-	-	-	-	400,000	**400,000**
		Bond Proceeds	-	-	-	-	-	-	**-**
55	*wabd39*	**Well 5/5A Upgrades**							
		Capital Costs	-	-	-	-	-	-	**-**
		Unsecured Capital Costs	-	-	950,000	1,765,000	-	-	**2,715,000**
		Funding Sources:							
		Water Fund	-	-	-	-	-	-	**-**
		Unsecured Bond Proceeds	-	-	950,000	1,765,000	-	-	**2,715,000**
56	*cpxxxx*	**Well 7 Treatment Phase 1**							
		Capital Costs	-	-	-	-	-	1,500,000	**1,500,000**
		Funding Sources:							
		Water Fund	-	-	-	-	-	1,500,000	**1,500,000**
		Bond Proceeds	-	-	-	-	-	-	**-**
		Subtotal, Capacity Projects:							
		Secured Capital Costs	**934,810**	**1,584,810**	**2,434,810**	**2,934,810**	**5,321,810**	**4,400,000**	**17,611,050**
		Unsecured Capital Costs	**-**	**-**	**2,420,000**	**2,765,000**	**2,950,000**	**-**	**8,135,000**
		Total Capital Costs	**934,810**	**1,584,810**	**4,854,810**	**5,699,810**	**8,271,810**	**4,400,000**	**25,746,050**

TABLE W-1

CAPITAL FACILITIES PLAN PROJECTS AND FINANCING
WATER DIVISION

Page			2025	2026	2027	2028	2029	2030	Total
		Non-Capacity Projects:							
57	*cp2410*	**112th Pl SE Water Main Replacement**							
		Capital Costs	1,845,000	-	-	-	-	-	**1,845,000**
		Funding Sources:							
		Water Fund	1,845,000	-	-	-	-	-	**1,845,000**
		Bond Proceeds	-	-	-	-	-	-	**-**
58	*cp2412*	**2025 Local Street Preservation**							
		Capital Costs	460,000	-	-	-	-	-	**460,000**
		Funding Sources:							
		Water Fund	460,000	-	-	-	-	-	**460,000**
		Bond Proceeds	-	-	-	-	-	-	**-**
59	*sobd03*	**2026 Local Street Preservation**							
		Capital Costs	-	683,000	-	-	-	-	**683,000**
		Funding Sources:							
		Water Fund	-	683,000	-	-	-	-	**683,000**
		Bond Proceeds	-	-	-	-	-	-	**-**
60	*wabd34*	**Braunwood Pump Station Mechanical Upgrades**							
		Capital Costs	-	-	-	-	-	-	**-**
		Funding Sources:							
		Water Fund	-	-	-	-	-	-	**-**
		Bond Proceeds	-	-	-	-	-	-	**-**
61	*cpxxxx*	**Coal Creek Chlorination Building Replacement**							
		Capital Costs	-	-	-	-	-	520,250	**520,250**
		Funding Sources:							
		Water Fund	-	-	-	-	-	520,250	**520,250**
		Bond Proceeds	-	-	-	-	-	-	**-**
62	*wabd40*	**Fulmer CCTF Replace On-Site Chlorine Generation System (OSEC)**							
		Capital Costs	-	-	-	-	-	-	**-**
		Unsecured Capital Costs	-	-	150,000	350,000	-	-	**500,000**
		Funding Sources:							
		Water Fund	-	-	-	-	-	-	**-**
		Unsecured Bond Proceeds	-	-	150,000	350,000	-	-	**500,000**
63	*wabd05*	**Intertie Booster Pump Station Improvements**							
		Capital Costs	250,000	2,000,000	-	-	-	-	**2,250,000**
		Funding Sources:							
		Water Fund	250,000	2,000,000	-	-	-	-	**2,250,000**
		Bond Proceeds	-	-	-	-	-	-	**-**
64	*cpxxxx*	**Lea Hill 648 Zoning Adjustment**							
		Capital Costs	-	-	-	-	-	-	**-**
		Unsecured Capital Costs	-	-	104,000	-	-	-	**104,000**
		Funding Sources:							
		Water Fund	-	-	-	-	-	-	**-**
		Unsecured Bond Proceeds	-	-	104,000	-	-	-	**104,000**
65	*wabd18*	**Lea Hill Pump Station Replacement**							
		Capital Costs	-	-	-	-	-	-	**-**
		Unsecured Capital Costs	-	-	765,000	5,600,000	-	-	**6,365,000**
		Funding Sources:							
		Water Fund	-	-	-	-	-	-	**-**
		Unsecured Bond Proceeds	-	-	765,000	5,600,000	-	-	**6,365,000**
66	*cp2319*	**Lea Hill Road/104th Avenue SE Roundabout**							
		Capital Costs	-	-	-	-	-	-	**-**
		Unsecured Capital Costs	-	-	600,000	-	-	-	**600,000**
		Funding Sources:							
		Water Fund	-	-	-	-	-	-	**-**
		Unsecured Bond Proceeds	-	-	600,000	-	-	-	**600,000**

TABLE W-1

CAPITAL FACILITIES PLAN PROJECTS AND FINANCING
WATER DIVISION

Page			2025	2026	2027	2028	2029	2030	Total
		Non-Capacity Projects:							
67	*cp2210*	**M Street NE Widening**							
		Capital Costs	-	-	-	-	-	-	**-**
		Unsecured Capital Costs	-	-	320,000	-	-	-	**320,000**
		Funding Sources:							
		Water Fund	-	-	-	-	-	-	**-**
		Unsecured Bond Proceeds	-	-	320,000	-	-	-	**320,000**
68	*wabd35*	**On-Site Chlorine Generation Systems (OSEC) at Wells 1 and 4**							
		Capital Costs	-	-	-	-	-	-	**-**
		Unsecured Capital Costs	-	-	100,000	175,000	-	-	**275,000**
		Funding Sources:							
		Water Fund	-	-	-	-	-	-	**-**
		Unsecured Bond Proceeds	-	-	100,000	175,000	-	-	**275,000**
69	*cp2308*	**R St SE and 21st St SE Roundabout**							
		Capital Costs	283,000	-	-	-	-	-	**283,000**
		Funding Sources:							
		Water Fund	283,000	-	-	-	-	-	**283,000**
		Bond Proceeds	-	-	-	-	-	-	**-**
70	*cp2116*	**R Street SE Widening (22nd Street SE to 33rd Street SE)**							
		Capital Costs	-	-	-	-	-	-	**-**
		Unsecured Capital Costs	-	-	950,000	-	-	-	**950,000**
		Funding Sources:							
		Water Fund	-	-	-	-	-	-	**-**
		Unsecured Bond Proceeds	-	-	950,000	-	-	-	**950,000**
71	*wabd42*	**Rehabilitate & Clean Wells 2 and 6 Program**							
		Capital Costs	250,000	-	-	250,000	-	-	**500,000**
		Funding Sources:							
		Water Fund	250,000	-	-	250,000	-	-	**500,000**
		Bond Proceeds	-	-	-	-	-	-	**-**
72	*cpxxxx*	**Reservoir Capital Improvements**							
		Capital Costs	-	-	470,000	-	-	-	**470,000**
		Funding Sources:							
		Water Fund	-	-	470,000	-	-	-	**470,000**
		Bond Proceeds	-	-	-	-	-	-	**-**
73	*wabd41*	**Reservoir Painting**							
		Capital Costs	-	-	250,000	1,500,000	-	-	**1,750,000**
		Funding Sources:							
		Water Fund	-	-	250,000	1,500,000	-	-	**1,750,000**
		Bond Proceeds	-	-	-	-	-	-	**-**
74	*wabd12*	**Reservoir Repair and Replacements**							
		Capital Costs	60,000	60,000	60,000	60,000	-	-	**240,000**
		Funding Sources:							
		Water Fund	60,000	60,000	60,000	60,000	-	-	**240,000**
		Bond Proceeds	-	-	-	-	-	-	**-**
75	*wabd01*	**Street Utility Improvements**							
		Capital Costs	-	400,000	600,000	300,000	900,000	1,300,000	**3,500,000**
		Unsecured Capital Costs	-	-	700,000	1,000,000	400,000	-	**2,100,000**
		Funding Sources:							
		Water Fund	-	400,000	600,000	300,000	900,000	1,300,000	**3,500,000**
		Unsecured Bond Proceeds	-	-	700,000	1,000,000	400,000	-	**2,100,000**
76	*wabd02*	**Water Repair & Replacements**							
		Capital Costs	-	200,000	-	-	-	600,000	**800,000**
		Unsecured Capital Costs	-	-	600,000	600,000	600,000	-	**1,800,000**
		Funding Sources:							
		Water Fund	-	200,000	-	-	-	600,000	**800,000**
		Unsecured Bond Proceeds	-	-	600,000	600,000	600,000	-	**1,800,000**

TABLE W-1

CAPITAL FACILITIES PLAN PROJECTS AND FINANCING
WATER DIVISION

Page			2025	2026	2027	2028	2029	2030	Total
		Non-Capacity Projects:							
77	*wabd23*	**Water Resources Protection Program (Wellhead Protection)**							
		Capital Costs	-	-	60,000	60,000	60,000	60,000	**240,000**
		Funding Sources:							
		Water Fund	-	-	60,000	60,000	60,000	60,000	**240,000**
		Bond Proceeds	-	-	-	-	-	-	**-**
78	*wabd28*	**Water Trench Patches Program**							
		Capital Costs	80,000	-	160,000	160,000	160,000	160,000	**720,000**
		Funding Sources:							
		Water Fund	80,000	-	160,000	160,000	160,000	160,000	**720,000**
		Bond Proceeds	-	-	-	-	-	-	**-**
79	*cp2403*	**Well 4 Electrical Improvements**							
		Capital Costs	850,000	-	-	-	-	-	**850,000**
		Funding Sources:							
		Water Fund	850,000	-	-	-	-	-	**850,000**
		Bond Proceeds	-	-	-	-	-	-	**-**
80	*wabd11*	**Well Inspection and Redevelopment Program**							
		Capital Costs	-	-	210,000	210,000	-	-	**420,000**
		Funding Sources:							
		Water Fund	-	-	210,000	210,000	-	-	**420,000**
		Bond Proceeds	-	-	-	-	-	-	**-**
81	*cp2303*	**West Hill Springs Transmission Main Replacement**							
		Capital Costs	-	-	-	-	-	-	**-**
		Unsecured Capital Costs	-	-	200,000	1,151,000	-	-	**1,351,000**
		Funding Sources:							
		Water Fund	-	-	-	-	-	-	**-**
		Unsecured Bond Proceeds	-	-	200,000	1,151,000	-	-	**1,351,000**
		Subtotal, Non-Capacity Projects:							
		Secured Capital Costs	**4,078,000**	**3,343,000**	**1,810,000**	**2,540,000**	**1,120,000**	**2,640,250**	**15,531,250**
		Unsecured Capital Costs	**-**	**-**	**4,489,000**	**8,876,000**	**1,000,000**	**-**	**14,365,000**
		Total Capital Costs	**4,078,000**	**3,343,000**	**6,299,000**	**11,416,000**	**2,120,000**	**2,640,250**	**29,896,250**

SUMMARY:

	2025	2026	2027	2028	2029	2030	Total
CAPITAL COSTS							
Capacity Projects	934,810	1,584,810	2,434,810	2,934,810	5,321,810	4,400,000	17,611,050
Non-Capacity Projects	4,078,000	3,343,000	1,810,000	2,540,000	1,120,000	2,640,250	15,531,250
Capital Costs (Secured)	**5,012,810**	**4,927,810**	**4,244,810**	**5,474,810**	**6,441,810**	**7,040,250**	**33,142,300**
Unsecured Capital Costs	**-**	**-**	**6,909,000**	**11,641,000**	**3,950,000**	**-**	**22,500,000**
Total	**5,012,810**	**4,927,810**	**11,153,810**	**17,115,810**	**10,391,810**	**7,040,250**	**55,642,300**
FUNDING SOURCES:							
Water Fund	5,012,810	4,927,810	4,244,810	5,474,810	6,441,810	7,040,250	33,142,300
Grants	-	-	-	-	-	-	-
Other- Sewer Fund	-	-	-	-	-	-	-
Other- Storm Fund	-	-	-	-	-	-	-
DWSRF Loan	-	-	-	-	-	-	-
Grant	-	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	-	-
Total Funding (Secured)	**5,012,810**	**4,927,810**	**4,244,810**	**5,474,810**	**6,441,810**	**7,040,250**	**33,142,300**
Unsecured Funding	**-**	**-**	**6,909,000**	**11,641,000**	**3,950,000**	**-**	**22,500,000**
Total	**5,012,810**	**4,927,810**	**11,153,810**	**17,115,810**	**10,391,810**	**7,040,250**	**55,642,300**

WATER FUND (430)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Academy PRV**
Project No: **cpxxxx**
Project Type: **Capacity**
Project Manager: **TBD**

Description:

Install PRV vault to allow reservoir volume transfer between Academy and Valley service areas. Capacity required project identified by 2024 Water System Plan (WSP). Project was also identified in the 2015 WSP. 8" PRV with low flow bypass assumed. Includes cost for street restoration. No property acquisition required. Vault is anticipated to be located in cul-de-sac of 28th St SE and U St SE.
Comprehensive Plan project R-03.

Progress Summary:

Design to begin in 2027.

Future Impact on Operating Budget:

No significant impact

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Water Revenue	-	-	-	-	-
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Water Revenue	-	-	-	-	-
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Unsecured Non-Budgeted Funding

Funding Sources:	2025	2026	2027	2028-2030	Total 2025-20230
Bond Proceeds	-	-	470,000	-	470,000
Total Funding Sources:	**-**	**-**	**470,000**	**-**	**470,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	125,000	-	125,000
Right of Way	-	-	-	-	-
Construction	-	-	345,000	-	345,000
Total Expenditures:	**-**	**-**	**470,000**	**-**	**470,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs .*

WATER FUND (430)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Annual Distribution System Improvements Program**
Project No: **wabd09**
Project Type: **Capacity**
Project Manager: **TBD**

Description:
Program to fund capacity-related improvements to the water distribution system to address low pressures during maximum day demands plus required fire flows.
Comprehensive Plan project D-01.

Progress Summary:
Program is ongoing.

Future Impact on Operating Budget:
No significant impact.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Water Revenue	-	-	-	650,000	650,000
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**650,000**	**650,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	100,000	100,000
Right of Way	-	-	-	-	-
Construction	-	-	-	550,000	550,000
Total Expenditures:	**-**	**-**	**-**	**650,000**	**650,000**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Water Revenue	1,500,000	1,500,000	1,950,000	2,500,000	8,100,000
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**1,500,000**	**1,500,000**	**1,950,000**	**2,500,000**	**8,100,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	250,000	250,000	250,000	250,000	1,100,000
Right of Way	-	-	-	-	-
Construction	1,250,000	1,250,000	1,700,000	2,250,000	7,000,000
Total Expenditures:	**1,500,000**	**1,500,000**	**1,950,000**	**2,500,000**	**8,100,000**

Unsecured Non-Budgeted Funding

Funding Sources:	2025	2026	2027	2028-2030	Total 2025-20230
Bond Proceeds	-	-	1,000,000	1,550,000	2,550,000
Total Funding Sources:	**-**	**-**	**1,000,000**	**1,550,000**	**2,550,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	1,000,000	1,550,000	2,550,000
Total Expenditures:	**-**	**-**	**1,000,000**	**1,550,000**	**2,550,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs .*

WATER FUND (430)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Cascade Water Alliance Water Purchase**
Project No: **cp1914**
Project Type: **Capacity**
Project Manager: **Senait Gebreeyesus**

Description:

Financing of System Development Charges for the right to purchase water from Tacoma Public Utilities through the Second Supply Pipeline to meet future projected demand, based on agreements with Cascade Water Alliance. Council approved the agreements for permanent and reserve wholesale supply in September 2013. A new agreement with Tacoma was executed in 2014. Budget reflects purchase of permanent supply - payments of $934,810 will continue from 2025 through 2029. Reserve supply will not be purchased and is not included.
Comprehensive Plan project S-01.

Progress Summary:

Ongoing payments through 2029.

Future Impact on Operating Budget:

None

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Water Revenue		934,810	934,810	934,810	2,804,430
Grants (Fed,State,Local)		-	-	-	-
Bond Proceeds		-	-	-	-
Other		-	-	-	-
Total Funding Sources:		**934,810**	**934,810**	**934,810**	**2,804,430**
Capital Expenditures:					
Water Supply Purchase		934,810	934,810	934,810	2,804,430
Right of Way		-	-	-	-
Construction		-	-	-	-
Total Expenditures:		**934,810**	**934,810**	**934,810**	**2,804,430**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Water Revenue	934,810	934,810	934,810	-	4,674,050
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**934,810**	**934,810**	**934,810**	**-**	**4,674,050**
Capital Expenditures:					
Water Supply Purchase	934,810	934,810	934,810	-	4,674,050
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**934,810**	**934,810**	**934,810**	**-**	**4,674,050**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs .*

WATER FUND (430)

Six Year Capital Facilities Plan, 2025-2030

Capital Facilities Plan

Enterprise Funds

Project Title: **Coal Creek Springs Rehabilitation**
Project No: **cp2209**
Project Type: **Capacity**
Project Manager: **TBD**

Description:
Conduct a study and construct improvements to improve capacity of the springs resulting in greater utilization of the water right.
Comprehensive Plan project S-08.

Progress Summary:
Hired hydrogeologist in 2022 to review previous testing done at the springs and determine specific improvements needed to utilize the full water right.

Future Impact on Operating Budget:
Improvements to the capacity of the Coal Creek Springs Facility will reduce reliance upon purchasing pricey water from Tacoma in the future as the City continues perfecting its water rights.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Water Revenue	18,597	75,614	-	-	75,614
Grants (Fed,State,Local)	-	-	-	-	-
PWTFL	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Total Funding Sources:	**18,597**	**75,614**	**-**	**-**	**75,614**
Capital Expenditures:					
Predesign	18,597	-	-	-	-
Design	-	75,614	-	-	75,614
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**18,597**	**75,614**	**-**	**-**	**75,614**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Water Revenue	-	500,000	2,437,000	-	2,937,000
Grants (Fed,State,Local)	-	-	-	-	-
PWTFL	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Total Funding Sources:	**-**	**500,000**	**2,437,000**	**-**	**2,937,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	500,000	-	-	500,000
Right of Way	-	-	-	-	-
Construction	-		2,437,000	-	2,437,000
Total Expenditures:	**-**	**500,000**	**2,437,000**	**-**	**2,937,000**

Unsecured Non-Budgeted Funding

Funding Sources:	2025	2026	2027	2028-2030	Total 2025-2030
Bond Proceeds	-	-	-	2,400,000	2,400,000
Total Funding Sources:	**-**	**-**	**-**	**2,400,000**	**2,400,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	2,400,000	2,400,000
Total Expenditures:	**-**	**-**	**-**	**2,400,000**	**2,400,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs .*

WATER FUND (430)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Well 2 Replacement**
Project No: **cpxxxx**
Project Type: **Capacity**
Project Manager: **TBD**

Description:

Replace Well 2 to resolve ongoing operational challenges. **Comprehensive Plan project S-11.**

Progress Summary:

Design to begin in 2030. Existing well column to be cleaned every 3 years in the interim.

Future Impact on Operating Budget:

The project is expected to reduce the frequency needed for well cleaning.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Water Revenue	-	-	-	-	-
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Water Revenue	-	-	-	400,000	400,000
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**400,000**	**400,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	400,000	400,000
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**400,000**	**400,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs .*

WATER FUND (430)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Well 5/5A Upgrades**
Project No: **wabd39**
Project Type: **Capacity**
Project Manager: **TBD**

Description:

This project was identified in the 2013 Facilities Evaluation Study. Well 5 is in need of a new building, backup generator, chlorination, pump, and hydrologic investigation to evaluate the well's production. Due to the small size of the existing site, some of the new equipment will need to be located elsewhere, which may require property acquisition of an adjacent parcel. The project will include a siting study. The Facilities Evaluation Study also identified the need for a new pump and motor in Well 5A.
Comprehensive Plan project S-07.

Progress Summary:

The hydrologic study and siting analysis, which may include property acquisition are anticipated to begin in 2027.

Future Impact on Operating Budget:

Improvements to this Facility will reduce reliance upon purchasing pricey water from Tacoma in the future as the City continues perfecting its water rights.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Water Revenue	-	-	-	-	-
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Water Revenue	-	-	-	-	-
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Unsecured Non-Budgeted Funding

Funding Sources:	2025	2026	2027	2028-2030	Total 2025-20230
Bond Proceeds	-	-	950,000	1,765,000	2,715,000
Total Funding Sources:	**-**	**-**	**950,000**	**1,765,000**	**2,715,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	350,000	-	350,000
Right of Way	-	-	600,000	-	600,000
Construction	-	-	-	1,765,000	1,765,000
Total Expenditures:	**-**	**-**	**950,000**	**1,765,000**	**2,715,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs .*

WATER FUND (430)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Well 7 Treatment Phase 1**
Project No: **cpxxxx**
Project Type: **Capacity**
Project Manager: **TBD**

Description:

Well 7 is not operated due to high manganese levels. Manganese treatment will allow this well to be used year-round and to ensure better water quality, and utilize the full right for this well. Due to space limitations at the Well 7 site, the treatment facilities will be included at the Fulmer CCT Facility. The treatment will be installed in two phases. The first phase will provide 2.5 mgd of capacity in 2030. The project will also include installing backup power at the facility, which will also be located at Fulmer Field, due to limited space at the Well 7 facility. Installation of underground electrical transmission capability between Well 7 and Fulmer Field is required. Additionally, the project will address the recommended Capital Improvements to Fulmer Field CCT identified in the 2013 Facility Evaluation Study, including a new pump and motor. **Comprehensive Plan project S-10.**

Progress Summary:

Pre-design work to begin in 2030.

Future Impact on Operating Budget:

Project will add operating costs as a well facility is brought back online with new treatment equipment, however this project will reduce reliance upon purchasing pricey water from Tacoma in the future as the City continues perfecting its water rights.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Water Revenue	-	-	-	-	-
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Pre-Design	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Water Revenue	-	-	-	1,500,000	1,500,000
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**1,500,000**	**1,500,000**
Capital Expenditures:					
Pre-Design	-	-	-	-	-
Design	-	-	-	500,000	500,000
Right of Way	-	-	-	-	-
Construction	-	-	-	1,000,000	1,000,000
Total Expenditures:	**-**	**-**	**-**	**1,500,000**	**1,500,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs .*

WATER FUND (430)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **112th Pl SE Water Main Replacement**
Project No: **cp2410**
Project Type: **Non-Capacity**
Project Manager: **Lauren Kirk**

Description:

The 6" cast iron main along 112th Pl SE experienced three breaks within 30 days in December 2021 and January 2022. The project will replace approximately 2,300 LF of 6" cast iron with 8" ductile iron.

Progress Summary:

Design is underway with construction expected in 2025.

Future Impact on Operating Budget:

The project is anticipated to reduce maintenance costs of the line.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Water Revenue	-	255,000	1,845,000	-	2,100,000
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**255,000**	**1,845,000**	**-**	**2,100,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	255,000	-	-	255,000
Right of Way	-	-	-	-	-
Construction	-	-	1,845,000	-	1,845,000
Total Expenditures:	**-**	**255,000**	**1,845,000**	**-**	**2,100,000**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Water Revenue	-	-	-	-	1,845,000
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**1,845,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	1,845,000
Total Expenditures:	**-**	**-**	**-**	**-**	**1,845,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs .*

WATER FUND (430)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **2025 Local Street Preservation**
Project No: **cp2412**
Project Type: **Non-Capacity**
Project Manager: **Shelbi Meyer**

Description:

In conjunction with the street improvements, the project will conduct water improvements at 2 locations:
1) Replace approximately 330 LF 6" and 8" cast iron water main in 33rd St SE, between M Street SE and O Street SE, with 8" ductile iron water main, including water meters and valves.
2) Replace approximately 835 LF 6" cast iron water main in O St SE, between 33rd Street SE and 37th Street SE, with 8" ductile iron water main, including water meters and valves.

Progress Summary:

Project design is underway with construction in 2025.

Future Impact on Operating Budget:

This project is anticipated to reduce maintenance costs of the line.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Water Revenue	-	265,000	460,000	-	725,000
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**265,000**	**460,000**	**-**	**725,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	265,000	460,000	-	725,000
Total Expenditures:	**-**	**265,000**	**460,000**	**-**	**725,000**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Water Revenue	-	-	-	-	460,000
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**460,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	460,000
Total Expenditures:	**-**	**-**	**-**	**-**	**460,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs .*

WATER FUND (430)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **2026 Local Street Preservation**
Project No: **sobd03**
Project Type: **Non-Capacity**
Project Manager: **TBD**

Description:

In conjunction with the street improvements, the project will conduct water improvements at 2 locations:
1) The project will replace 57 years old, approximately 275 LF 6" cast iron water main in 4th St SE and 325 LF 4" cast iron water main in S St SE with 8" ductile iron water main, including water services, hydrants, and valves.
2) The project will replace 54 years old, approximately 985 LF 6" cast iron water main in J S SE (between 17th St SE and Auburn Way S) with 12" ductile iron water main, including water services, hydrants, and valves.

Progress Summary:

Project design to begin in 2024 with construction in 2026.

Future Impact on Operating Budget:

This project is anticipated to reduce maintenance costs of the line.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Water Revenue	-	390,000	-	683,000	1,073,000
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**390,000**	**-**	**683,000**	**1,073,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	90,000	-	-	90,000
Right of Way	-	-	-	-	-
Construction	-	300,000	-	683,000	983,000
Total Expenditures:	**-**	**390,000**	**-**	**683,000**	**1,073,000**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Water Revenue	-	-	-	-	683,000
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**683,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	683,000
Total Expenditures:	**-**	**-**	**-**	**-**	**683,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs .*

WATER FUND (430)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Braunwood Pump Station Mechanical Upgrades**
Project No: **wabd34**
Project Type: **Non-Capacity**
Project Manager: **TBD**

Description:

A pump station evaluation to be conducted to determine whether pump station mechanical upgrades are needed to extend the station life. The evaluation will include a roof assessment and cost vs benefit analysis of replacing the Braunwood building asphalt roof shingles, which are the original constructed in 1997, with a metal roof.
Comprehensive Plan project PS-03.

Progress Summary:

Project was previously identified as the Braunwood Roof Replace project. Project rebranded as part of the 2024 Water System Plan update.

Future Impact on Operating Budget:

No significant Impact

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Water Revenue	-	40,000	-	-	40,000
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**40,000**	**-**	**-**	**40,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	10,000	-	-	10,000
Right of Way	-	-	-	-	-
Construction	-	30,000	-	-	30,000
Total Expenditures:	**-**	**40,000**	**-**	**-**	**40,000**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Water Revenue	-	-	-	-	-
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs .*

WATER FUND (430)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Coal Creek Chlorination Building Replacement**
Project No: **cpxxxx**
Project Type: **Non-Capacity**
Project Manager: **TBD**

Description:

Coal Creek Springs chlorination building was identified as requiring replacement in the 2013 Facility Evaluation Study. **Comprehensive Plan project S-09.**

Progress Summary:

Project design to begin in 2030.

Future Impact on Operating Budget:

No significant impact.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Water Revenue	-	-	-	-	-
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Water Revenue	-	-	-	520,250	520,250
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**520,250**	**520,250**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	350,000	350,000
Right of Way	-	-	-	-	-
Construction	-	-	-	170,250	170,250
Total Expenditures:	**-**	**-**	**-**	**520,250**	**520,250**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs .*

WATER FUND (430)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Fulmer CCTF Replace On-Site Chlorine Generation System (OSEC)**
Project No: **wabd40**
Project Type: **Non-Capacity**
Project Manager: **TBD**

Description:

The existing liquid chlorine (sodium hypochlorite) generating equipment was installed in 2002. The generation cell was replaced in 2012. The equipment is approaching the end of it's useful life and repair parts are difficult to obtain. Analysis performed in 2018 comparing chlorine alternatives indicated that on-site generation has the lowest overall cost. This project will replace the entire generation system. **Comprehensive Plan project S-06.**

Progress Summary:

Design to begin in 2027.

Future Impact on Operating Budget:

Project expected to save on yearly operating costs for chlorine.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Water Revenue	-	-	-	-	-
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Water Revenue	-	-	-	-	-
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Unsecured Non-Budgeted Funding

Grants (Fed,State,Local)	2025	2026	2027	2028-2030	Total 2025-20230
Bond Proceeds	-	-	150,000	350,000	500,000
Total Funding Sources:	**-**	**-**	**150,000**	**350,000**	**500,000**
Capital Expenditures:					
Predesign	-	-	150,000	-	150,000
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	350,000	350,000
Total Expenditures:	**-**	**-**	**150,000**	**350,000**	**500,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs .*

WATER FUND (430)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Intertie Booster Pump Station Improvements**
Project No: **wabd05**
Project Type: **Non-Capacity**
Project Manager: **TBD**

Description:
Project will provide additional piping and modify the existing Intertie/ Lea Hill Booster pump station facility to utilize the existing Intertie pumps for the Boosted zone. The project will add pressure reducing valves and control valves at Lea Hill reservoirs, and system valves to provide efficient operation of the 132nd Ave Tacoma Intertie. The project will also include providing permanent backup power at the station, replacing the current temporary means of providing backup power through use of the generator previously serving the Academy Pump Station Site.
Comprehensive Plan project PS-01.

Progress Summary:
Project is expected to begin design in 2025. Previous Intertie Pump Station Pigtail project (wabd36) has been combined with this project and project summary this sheet. A temporary fix to address backup power was completed as part CP1916 Academy Pump Station by installing the old generator from that station at this site.

Future Impact on Operating Budget:
This project will make better use of existing facilities to serve the Lea Hill 648 zone, reducing the potential reliance on pricey Tacoma water to serve the area.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Water Revenue	-	75,000	250,000	2,000,000	2,325,000
Grants (Fed,State,Local)	-	-	-	-	-
PWTFL	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Total Funding Sources:	**-**	**75,000**	**250,000**	**2,000,000**	**2,325,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	75,000	250,000	-	325,000
Right of Way	-	-	-	-	-
Construction	-	-	-	2,000,000	2,000,000
Total Expenditures:	**-**	**75,000**	**250,000**	**2,000,000**	**2,325,000**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Water Revenue	-	-	-	-	2,250,000
Grants (Fed,State,Local)	-	-	-	-	-
PWTFL	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**2,250,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	250,000
Right of Way	-	-	-	-	-
Construction	-	-	-	-	2,000,000
Total Expenditures:	**-**	**-**	**-**	**-**	**2,250,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs .*

WATER FUND (430)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Lea Hill 648 Zoning Adjustment**
Project No: **cpxxxx**
Project Type: **Non-Capacity**
Project Manager: **TBD**

Description:

Install limited valving and piping to rezone a portion of the Lea Hill Zone 563 to Lea Hill Zone 648. Additional analysis and confirmation of design is required. This project was also identified in the 2015 Water System Plan.
Comprehensive Plan project D-06.

Progress Summary:

Design to begin in 2027.

Future Impact on Operating Budget:

No significant impact.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Water Revenue	-	-	-	-	-
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Pre-Design	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Water Revenue	-	-	-	-	-
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Pre-Design	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Unsecured Non-Budgeted Funding

Grants (Fed,State,Local)	2025	2026	2027	2028-2030	Total 2025-20230
Bond Proceeds	-	-	104,000	-	104,000
Total Funding Sources:	**-**	**-**	**104,000**	**-**	**104,000**
Capital Expenditures:					
Pre-Design	-	-	-	-	-
Design	-	-	30,000	-	30,000
Right of Way	-	-	-	-	-
Construction	-	-	74,000	-	74,000
Total Expenditures:	**-**	**-**	**104,000**	**-**	**104,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs .*

WATER FUND (430)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Lea Hill Pump Station Replacement**
Project No: **wabd18**
Project Type: **Non-Capacity**
Project Manager: **TBD**

Description:

Lea Hill pump station will be reconstructed to provide redundant pumped supply to the Lea Hill area. If the Green River Pump Station is out of service for maintenance, a redundant pump station would avoid the need to purchase more expensive regional surface water through the 132nd Intertie. The pump station needs to be relocated from its current location on the shoulder of Lea Hill Road at the base of a steep hill for safety and reliability considerations.
Comprehensive Plan project PS-02.

Progress Summary:

Property acquisition was completed in 2020 under Garden Ave Realignment project. Design is anticipated to begin in 2027 with construction of the pump station beginning in 2028. Some pipe configuration being completed under the Garden Ave Alignment project and the Lea Hill Roundabout Project.

Future Impact on Operating Budget:

Replacing this facility will reduce reliance upon purchasing pricey water from Tacoma in the future.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Water Revenue	-	-	-	-	-
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Water Revenue	-	-		-	-
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Unsecured Non-Budgeted Funding

Grants (Fed,State,Local)	2025	2026	2027	2028-2030	Total 2025-20230
Bond Proceeds	-	-	765,000	5,600,000	6,365,000
Total Funding Sources:	**-**	**-**	**765,000**	**5,600,000**	**6,365,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	765,000	-	765,000
Right of Way	-	-	-	-	-
Construction	-	-	-	5,600,000	5,600,000
Total Expenditures:	**-**	**-**	**765,000**	**5,600,000**	**6,365,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs .*

WATER FUND (430)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Lea Hill Road/104th Avenue SE Roundabout**
Project No: **cp2319**
Project Type: **Non-Capacity**
Project Manager: **Jeff Bender**

Description:

In conjunction with the street improvements, the project will replace approximately 835 LF of 12-inch ductile iron water main in SE 320th St and Lea Hill Rd SE. Additionally, the project will replace 365 LF of 12-inch, and 140 LF of 6-inch cast iron water mains in 104th Ave SE and connect the two 12" water mains at the existing Lea Hill Booster Pump Station. New valving will remain normally closed until the replacement of the existing Lea Hill Booster Pump Station.

Progress Summary:

The design phase is underway. Property acquisition (ROW) is anticipated in 2025. Federal grant funding was applied for in 2024 for transportation portion of project funding, and if awarded, construction would be underway in 2026.

Future Impact on Operating Budget:

This project is anticipated to reduce maintenance costs of the line.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Water Revenue	-	249,912	-	-	249,912
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**249,912**	**-**	**-**	**249,912**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	124,956	-	-	124,956
Right of Way	-	-	-	-	-
Construction	-	124,956	-	-	124,956
Total Expenditures:	**-**	**249,912**	**-**	**-**	**249,912**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Water Revenue	-	-	-	-	-
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Unsecured Non-Budgeted Funding

Grants (Fed,State,Local)	2025	2026	2027	2028-2030	Total 2025-20230
Bond Proceeds	-	-	600,000	-	600,000
Total Funding Sources:	**-**	**-**	**600,000**	**-**	**600,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	600,000	-	600,000
Total Expenditures:	**-**	**-**	**600,000**	**-**	**600,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs .*

WATER FUND (430)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **M Street NE Widening**
Project No: **cp2210**
Project Type: **Non-Capacity**
Project Manager: **Nahom Kahsay**

Description:

Water main improvements constructed in conjunction with streets project: M ST NE widening (E Main to 4th St NE). Work includes replacing 26 services, connecting to existing 12" ductile main, and abandoning 6" cast main in place.

Progress Summary:

Project design underway with construction in 2027.

Future Impact on Operating Budget:

The project is anticipated to reduce maintenance costs of the line.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Water Revenue	-	37,000	-	-	37,000
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**37,000**	**-**	**-**	**37,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	37,000	-	-	37,000
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**37,000**	**-**	**-**	**37,000**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Water Revenue	-	-	-	-	-
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Unsecured Non-Budgeted Funding

Grants (Fed,State,Local)	2025	2026	2027	2028-2030	Total 2025-20230
Bond Proceeds	-	-	320,000	-	320,000
Total Funding Sources:	**-**	**-**	**320,000**	**-**	**320,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	320,000	-	320,000
Total Expenditures:	**-**	**-**	**320,000**	**-**	**320,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs .*

WATER FUND (430)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **On-Site Chlorine Generation Systems (OSEC) at Wells 1 and 4**
Project No: **wabd35**
Project Type: **Non-Capacity**
Project Manager: **TBD**

Description:

The existing liquid chlorine (sodium hypochlorite) used at Wells 1 and 4 degrades during low winter demand periods when the volume used is much lower and product turnover is decreased. This results in more chemical used to achieve the same chlorine dose, which is not cost effective. On-site generation at both wells would enable operations to produce the volume of chlorine needed, resulting in less waste. The systems would be sized to meet peak summer demands while providing flexibility during winter months. **Comprehensive Plan project S-05.**

Progress Summary:

Project design expected to begin in 2027.

Future Impact on Operating Budget:

Project expected to save on yearly operating costs for chlorine.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Water Revenue	-	-	-	-	-
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Water Revenue	-	-	-	-	-
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Unsecured Non-Budgeted Funding

Grants (Fed,State,Local)	2025	2026	2027	2028-2030	Total 2025-20230
Bond Proceeds	-	-	100,000	175,000	275,000
Total Funding Sources:	**-**	**-**	**100,000**	**175,000**	**275,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	100,000	-	100,000
Right of Way	-	-	-	-	-
Construction	-	-	-	175,000	175,000
Total Expenditures:	**-**	**-**	**100,000**	**175,000**	**275,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs .*

WATER FUND (430)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **R St SE and 21st St SE Roundabout**
Project No: **cp2308**
Project Type: **Non-Capacity**
Project Manager: **Kim Truong**

Description:

In conjunction with the street improvements, the project will replace approximately 220 LF of 12-inch cast iron water main at the intersection of R St SE and 21st St SE, and 355 LF of 16-inch cast iron water main at the intersection of R St SE and 21st St SE and along a portion of Howard Rd with the same size ductile iron water main.

Progress Summary:

Project design is underway in 2023/2024, property acquisition (ROW) is anticipated in 2024/2025 with construction in 2025/2026.

Future Impact on Operating Budget:

This project is anticipated to reduce maintenance costs of the line.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Water Revenue	-	261,897	283,000	-	544,897
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**261,897**	**283,000**	**-**	**544,897**
Capital Expenditures:					
Pre-Design	-	-	-	-	-
Design	-	111,897	-	-	111,897
Right of Way	-	-	-	-	-
Construction	-	150,000	283,000	-	433,000
Total Expenditures:	**-**	**261,897**	**283,000**	**-**	**544,897**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Water Revenue	-	-	-	-	283,000
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**283,000**
Capital Expenditures:					
Pre-Design	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	283,000
Total Expenditures:	**-**	**-**	**-**	**-**	**283,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs .*

WATER FUND (430)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **R Street SE Widening (22nd Street SE to 33rd Street SE)**
Project No: **cp2116**
Project Type: **Non-Capacity**
Project Manager: **Kim Truong**

Description:

Along with the street reconstruction and other utility improvements, replace approximately 2,800 LF of 8" cast iron pipe with 12" ductile iron pipe, along with valves, fire hydrants, and services.

Progress Summary:

Preliminary design occurred for this project in 2022/2023 with the R St Preservation Project. Design is underway in 2024/2025 with property acquisition (ROW) anticipated in 2024/2025 and construction 2026/2027.

Future Impact on Operating Budget:

The project is anticipated to reduce maintenance costs of the line.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Water Revenue	67,512	812,488	-	-	812,488
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**67,512**	**812,488**	**-**	**-**	**812,488**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	67,512	62,488	-	-	62,488
Right of Way	-	-	-	-	-
Construction	-	750,000	-	-	750,000
Total Expenditures:	**67,512**	**812,488**	**-**	**-**	**812,488**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Water Revenue	-	-	-	-	-
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction		-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Unsecured Non-Budgeted Funding

Grants (Fed,State,Local)	2025	2026	2027	2028-2030	Total 2025-20230
Bond Proceeds	-	-	950,000	-	950,000
Total Funding Sources:	**-**	**-**	**950,000**	**-**	**950,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	950,000	-	950,000
Total Expenditures:	**-**	**-**	**950,000**	**-**	**950,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs .*

WATER FUND (430)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Rehabilitate & Clean Wells 2 and 6 Program**
Project No: **wabd42**
Project Type: **Non-Capacity**
Project Manager: **TBD**

Description:

Rehabilitation work on the well system conducted in 2013-2014 indicated it would be beneficial to clean and rehab both wells on a regular basis. Cleaning was last completed in 2023. **Comprehensive Plan project S-03.**

Progress Summary:

Program is ongoing and on a 3-year cycle.

Future Impact on Operating Budget:

Reduces risk of needing future significant improvements to this well system.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Water Revenue		-	250,000	-	250,000
Grants (Fed,State,Local)		-	-	-	-
Bond Proceeds		-	-	-	-
Other		-	-	-	-
Total Funding Sources:		**-**	**250,000**	**-**	**250,000**
Capital Expenditures:					
Predesign		-	-	-	-
Design		-	-	-	-
Right of Way		-	-	-	-
Construction		-	250,000	-	250,000
Total Expenditures:		**-**	**250,000**	**-**	**250,000**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Water Revenue	-	250,000	-	-	500,000
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**250,000**	**-**	**-**	**500,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	250,000	-	-	500,000
Total Expenditures:	**-**	**250,000**	**-**	**-**	**500,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs .*

WATER FUND (430)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Reservoir Capital Improvements**
Project No: **cpxxxx**
Project Type: **Non-Capacity**
Project Manager: **TBD**

Description:

The 2013 Facility Evaluation Study identified improvements to reservoirs based on the condition and remaining useful life of the assets. Improvements were identified for Reservoir 1, Reservoir 4A and 4B, and Reservoir 8A. **Comprehensive Plan Project R-04.**

Progress Summary:

Design expected to begin in 2027.

Future Impact on Operating Budget:

Regular maintenance of the City's reservoirs keeps them from needing more significant improvements.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Water Revenue	-	-	-	-	-
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Water Revenue	470,000	-	-	-	470,000
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**470,000**	**-**	**-**	**-**	**470,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	75,000	-	-	-	75,000
Right of Way	-	-	-	-	-
Construction	395,000	-	-	-	395,000
Total Expenditures:	**470,000**	**-**	**-**	**-**	**470,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs .*

WATER FUND (430)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Reservoir Painting**
Project No: **wabd41**
Project Type: **Non-Capacity**
Project Manager: **TBD**

Description:
Maintenance of reservoirs requires periodic painting to protect the steel and increase the useful life of the reservoir.
Comprehensive Plan project R-02.

Progress Summary:
Project design to be in 2027 with construction in 2028.

Future Impact on Operating Budget:
Regular maintenance of the City's reservoirs keeps them from needing more significant improvements.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Water Revenue	-	-	-	-	-
Grants (Fed,State,Local)	-	-	-	-	-
PWTFL	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Water Revenue	250,000	1,500,000	-	-	1,750,000
Grants (Fed,State,Local)	-	-	-	-	-
PWTFL	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Total Funding Sources:	**250,000**	**1,500,000**	**-**	**-**	**1,750,000**
Capital Expenditures:					
Predesign	-	-	-		-
Design	250,000	-	-		250,000
Right of Way	-	-	-		-
Construction	-	1,500,000	-		1,500,000
Total Expenditures:	**250,000**	**1,500,000**	**-**	**-**	**1,750,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs .*

WATER FUND (430)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Reservoir Repair and Replacements**
Project No: **wabd12**
Project Type: **Non-Capacity**
Project Manager: **TBD**

Description:
General reservoir maintenance and minor improvements.
Comprehensive Plan project R-01.

Progress Summary:
Program is ongoing.

Future Impact on Operating Budget:
Regular maintenance of the City's reservoirs keeps them from needing more significant improvements.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Water Revenue		192,000	60,000	60,000	312,000
Grants (Fed,State,Local)		-	-	-	-
Bond Proceeds		-	-	-	-
Other		-	-	-	-
Total Funding Sources:		**192,000**	**60,000**	**60,000**	**312,000**
Capital Expenditures:					
Predesign		-	-	-	-
Design		-	-	-	-
Right of Way		-	-	-	-
Construction		192,000	60,000	60,000	312,000
Total Expenditures:		**192,000**	**60,000**	**60,000**	**312,000**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Water Revenue	60,000	60,000	-	-	240,000
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**60,000**	**60,000**	**-**	**-**	**240,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	60,000	60,000	-	-	240,000
Total Expenditures:	**60,000**	**60,000**	**-**	**-**	**240,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs .*

WATER FUND (430)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Street Utility Improvements**
Project No: **wabd01**
Project Type: **Non-Capacity**
Project Manager: **Various**

Description:

Water main improvements in coordination with the street preservation and improvment projects.
Comprehensive Plan project D-02.

Progress Summary:

Program is ongoing.

Future Impact on Operating Budget:

Each project is anticipated to reduce maintenance costs of the line.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Water Revenue		700,000	-	400,000	1,100,000
Grants (Fed,State,Local)		-	-	-	-
Bond Proceeds		-	-	-	-
Other		-	-	-	-
Total Funding Sources:		**700,000**	**-**	**400,000**	**1,100,000**
Capital Expenditures:					
Predesign		-	-	-	-
Design		100,000	-	75,000	175,000
Right of Way		-	-	-	-
Construction		600,000	-	325,000	925,000
Total Expenditures:		**700,000**	**-**	**400,000**	**1,100,000**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Water Revenue	600,000	300,000	900,000	1,300,000	3,500,000
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**600,000**	**300,000**	**900,000**	**1,300,000**	**3,500,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	125,000	125,000	125,000	125,000	575,000
Right of Way	-	-	-	-	-
Construction	475,000	175,000	775,000	1,175,000	2,925,000
Total Expenditures:	**600,000**	**300,000**	**900,000**	**1,300,000**	**3,500,000**

Unsecured Non-Budgeted Funding

Grants (Fed,State,Local)	2025	2026	2027	2028-2030	Total 2025-20230
Bond Proceeds	-	-	700,000	1,400,000	2,100,000
Total Funding Sources:	**-**	**-**	**700,000**	**1,400,000**	**2,100,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	700,000	1,400,000	2,100,000
Total Expenditures:	**-**	**-**	**700,000**	**1,400,000**	**2,100,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs .*

WATER FUND (430)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Water Repair & Replacements**
Project No: **wabd02**
Project Type: **Non-Capacity (R&R)**
Project Manager: **Various**

Description:

Program to fund distribution system repair and replacement projects required for meeting peak demands and reducing system losses. Projects will be coordinated with the streets and other utility projects.
Comprehensive Plan project D-03.

Progress Summary:

Program is ongoing.

Future Impact on Operating Budget:

Each project is anticipated to reduce maintenance costs of the line.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Water Revenue		-	-	200,000	200,000
Grants (Fed,State,Local)		-	-	-	-
Bond Proceeds		-	-	-	-
Other		-	-	-	-
Total Funding Sources:		**-**	**-**	**200,000**	**200,000**
Capital Expenditures:					
Predesign		-	-	-	-
Design		-	-	50,000	50,000
Right of Way		-	-	-	-
Construction		-	-	150,000	150,000
Total Expenditures:		**-**	**-**	**200,000**	**200,000**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Water Revenue	-	-	-	600,000	800,000
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**600,000**	**800,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	125,000	175,000
Right of Way	-	-	-	-	-
Construction	-	-	-	475,000	625,000
Total Expenditures:	**-**	**-**	**-**	**600,000**	**800,000**

Unsecured Non-Budgeted Funding

Grants (Fed,State,Local)	2025	2026	2027	2028-2030	Total 2025-20230
Bond Proceeds	-	-	600,000	1,200,000	1,800,000
Total Funding Sources:	**-**	**-**	**600,000**	**1,200,000**	**1,800,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	125,000	250,000	375,000
Right of Way	-	-	-	-	-
Construction	-	-	475,000	950,000	1,425,000
Total Expenditures:	**-**	**-**	**600,000**	**1,200,000**	**1,800,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs .*

WATER FUND (430)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Water Resources Protection Program (Wellhead Protection)**
Project No: **wabd23**
Project Type: **Non-Capacity**
Project Manager: **TBD**

Description:

Annual funding for implementing strategies identified in the Wellhead Protection Plan. Although some tasks will be performed as part of the water operations budget, other tasks will require consultants with expertise in review and investigation of contaminant sites and other environmental databases, development of spill response plans, and leaking underground storage tanks.
Comprehensive Plan project S-02.

Progress Summary:

Program is ongoing.

Future Impact on Operating Budget:

No significant Impact.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Water Revenue	-	87,700	-	-	87,700
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**87,700**	**-**	**-**	**87,700**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	87,700	-	-	87,700
Total Expenditures:	**-**	**87,700**	**-**	**-**	**87,700**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Water Revenue	60,000	60,000	60,000	60,000	240,000
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**60,000**	**60,000**	**60,000**	**60,000**	**240,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	60,000	60,000	60,000	60,000	240,000
Total Expenditures:	**60,000**	**60,000**	**60,000**	**60,000**	**240,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs .*

WATER FUND (430)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Water Trench Patches Program**
Project No: **wabd28**
Project Type: **Non-Capacity**
Project Manager: **TBD**

Description:

This program provides annual funding for roadway restoration of trench patches from water leak repair and water service installation that are beyond the scope of work done by maintenance staff. **Comprehensive Plan project D-04.**

Progress Summary:

Program is ongoing.

Future Impact on Operating Budget:

No significant impact.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Water Revenue		358,000	80,000	-	438,000
Grants (Fed,State,Local)		-	-	-	-
Bond Proceeds		-	-	-	-
Other		-	-	-	-
Total Funding Sources:		**358,000**	**80,000**	**-**	**438,000**
Capital Expenditures:					
Predesign		-	-	-	-
Design		-	10,000	-	10,000
Right of Way		-	-	-	-
Construction		358,000	70,000	-	428,000
Total Expenditures:		**358,000**	**80,000**	**-**	**438,000**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Water Revenue	160,000	160,000	160,000	160,000	720,000
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**160,000**	**160,000**	**160,000**	**160,000**	**720,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	25,000	25,000	25,000	25,000	110,000
Right of Way	-	-	-	-	-
Construction	135,000	135,000	135,000	135,000	610,000
Total Expenditures:	**160,000**	**160,000**	**160,000**	**160,000**	**720,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs .*

WATER FUND (430)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Well 4 Electrical Improvements**
Project No: **cp2403**
Project Type: **Non-Capacity**
Project Manager: **Nahom Kahsay**

Description:

CP2021 (Well 4 Facility Improvements) identified electrical improvements outside the scope of the project that would be beneficial for the well. The well is over 40 years old and much of the electrical equipment is original. Upgrades to the electrical system will improve the overall efficiency of the facility.

Progress Summary:

Design is underway with construction in 2025.

Future Impact on Operating Budget:

No significant Impact.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Water Revenue	-	200,000	850,000	-	1,050,000
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**200,000**	**850,000**	**-**	**1,050,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	200,000	-	-	200,000
Right of Way	-	-	-	-	-
Construction	-	-	850,000	-	850,000
Total Expenditures:	**-**	**200,000**	**850,000**	**-**	**1,050,000**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Water Revenue	-	-	-	-	850,000
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**850,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	850,000
Total Expenditures:	**-**	**-**	**-**	**-**	**850,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs .*

WATER FUND (430)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Well Inspection and Redevelopment Program**
Project No: **wabd11**
Project Type: **Non-Capacity**
Project Manager: **TBD**

Description:

Program for inspection and redevelopment of supply wells and springs necessary to ensure production at maximum capacity for efficient utilization.
Comprehensive Plan project S-04.

Progress Summary:

Program is ongoing.

Future Impact on Operating Budget:

No significant impact.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Water Revenue		-	-	-	-
Grants (Fed,State,Local)		-	-	-	-
Bond Proceeds		-	-	-	-
Other		-	-	-	-
Total Funding Sources:		**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign		-	-	-	-
Design		-	-	-	-
Right of Way		-	-	-	-
Construction		-	-	-	-
Total Expenditures:		**-**	**-**	**-**	**-**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Water Revenue	210,000	210,000	-	-	420,000
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**210,000**	**210,000**	**-**	**-**	**420,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	15,000	15,000	-	-	30,000
Right of Way	-	-	-	-	-
Construction	195,000	195,000	-	-	390,000
Total Expenditures:	**210,000**	**210,000**	**-**	**-**	**420,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs .*

WATER FUND (430)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **West Hill Springs Transmission Main Replacement**
Project No: **cp2303**
Project Type: **Non-Capacity**
Project Manager: **TBD**

Description:

The 2020 pipeline assessment indicated the existing cast iron transmission main is in poor condition. The main has experienced 2 breaks in the past. The project will replace approximately 1,250 LF of 10" cast iron with 12" ductile iron.

Progress Summary:

Geotechnical evaluation to be conducted beginning in 2024 with design beginning in 2027 and construction in 2028.

Future Impact on Operating Budget:

This project is anticipated to reduce maintenance costs of the line.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Water Revenue	-	50,000	-	-	50,000
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**50,000**	**-**	**-**	**50,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	50,000	-	-	50,000
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**50,000**	**-**	**-**	**50,000**

Forecasted Project Cost:

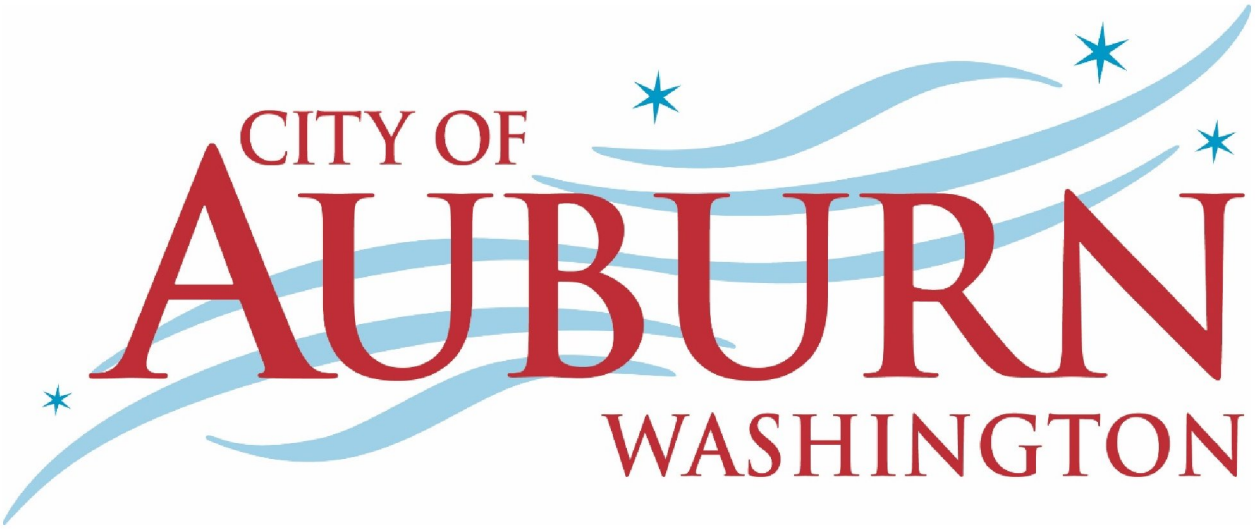
Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Water Revenue	-	-	-	-	-
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Unsecured Non-Budgeted Funding

Grants (Fed,State,Local)	2025	2026	2027	2028-2030	Total 2025-20230
Bond Proceeds	-	-	200,000	1,151,000	1,351,000
Total Funding Sources:	**-**	**-**	**200,000**	**1,151,000**	**1,351,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	200,000	-	200,000
Right of Way	-	-	-	-	-
Construction	-	-	-	1,151,000	1,151,000
Total Expenditures:	**-**	**-**	**200,000**	**1,151,000**	**1,351,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs .*


CITY OF
AUBURN
WASHINGTON

SANITARY SEWER

Narrative Summary

Current Facilities

The City's sanitary sewer service area encompasses approximately 28-square miles that are primarily within the City limits but includes a total of approximately ½ square mile within Auburn's Proposed Annexation area (PAA). The City contracts with King County for sewage treatment and disposal. The City's Sanitary Sewer Utility is responsible for the collection and transmission of wastewater to the King County trunk lines.

The City's current inventory of approximately 210 miles of sewer lines serves the City's sewer service area.

Level of Service (LOS)

The Comprehensive Sewerage Plan for the Sewerage Collection System summarizes the level of service (LOS), or design criteria, for the City's sewage collection system. These standards represent the average quantities of sewage that the system is designated to accommodate for residential, industrial, and commercial development.

Capital Facilities Projects and Financing

Investments in the City's sewage collection facilities include primarily non-capacity improvements and replacement projects. Anticipated projects include replacement of aging sewer pipes and manholes in conjunction with arterial and local street improvements, replacement of pipe identified through the sewer program's condition assessment process, replacement of the Rainier Ridge Pump station, and updating the Comprehensive Sewer Plan. Additionally, the City will continue to monitor flow rates, primarily within the Valley Basin area to help identify specific areas of the City that show high levels of inflow and infiltration. The City of Auburn's sewer system includes one capacity project in the amount of $1,420,700 and eleven non- capacity projects totaling $23,788,400 for an overall six-year plan of $25,209,100. Table S-1 shows the proposed financing plan followed by individual worksheets showing the project detail.

Impact on Future Operating Budgets

There are no operating budget impacts forecasted for sanitary sewer facilities during the six years 2025 – 2030.

TABLE S-1

CAPITAL FACILITIES PLAN PROJECTS AND FINANCING
SEWER FUND

Page			2025	2026	2027	2028	2029	2030	Total
		Capacity Projects:							
86	*cpxxxx*	**Roegner Park Sewer Capacity Improvements**							
		Capital Costs	-	-	131,100	-	-	1,289,600	**1,420,700**
		Funding Sources:							
		Sewer Fund	-	-	131,100	-	-	1,289,600	**1,420,700**
		Bond Proceeds	-	-	-	-	-	-	**-**
		Subtotal, Capacity Projects:							
		Capital Costs	**-**	**-**	**131,100**	**-**	**-**	**1,289,600**	**1,420,700**
		Non-Capacity Projects:							
87	*cpxxxx*	**Clean and Inspect Large Diameter Sewer**							
		Capital Costs	-	-	-	1,069,200	-	-	**1,069,200**
		Funding Sources:							
		Sewer Fund	-	-	-	1,069,200	-	-	**1,069,200**
		Bond Proceeds	-	-	-	-	-	-	**-**
88	*sebd11*	**Inflow and Infiltration Evaluation**							
		Capital Costs	-	-	-	-	-	632,900	**632,900**
		Funding Sources:							
		Sewer Fund	-	-	-	-	-	632,900	**632,900**
		Bond Proceeds	-	-	-	-	-	-	**-**
89	*sebd04*	**Manhole Ring and Cover Replacement**							
		Capital Costs	92,700	95,500	98,300	101,300	104,300	107,500	**599,600**
		Funding Sources:							
		Sewer Fund	92,700	95,500	98,300	101,300	104,300	107,500	**599,600**
		Bond Proceeds	-	-	-	-	-	-	**-**
90	*sebd14*	**Pump Station Condition Assessment**							
		Capital Costs	-	111,400	-	-	-	-	**111,400**
		Funding Sources:							
		Sewer Fund	-	111,400	-	-	-	-	**111,400**
		Bond Proceeds	-	-	-	-	-	-	**-**
91	*cp2116*	**R St SE Widening - 22nd St SE to 33rd**							
		Capital Costs	35,000	290,000	-	-	-	-	**325,000**
		Funding Sources:							
		Sewer Fund	35,000	290,000	-	-	-	-	**325,000**
		Bond Proceeds	-	-	-	-	-	-	**-**
92	*cp2009*	**Rainier Ridge Pump Station Rehabilitation/Replacement**							
		Capital Costs	4,400,000	-	-	-	-	-	**4,400,000**
		Funding Sources:							
		Sewer Fund	4,400,000	-	-	-	-	-	**4,400,000**
		Bond Proceeds	-	-	-	-	-	-	**-**
93	*sebd01*	**Sanitary Sewer Repair & Replacement/System Improvements Program**							
		Capital Costs	360,500	1,909,600	382,500	2,025,900	405,700	2,149,300	**7,233,500**
		Funding Sources:							
		Sewer Fund	360,500	1,909,600	382,500	2,025,900	405,700	2,149,300	**7,233,500**
		Bond Proceeds	-	-	-	-	-	-	**-**

TABLE S-1

CAPITAL FACILITIES PLAN PROJECTS AND FINANCING
SEWER FUND

Page			2025	2026	2027	2028	2029	2030	Total
		Non-Capacity Projects:							
94	*sebd05*	**Sewer Pump Station Replacement/Improvement Program**							
		Capital Costs	-	-	437,000	900,000	1,159,000	2,149,000	**4,645,000**
		Funding Sources:							
		Sewer Fund	-	-	437,000	900,000	1,159,000	2,149,000	**4,645,000**
		Bond Proceeds	-	-	-	-	-	-	**-**
95	*sebd15*	**Side Sewer Inspections**							
		Capital Costs	381,100	392,500	404,300	416,400	428,900	441,800	**2,465,000**
		Funding Sources:							
		Sewer Fund	381,100	392,500	404,300	416,400	428,900	441,800	**2,465,000**
		Bond Proceeds	-	-	-	-	-	-	**-**
96	*cpxxxx*	**Siphon Assessment and Cleaning**							
		Capital Costs	-	-	633,800	-	-	-	**633,800**
		Funding Sources:							
		Sewer Fund	-	-	633,800	-	-	-	**633,800**
		Bond Proceeds	-	-	-	-	-	-	**-**
97	*sebd02*	**Street Utility Improvements**							
		Capital Costs	274,000	27,000	328,000	338,000	348,000	358,000	**1,673,000**
		Funding Sources:							
		Sewer Fund	274,000	27,000	328,000	338,000	348,000	358,000	**1,673,000**
		Bond Proceeds	-	-	-	-	-	-	**-**
		Subtotal, Non-Capacity Projects:							
		Capital Costs	**5,543,300**	**2,826,000**	**2,283,900**	**4,850,800**	**2,445,900**	**5,838,500**	**23,788,400**
		Long-term Debt							
		Sewer Long-term Debt							
		Long-term Debt							**-**
		Funding Sources:							
		Sewer Fund							**-**
		Bond Proceeds							**-**

	2025	2026	2027	2028	2029	2030	Total
SUMMARY:							
CAPITAL COSTS							
Capacity Projects	-	-	131,100	-	-	1,289,600	**1,420,700**
Non-Capacity Projects	5,543,300	2,826,000	2,283,900	4,850,800	2,445,900	5,838,500	**23,788,400**
Total Costs	**5,543,300**	**2,826,000**	**2,415,000**	**4,850,800**	**2,445,900**	**7,128,100**	**25,209,100**
FUNDING SOURCES:							
Utility Funds *(Sewer)*	5,543,300	2,826,000	2,415,000	4,850,800	2,445,900	7,128,100	**25,209,100**
Bond Proceeds	-	-	-	-	-	-	**-**
Total Funding	**5,543,300**	**2,826,000**	**2,415,000**	**4,850,800**	**2,445,900**	**7,128,100**	**25,209,100**

SEWER FUND (431)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Roegner Park Sewer Capacity Improvements**
Project No: **cpxxxx**
Project Type: **Capacity**
Project Manager: **TBD**

Description:

Replace approximately 4,000 LF of sewer mains upstream of the Lakeland Hills Pump Station. Hydraulic modeling indicates that the pipes will surcharge during the design storm event by the year 2044. King County is beginning the process of siting and designing a replacement for the Lakeland Hills Pump Station, so the exact nature (size, slope, alignment) of the replacement sewer mains will depend on the final location and design of that station.

Progress Summary:

Design for the replacement is planned for 2027, assuming that the Lakeland Hills Pump Station design is well underway and that the potential connection locations and elevations are known. Construction is programmed for 2030, but based on the County's construction timing and sequence, it may be more efficient to construct either before or after the County project is complete.

Future Impact on Operating Budget:

This project will not have a significant effect on operating budget.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Sewer Revenue	-	-	-	-	-
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Forecasted Project Cost:

	2027	2028	2029	2030	Total 2025-2030
Funding Sources:					
Unrestricted Sewer Revenue	131,100	-	-	1,289,600	1,420,700
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**131,100**	**-**	**-**	**1,289,600**	**1,420,700**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	131,100	-	-	130,000	261,100
Right of Way	-	-	-	-	-
Construction	-	-	-	1,159,600	1,159,600
Total Expenditures:	**131,100**	**-**	**-**	**1,289,600**	**1,420,700**

Grants / Other Sources:

**Funding and expenditures prior to 2024 are not shown for on-going programs.*

SEWER FUND (431)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Clean and Inspect Large Diameter Sewer**
Project No: **cpxxxx**
Project Type: **Non-Capacity**
Project Manager: **Bob Elwell**

Description:

Clean and inspect approximately 40,000 feet of 21-inch or larger diameter sewer pipe. The effort will primarily focus on clay and concrete pipe, and the results will be compared to the results of similar inspections conducted in 2019-2020 to see if degradation has occurred in these pipes.

Progress Summary:

The project is scheduled to be conducted in 2028.

Future Impact on Operating Budget:

This project will not have a significant effect on operating budget.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Sewer Revenue	-	-	-	-	-
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Forecasted Project Cost:

	2027	2028	2029	2030	Total 2025-2030
Funding Sources:					
Unrestricted Sewer Revenue	-	1,069,200	-	-	1,069,200
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**1,069,200**	**-**	**-**	**1,069,200**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	1,069,200	-	-	1,069,200
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**1,069,200**	**-**	**-**	**1,069,200**

Grants / Other Sources:

**Funding and expenditures prior to 2024 are not shown for on-going programs.*

SEWER FUND (431)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Inflow and Infiltration Evaluation**
Project No: **sebd11**
Project Type: **Non-Capacity (Improvement)**
Project Manager: **Bob Elwell**

Description:

This project will assess portions of the City Sewer Service Area for infiltration/inflow (I/I) values. Excessive localized I/I can be an indicator of poor sewer main and side sewer conditions and could contribute to capacity issues in the future. This project will monitor flow in the collection system over several years. This data will then be used to help identify repair and replacement needs, identify areas for further study, calibrate the City's hydraulic model, and form the I/I assessment portion of the future update to the Comprehensive Sewer Plan.

Progress Summary:

A two-year project to monitor flows, primarily in the Valley area, was completed in 2021. The data was used in the 2024 Comprehensive Sewer Plan update to identify areas of high I/I and guide upcoming repair and replacement projects, side sewer inspections, and future flow monitoring areas. Monitoring is expected to begin again in 2030 in coordination with the King County Decennial Flow Monitoring project so that both sets of measured flows can be combined for a more complete picture of the flows within each system.

Future Impact on Operating Budget:

This project will not have a significant effect on operating budget.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Sewer Revenue	-	-	-	-	-
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Forecasted Project Cost:

	2027	2028	2029	2030	Total 2025-2030
Funding Sources:					
Unrestricted Sewer Revenue	-	-	-	632,900	632,900
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**632,900**	**632,900**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	632,900	632,900
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**632,900**	**632,900**

Grants / Other Sources:

**Funding and expenditures prior to 2024 are not shown for on-going programs.*

SEWER FUND (431)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Manhole Ring and Cover Replacement**
Project No: **sebd04**
Project Type: **Non-Capacity (Repair and Replacement)**
Project Manager: **Bob Elwell**

Description:

As manholes and roads age and their condition deteriorates, access covers and the rings in which they sit can become loose and/or misaligned, and can become a potential road hazard requiring maintenance staff attention and increasing the City's liability. This annual project will replace approximately 50 sewer manhole rings and covers to maintain access to the sewer system and to decrease the likelihood of the manholes becoming road hazards. In some years, this replacement will be as a stand-alone project, and in some years many of these replacements will be in conjunction with other City capital projects.

Progress Summary:

Program is ongoing.

Future Impact on Operating Budget:

This project could decrease the future operating budget by reducing the need for staff to respond to loose manholes or lids.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Sewer Revenue	-	167,000	92,700	95,500	355,200
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**167,000**	**92,700**	**95,500**	**355,200**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	15,000	9,000	10,000	34,000
Right of Way/Property Acquisition	-	-	-	-	-
Construction	-	152,000	83,700	85,500	321,200
Total Expenditures:	**-**	**167,000**	**92,700**	**95,500**	**355,200**

Forecasted Project Cost:

	2027	2028	2029	2030	Total 2025-2030
Funding Sources:					
Unrestricted Sewer Revenue	98,300	101,300	104,300	107,500	599,600
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**98,300**	**101,300**	**104,300**	**107,500**	**599,600**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	10,000	10,000	10,000	11,000	60,000
Right of Way/Property Acquisition	-	-	-	-	-
Construction	88,300	91,300	94,300	96,500	539,600
Total Expenditures:	**98,300**	**101,300**	**104,300**	**107,500**	**599,600**

Grants / Other Sources:

**Funding and expenditures prior to 2024 are not shown for on-going programs.*

SEWER FUND (431)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Pump Station Condition Assessment**
Project No: **sebd14**
Project Type: **Non-Capacity**
Project Manager: **Bob Elwell**

Description:

The assessment will evaluate the apparent physical condition of existing sewer pump stations and equipment. The purpose of the assessment is to predict future serviceability and anticipated longevity for the development of future capital improvement projects for rehabilitation or replacement of aging stations.

Progress Summary:

The project is planned for 2026.

Future Impact on Operating Budget:

This project will not have a significant effect on operating budget.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Sewer Revenue	-	-	-	111,400	111,400
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**111,400**	**111,400**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	111,400	111,400
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**111,400**	**111,400**

Forecasted Project Cost:

	2027	2028	2029	2030	Total 2025-2030
Funding Sources:					
Unrestricted Sewer Revenue	-	-	-	-	111,400
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**111,400**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	111,400
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**111,400**

Grants / Other Sources:

**Funding and expenditures prior to 2024 are not shown for on-going programs.*

SEWER FUND (431)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **R St SE Widening - 22nd St SE to 33rd**
Project No: **cp2116**
Project Type: **Non-Capacity**
Project Manager: **Kim Truong**

Description:

As part of a street replacement project, replace approximately 400 feet of 8" concrete sewer with 8" PVC and add an upstream manhole.

Progress Summary:

The project is in design and scheduled to be constructed in 2026.

Future Impact on Operating Budget:

This project will not have a significant effect on operating budget.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Sewer Revenue	-	20,000	35,000	290,000	345,000
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**20,000**	**35,000**	**290,000**	**345,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	20,000	35,000	17,000	72,000
Right of Way	-	-	-	-	-
Construction	-	-	-	273,000	273,000
Total Expenditures:	**-**	**20,000**	**35,000**	**290,000**	**345,000**

Forecasted Project Cost:

	2027	2028	2029	2030	Total 2025-2030
Funding Sources:					
Unrestricted Sewer Revenue	-	-	-	-	325,000
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**325,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	52,000
Right of Way	-	-	-	-	-
Construction	-	-	-	-	273,000
Total Expenditures:	**-**	**-**	**-**	**-**	**325,000**

Grants / Other Sources:

**Funding and expenditures prior to 2024 are not shown for on-going programs.*

SEWER FUND (431)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Rainier Ridge Pump Station Rehabilitation/Replacement**
Project No: **cp2009**
Project Type: **Non-Capacity**
Project Manager: **Nahome Kahsay**

Description:

The Rainer Ridge Pump Station was constructed in 1980. Most of the property within its tributary basin has been fully developed, and the station has very little excess capacity. As such, there is a very short response time in the event of a pump failure, especially during peak use. Additionally, the PVC force main has had several breaks, and should be replaced. The initial phase of this project was examining the alternatives of rehabilitating the station, replacing major components, or replacing/relocating the entire station. The preferred alternative was to relocate the station to the nearby City property containing a storm pond.

Progress Summary:

Design is underway for the replacement station. The preferred alternatives include the negotiation of easements on Green River College property. Design is anticipated to be completed in 2024 with construction in 2025.

Future Impact on Operating Budget:

This project will not have a significant effect on operating budget.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Sewer Revenue	723,196	4,126,913	4,400,000	-	8,526,913
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**723,196**	**4,126,913**	**4,400,000**	**-**	**8,526,913**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	723,196	400,000	300,000	-	700,000
Right of Way	-	-	-	-	-
Construction	-	3,726,913	4,100,000	-	7,826,913
Total Expenditures:	**723,196**	**4,126,913**	**4,400,000**	**-**	**8,526,913**

Forecasted Project Cost:

	2027	2028	2029	2030	Total 2025-2030
Funding Sources:					
Unrestricted Sewer Revenue	-	-	-	-	4,400,000
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**4,400,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	300,000
Right of Way	-	-	-	-	-
Construction	-	-	-	-	4,100,000
Total Expenditures:	**-**	**-**	**-**	**-**	**4,400,000**

Grants / Other Sources:

**Funding and expenditures prior to 2024 are not shown for on-going programs.*

SEWER FUND (431)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Sanitary Sewer Repair & Replacement/System Improvements Program**
Project No: **sebd01**
Project Type: **Non-Capacity (Repair and Replacement)**
Project Manager: **Bob Elwell**

Description:

Repair and replace (R&R) broken sewer mains and other facilities. These lines will be identified through television inspection and routine cleaning. This program includes funding for R&R projects which have not yet been identified as a separate R&R project or are not associated with transportation projects. Anticipated projects include bi-annual, stand-alone, repair and replacement projects for sewer lines which are broken, misaligned, "bellied" or otherwise require an inordinate amount of maintenance effort or present a risk of backup or trench failure, and facilities which generate consistent odor complaints. For efficiency and cost savings, sewer R&R may be combined with other public facility improvements. Additionally, system improvements which enhance the ability to maintain service are included here.

Progress Summary:

Funds designated in 2025 will be primarily designated to design a new R&R project for construction in 2026, with subsequent years alternating between years dedicated to project design alternating with years dedicated for construction.

Future Impact on Operating Budget:

This program should slightly decrease the operating budget by correcting the problems that require operation staff attention.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Sewer Revenue	-	434,000	360,500	1,909,600	2,704,100
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**434,000**	**360,500**	**1,909,600**	**2,704,100**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	15,000	300,000	100,000	415,000
Right of Way	-	-	-	-	-
Construction	-	419,000	60,500	1,809,600	2,289,100
Total Expenditures:	**-**	**434,000**	**360,500**	**1,909,600**	**2,704,100**

Forecasted Project Cost:

	2027	2028	2029	2030	Total 2025-2030
Funding Sources:					
Unrestricted Sewer Revenue	382,500	2,025,900	405,700	2,149,300	7,233,500
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**382,500**	**2,025,900**	**405,700**	**2,149,300**	**7,233,500**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	320,000	100,000	340,000	100,000	1,260,000
Right of Way	-	-	-	-	-
Construction	62,500	1,925,900	65,700	2,049,300	5,973,500
Total Expenditures:	**382,500**	**2,025,900**	**405,700**	**2,149,300**	**7,233,500**

Grants / Other Sources:

**Funding and expenditures prior to 2024 are not shown for on-going programs.*

SEWER FUND (431)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Sewer Pump Station Replacement/Improvement Program**
Project No: **sebd05**
Project Type: **Non-Capacity (Repair and Replacement/Improvements)**
Project Manager: **Bob Elwell**

Description:

The Sewer Utility's infrastructure currently consists of 17 public sewer pump stations that range in age from 2 to over 50 years old. As those stations age, and utility operations change, considerations such as station condition, component condition, capacity, reliability, and safety suggest that stations be upgraded, rehabilitated, and replaced. This program fund will provide funding to meet those needs through 2030.

Progress Summary:

Previously designated funds for pump station replacement/improvement have been used to upgrade the electrical system at all City pump stations, and to fund the replacement of the Rainier Ridge Pump Station which is currently underway. The City plans to complete a pump station condition assessment in 2026 to determine the improvement or replacement needs for remaining aging pump stations to increase reliability and efficiency. Following that assessment, more specific projects will be developed. The funds designated on this sheet anticipate one pump station replacement during the next 6 years.

Future Impact on Operating Budget:

This project will not have a significant effect on operating budget.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Sewer Revenue	-	273,000	-	-	273,000
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**273,000**	**-**	**-**	**273,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	273,000	-	-	273,000
Right of Way/Property Acquisition	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**273,000**	**-**	**-**	**273,000**

Forecasted Project Cost:

	2027	2028	2029	2030	Total 2025-2030
Funding Sources:					
Unrestricted Sewer Revenue	437,000	900,000	1,159,000	2,149,000	4,645,000
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**437,000**	**900,000**	**1,159,000**	**2,149,000**	**4,645,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	433,000	890,000	200,000	200,000	1,723,000
Right of Way/Property Acquisition	4,000	10,000	-	-	14,000
Construction	-	-	959,000	1,949,000	2,908,000
Total Expenditures:	**437,000**	**900,000**	**1,159,000**	**2,149,000**	**4,645,000**

Grants / Other Sources:

**Funding and expenditures prior to 2024 are not shown for on-going programs.*

SEWER FUND (431)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Side Sewer Inspections**
Project No: **sebd15**
Project Type: **Non-Capacity**
Project Manager: **Bob Elwell**

Description:

Use the services of a contractor to systematically inspect, via CCVT, lateral sewers within City rights-of-way and identify needed repairs. This program is anticipated to conduct approximately 1,600 inspections per year for 10 years, beginning in areas identified as having high inflow and infiltration, and areas with primarily clay and concrete side sewers.

Progress Summary:

This project will begin in 2025.

Future Impact on Operating Budget:

This project will not have a significant effect on operating budget.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Sewer Revenue	-	-	381,100	392,500	773,600
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**381,100**	**392,500**	**773,600**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	381,100	392,500	773,600
Total Expenditures:	**-**	**-**	**381,100**	**392,500**	**773,600**

Forecasted Project Cost:

	2027	2028	2029	2030	Total 2025-2030
Funding Sources:					
Unrestricted Sewer Revenue	404,300	416,400	428,900	441,800	2,465,000
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**404,300**	**416,400**	**428,900**	**441,800**	**2,465,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	404,300	416,400	428,900	441,800	2,465,000
Total Expenditures:	**404,300**	**416,400**	**428,900**	**441,800**	**2,465,000**

Grants / Other Sources:

**Funding and expenditures prior to 2024 are not shown for on-going programs.*

SEWER FUND (431)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Siphon Assessment and Cleaning**
Project No: **cpxxxx**
Project Type: **Non-Capacity**
Project Manager: **Bob Elwell**

Description:

The City has three siphons that cross the Green River, a single 14" diameter one that is embedded within the 8th Street Bridge, and a pair of lines (8" and 12" diameters) that cross underneath the Green River from the south end of Isaac Evans Park to the south end of Brannon Park. This project would clean and inspect each of the three siphons to determine their condition to help set future inspection/cleaning protocols and plan for any needed repair or replacement of those siphons.

Progress Summary:

This project is planned for 2027.

Future Impact on Operating Budget:

This project will not have a significant effect on operating budget.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Sewer Revenue	-	-	-	-	-
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Forecasted Project Cost:

	2027	2028	2029	2030	Total 2025-2030
Funding Sources:					
Unrestricted Sewer Revenue	633,800	-	-	-	633,800
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**633,800**	**-**	**-**	**-**	**633,800**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	60,000	-	-	-	60,000
Right of Way	-	-	-	-	-
Construction	573,800	-	-	-	573,800
Total Expenditures:	**633,800**	**-**	**-**	**-**	**633,800**

Grants / Other Sources:

**Funding and expenditures prior to 2024 are not shown for on-going programs.*

SEWER FUND (431)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Street Utility Improvements**
Project No: **sebd02**
Project Type: **Non Capacity (Repair and Replacement)**
Project Manager: **Bob Elwell**

Description:

Sewer system repair and replacements in coordination with transportation projects.

Progress Summary:

2024 transfers from this fund include $50,000 for The Garden Avenue Realignment project (CP2022). This 2025 budgeted amount was reduced by $35,000 and the 2026 budgeted amount was reduced by $290,000 to reflect additional budgeted amount for the R Street Widening project (CP2210).

Future Impact on Operating Budget:

No significant Impact.

Activity:

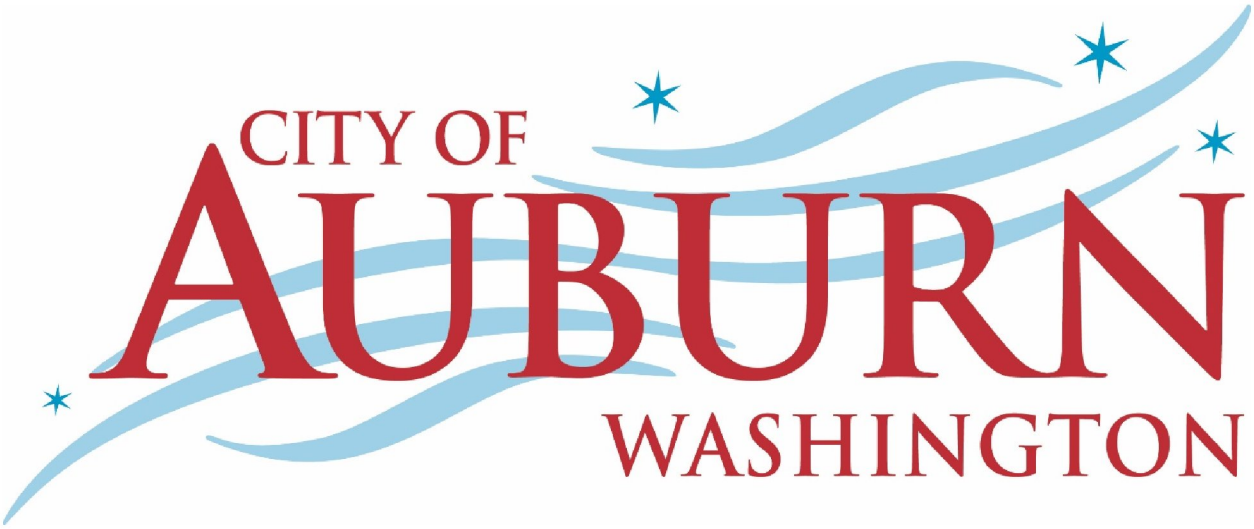
Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Sewer Revenue	-	297,000	274,000	27,000	598,000
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**297,000**	**274,000**	**27,000**	**598,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	28,000	27,000	27,000	82,000
Right of Way	-	-	-	-	-
Construction	-	269,000	247,000	-	516,000
Total Expenditures:	**-**	**297,000**	**274,000**	**27,000**	**598,000**

Forecasted Project Cost:

	2027	2028	2029	2030	Total 2025-2030
Funding Sources:					
Unrestricted Sewer Revenue	328,000	338,000	348,000	358,000	1,673,000
Grants (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**328,000**	**338,000**	**348,000**	**358,000**	**1,673,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	33,000	34,000	35,000	36,000	192,000
Right of Way	-	-	-	-	-
Construction	295,000	304,000	313,000	322,000	1,481,000
Total Expenditures:	**328,000**	**338,000**	**348,000**	**358,000**	**1,673,000**

Grants / Other Sources:

**Funding and expenditures prior to 2024 are not shown for on-going programs.*


CITY OF
AUBURN
WASHINGTON

STORM DRAINAGE

Narrative Summary

Current Facilities

The City's storm drainage service area encompasses the municipal boundaries of the City. The City's drainage system consists of a combination of closed conveyance pipes and open ditch conveyances, with seven pumping stations, water quality treatment and flow control facilities.

Level of Service (LOS)

The City's Comprehensive Drainage Plan summarizes the level of service (LOS), and design criteria, for the City's storm drainage system. Generally, these standards represent a 25- year/24-hour design storm capacity.

Capital Facilities Projects and Financing

The City's storm drainage facilities anticipate twelve non-capacity projects for a six-year planning expectation total of $12,486,821. Table SD-1 shows the proposed financing plan followed by individual worksheets showing the project detail.

Impact on Future Operating Budgets

There are no operating budget impacts forecasted for storm drainage facilities during the six years 2025 – 2030.

TABLE SD-1

CAPITAL FACILITIES PLAN PROJECTS AND FINANCING
STORM DRAINAGE DIVISION

Page			2025	2026	2027	2028	2029	2030	Total
		Capacity Projects:							
		Subtotal, Capacity Projects:							
		Capital Costs	-	-	-	-	-	-	-
Page		**Non-Capacity Projects:**							
102	*cp2410*	**112th Pl SE Water Main Replacement**							
		Capital Costs	65,920	-	-	-	-	-	**65,920**
		Funding Sources:							
		Storm Fund	65,920	-	-	-	-	-	**65,920**
		Bond Proceeds	-	-	-	-	-	-	**-**
103	*cp2336*	**2024 Storm Pipeline Extension Project**							
		Capital Costs	132,000	-	-	-	-	-	**132,000**
		Funding Sources:							
		Storm Fund	132,000	-	-	-	-	-	**132,000**
		Bond Proceeds	-	-	-	-	-	-	**-**
104	*cp2412*	**2025 Local Street Preservation**							
		Capital Costs	200,000	-	-	-	-	-	**200,000**
		Funding Sources:							
		Storm Fund	200,000	-	-	-	-	-	**200,000**
		Bond Proceeds	-	-	-	-	-	-	**-**
105	*sdbdxx*	**2026 Local Street Preservation**							
		Capital Costs	303,850	938,879	-	-	-	-	**1,242,729**
		Funding Sources:							
		Storm Fund	303,850	938,879	-	-	-	-	**1,242,729**
		Bond Proceeds	-	-	-	-	-	-	**-**
106	*sdbd21*	**Manhole & Catch Basin Frame and Grate Replacement**							
		Capital Costs	87,550	90,177	92,882	95,668	98,538	101,494	**566,309**
		Funding Sources:							
		Storm Fund	87,550	90,177	92,882	95,668	98,538	101,494	**566,309**
		Bond Proceeds	-	-	-	-	-	-	**-**
107	*sdbd03*	**Pipeline Repair & Replacement Program**							
		Capital Costs	741,600	763,848	786,763	810,366	834,677	859,718	**4,796,973**
		Funding Sources:							
		Storm Fund	741,600	763,848	786,763	810,366	834,677	859,718	**4,796,973**
		Bond Proceeds	-	-	-	-	-	-	**-**
108	*sdbdxx*	**SE 284th St (West) Water Quality Road Retrofit**							
		Capital Costs	-	-	29,504	43,895	-	-	**73,399**
		Funding Sources:							
		Storm Fund	-	-	29,504	43,895	-	-	**73,399**
		Bond Proceeds	-	-	-	-	-	-	**-**
109	*sdbdxx*	**SE 287th St Water Quality Road Retrofit**							
		Capital Costs	158,332	289,923	-	-	-	-	**448,255**
		Funding Sources:							
		Storm Fund	158,332	289,923	-	-	-	-	**448,255**
		Bond Proceeds	-	-	-	-	-	-	**-**

TABLE SD-1

CAPITAL FACILITIES PLAN PROJECTS AND FINANCING
STORM DRAINAGE DIVISION

Page			2025	2026	2027	2028	2029	2030	Total
		Non-Capacity Projects:							
110	*sdbd24*	**Storm Pipeline Extension Program**							
		Capital Costs	63,700	588,800	207,618	624,657	220,262	662,699	**2,367,736**
		Funding Sources:							
		Storm Fund	63,700	588,800	207,618	624,657	220,262	662,699	**2,367,736**
		Bond Proceeds	-	-	-	-	-	-	**-**
111	*sdbd04*	**Street Utility Improvements**							
		Capital Costs	267,800	275,834	284,109	292,632	301,411	310,454	**1,732,240**
		Funding Sources:							
		Storm Fund	267,800	275,834	284,109	292,632	301,411	310,454	**1,732,240**
		Bond Proceeds	-	-	-	-	-	-	**-**
112	*sdbd12*	**Vegetation Sorting Facility**							
		Capital Costs	200,000	-	-	-	-	-	**200,000**
		Funding Sources:							
		Storm Fund	200,000	-	-	-	-	-	**200,000**
		Bond Proceeds	-	-	-	-	-	-	**-**
113	*cp2304*	**West Main Street Pump Station Upgrade**							
		Capital Costs	661,260	-	-	-	-	-	**661,260**
		Funding Sources:							
		Storm Fund	661,260	-	-	-	-	-	**661,260**
		King Co. Opportunity Fund	-	-	-	-	-	-	**-**
		Subtotal, Non-Capacity Projects:							
		Capital Costs	2,882,012	2,947,461	1,400,877	1,867,219	1,454,889	1,934,364	12,486,821

		2025	2026	2027	2028	2029	2030	Total
SUMMARY:								
CAPITAL COSTS								
Capacity Projects	-	-	-	-	-	-	-	
Non-Capacity Projects	2,882,012	2,947,461	1,400,877	1,867,219	1,454,889	1,934,364	12,486,821	
Total Costs	**2,882,012**	**2,947,461**	**1,400,877**	**1,867,219**	**1,454,889**	**1,934,364**	**12,486,821**	
FUNDING SOURCES:								
Storm Fund	2,882,012	2,947,460	1,400,876	1,867,219	1,454,889	1,934,365	12,486,821	
King Co. Opportunity Fund	-	-	-	-	-	-	-	
Other -PSE	-	-	-	-	-	-	-	
Total Funding	**2,882,012**	**2,947,460**	**1,400,876**	**1,867,219**	**1,454,889**	**1,934,365**	**12,486,821**	

STORM DRAINAGE FUND (432)

Six Year Capital Facilities Plan, 2025-2030

Capital Facilities Plan

Enterprise Funds

Project Title: **112th Pl SE Water Main Replacement**
Project No: **cp2410**
Project Type: **Non-Capacity**
Project Manager: **Lauren Kirk**

Description:

As a component of the water main replacement project, replace 209 LF of existing 8" concrete pipe and 11 catch basins.

Progress Summary:

Design is underway with construction anticipated in 2025.

Future Impact on Operating Budget:

None

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Storm Revenue	-	16,000	65,920	-	81,920
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**16,000**	**65,920**	**-**	**81,920**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	16,000	-	-	16,000
Right of Way	-	-	-	-	-
Construction	-	-	65,920	-	65,920
Total Expenditures:	**-**	**16,000**	**65,920**	**-**	**81,920**

Forecasted Project Cost:

	2027	2028	2029	2030	Total 2025-2030
Funding Sources:					
Unrestricted Storm Revenue	-	-	-	-	65,920
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**65,920**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	65,920
Total Expenditures:	**-**	**-**	**-**	**-**	**65,920**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

STORM DRAINAGE FUND (432)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **2024 Storm Pipeline Extension Project**
Project No: **cp2336**
Project Type: **Non-Capacity**
Project Manager: **Lauren Kirk**

Description:

This project includes extending storm lines in the alleys between E St. SE and F St. SE towards 2nd St. SE, the alley between Pike and R St. NE and improve drainage at West Valley Highway and Peasely Canyon Rd. Two underground injection control wells will be eliminated as a result of this project.

Progress Summary:

The project is currently in the design phase and construction will be completed in 2025.

Future Impact on Operating Budget:

None

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Storm Revenue	-	695,000	132,000	-	827,000
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**695,000**	**132,000**	**-**	**827,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	175,000	-	-	175,000
Right of Way	-		-	-	-
Construction	-	520,000	132,000	-	652,000
Total Expenditures:	**-**	**695,000**	**132,000**	**-**	**827,000**

Forecasted Project Cost:

	2027	2028	2029	2030	Total 2025-2030
Funding Sources:					
Unrestricted Storm Revenue	-	-	-	-	132,000
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**132,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	132,000
Total Expenditures:	**-**	**-**	**-**	**-**	**132,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

STORM DRAINAGE FUND (432)

Six Year Capital Facilities Plan, 2025-2030

Capital Facilities Plan

Enterprise Funds

Project Title: **2025 Local Street Preservation**
Project No: **cp2412**
Project Type: **Non-Capacity**
Project Manager: **Shelbi Meyer**

Description:

As a component of the 2025 Local Street Preservation project, the following storm improvements will be included:
1) Extend the existing 12" storm line to the west approximately 180 LF with two new catch basins on both sides of O St. SE to connect the existing "bubble up" storm. Replace the existing 8" "bubble up" crossing of 33rd Street SW with approximately 30 LF of new 12" pipe and replace one catch basin.
2) Remove and replace approximately 50 LF of new 12" storm line and two catch basins at O St. SE and 37th St. SE.

Progress Summary:

Design to begin in 2024 with construction in 2025.

Future Impact on Operating Budget:

No significant impact.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Storm Revenue	-	50,000	200,000	-	250,000
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**50,000**	**200,000**	**-**	**250,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	50,000	-	-	50,000
Right of Way	-	-	-	-	-
Construction	-	-	200,000	-	200,000
Total Expenditures:	**-**	**50,000**	**200,000**	**-**	**250,000**

Forecasted Project Cost:

	2027	2028	2029	2030	Total 2025-2030
Funding Sources:					
Unrestricted Storm Revenue	-	-	-	-	200,000
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**200,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	200,000
Total Expenditures:	**-**	**-**	**-**	**-**	**200,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

STORM DRAINAGE FUND (432)

Six Year Capital Facilities Plan, 2025-2030

Capital Facilities Plan

Enterprise Funds

Project Title: **2026 Local Street Preservation**
Project No: **sdbdxx**
Project Type: **Non-Capacity**
Project Manager: **TBD**

Description:

As a component of the 2026 Local Street Preservation project, the following storm improvements will be included:
1) 8th Street SW to the west of C Street SW, replace approximately 88 LF of existing 8" PVC storm pipe with new 12" pipe.
2) 4th Street SE between Auburn-Black Diamond Road and S Street SE, install approximately 317 LF of new 12" pipe and lateral connection with new catch basins.
3) J Street SE between Auburn Way S and 17th Street SE, remove all existing storm lines and structures. Install approximately 1000 LF of new 12" storm main with laterals and catch basins.

Progress Summary:

Design to begin in 2025 with construction in 2026.

Future Impact on Operating Budget:

No significant impact.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Storm Revenue	-	-	303,850	938,879	1,242,729
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**303,850**	**938,879**	**1,242,729**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	303,850	-	303,850
Right of Way	-	-	-	-	-
Construction	-	-	-	938,879	938,879
Total Expenditures:	**-**	**-**	**303,850**	**938,879**	**1,242,729**

Forecasted Project Cost:

	2027	2028	2029	2030	Total 2025-2030
Funding Sources:					
Unrestricted Storm Revenue	-	-	-	-	1,242,729
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**1,242,729**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	303,850
Right of Way	-	-	-	-	-
Construction	-	-	-	-	938,879
Total Expenditures:	**-**	**-**	**-**	**-**	**1,242,729**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

STORM DRAINAGE FUND (432)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Manhole & Catch Basin Frame and Grate Replacement**
Project No: **sdbd21**
Project Type: **Non-Capacity (Repair and Replacement)**
Project Manager: **TBD**

Description:

As manholes & catch basins age and their condition deteriorates, frame and grates can become loose and/or misoriented, or due to age are not meeting standards. This annual project will replace approximately 50 storm manhole and catch basin frame and grates to maintain access to the storm system and to decrease the likelihood of the manholes becoming road hazards. In some years, this replacement will be as a stand-alone project, and in some years many of these replacements will be in conjunction with other City capital projects.

Progress Summary:

Program is ongoing.

Future Impact on Operating Budget:

Reduced risk of road hazard claims.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Storm Revenue	-	162,000	87,550	90,177	339,727
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**162,000**	**87,550**	**90,177**	**339,727**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	16,000	10,000	10,000	36,000
Right of Way	-	-	-	-	-
Construction	-	146,000	77,550	80,177	303,727
Total Expenditures:	**-**	**162,000**	**87,550**	**90,177**	**339,727**

Forecasted Project Cost:

	2027	2028	2029	2030	Total 2025-2030
Funding Sources:					
Unrestricted Storm Revenue	92,882	95,668	98,538	101,494	566,309
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**92,882**	**95,668**	**98,538**	**101,494**	**566,309**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	10,000	10,000	10,000	10,000	60,000
Right of Way	-	-	-	-	-
Construction	82,882	85,668	88,538	91,494	506,309
Total Expenditures:	**92,882**	**95,668**	**98,538**	**101,494**	**566,309**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

STORM DRAINAGE FUND (432)

Six Year Capital Facilities Plan, 2025-2030

Capital Facilities Plan

Enterprise Funds

Project Title: **Pipeline Repair & Replacement Program**
Project No: **sdbd03**
Project Type: **Non-Capacity**
Project Manager: **TBD**

Description:

This program provides funding for projects involving replacement of existing infrastructure. These projects support street repairs and other utility replacement programs, requiring coordination.

Progress Summary:

Program is ongoing.

Future Impact on Operating Budget:

Repair and replacement of aging infrastructure should reduce operating costs.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Storm Revenue	-	260,000	741,600	763,848	1,765,448
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**260,000**	**741,600**	**763,848**	**1,765,448**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	260,000	185,400	190,962	636,362
Right of Way	-	-	-	-	-
Construction	-	-	556,200	572,886	1,129,086
Total Expenditures:	**-**	**260,000**	**741,600**	**763,848**	**1,765,448**

Forecasted Project Cost:

	2027	2028	2029	2030	Total 2025-2030
Funding Sources:					
Unrestricted Storm Revenue	786,763	810,366	834,677	859,718	4,796,973
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**786,763**	**810,366**	**834,677**	**859,718**	**4,796,973**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	196,691	202,592	208,669	214,929	1,199,243
Right of Way	-	-	-	-	-
Construction	590,073	607,775	626,008	644,788	3,597,730
Total Expenditures:	**786,763**	**810,366**	**834,677**	**859,718**	**4,796,973**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

STORM DRAINAGE FUND (432)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **SE 284th St (West) Water Quality Road Retrofit**
Project No: **sdbdxx**
Project Type: **Non-Capacity**
Project Manager: **TBD**

Description:

This project will retrofit a section of SE 284th St by adding two bioswale ditch enhancements to the side of the road. The bioswales will provide basic water quality treatment to 4.0 acres including approximately 700 LF of roadway.

Progress Summary:

Project design to begin in 2027.

Future Impact on Operating Budget:

No significant impact.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Storm Revenue	-	-	-	-	-
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Storm Revenue	29,504	43,895	-	-	73,399
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**29,504**	**43,895**	**-**	**-**	**73,399**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	29,504	-	-	-	29,504
Right of Way	-	-	-	-	-
Construction	-	43,895	-	-	43,895
Total Expenditures:	**29,504**	**43,895**	**-**	**-**	**73,399**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

STORM DRAINAGE FUND (432)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **SE 287th St Water Quality Road Retrofit**
Project No: **sdbdxx**
Project Type: **Non-Capacity**
Project Manager: **TBD**

Description:

This project will retrofit a section of SE 287th St by replacing the existing catch basin with an approved water quality treatment device. This will provide enhanced water quality treatment to 7.31 acres with enhanced water quality including approximately 700 LF of roadway.

Progress Summary:

Design to begin in 2025 with construction in 2026.

Future Impact on Operating Budget:

No significant impact.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Storm Revenue	-	-	158,332	289,923	448,255
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**158,332**	**289,923**	**448,255**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	158,332	-	158,332
Right of Way	-	-	-	-	-
Construction	-	-	-	289,923	289,923
Total Expenditures:	**-**	**-**	**158,332**	**289,923**	**448,255**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Storm Revenue	-	-	-	-	448,255
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**448,255**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	158,332
Right of Way	-	-	-	-	-
Construction	-	-	-	-	289,923
Total Expenditures:	**-**	**-**	**-**	**-**	**448,255**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

STORM DRAINAGE FUND (432)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Storm Pipeline Extension Program**
Project No: **sdbd24**
Project Type: **Non-Capacity**
Project Manager: **TBD**

Description:

This program will extend the storm drainage system to built out areas of the city where they do not currently exist. An example would be paved alleys or residential street where roadwork is not anticipated. This program is currently funding cp2336.

Progress Summary:

Program is ongoing.

Future Impact on Operating Budget:

Ongoing calls for maintenance of these area should be reduced, including maintenance costs as a result of this program.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Storm Revenue	-	-	63,700	588,800	652,500
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**63,700**	**588,800**	**652,500**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	63,700	-	63,700
Right of Way	-	-	-	-	-
Construction	-	-	-	588,800	588,800
Total Expenditures:	**-**	**-**	**63,700**	**588,800**	**652,500**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Storm Revenue	207,618	624,657	220,262	662,699	2,367,736
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**207,618**	**624,657**	**220,262**	**662,699**	**2,367,736**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	207,618	-	220,262	-	491,580
Right of Way	-	-	-	-	-
Construction	-	624,657	-	662,699	1,876,156
Total Expenditures:	**207,618**	**624,657**	**220,262**	**662,699**	**2,367,736**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

STORM DRAINAGE FUND (432)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Street Utility Improvements**
Project No: **sdbd04**
Project Type: **Non-Capacity**
Project Manager: **TBD**

Description:

Storm system repair and replacements in coordination with transportation projects.

Progress Summary:

Program is ongoing.

Future Impact on Operating Budget:

No significant Impact.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Storm Revenue	-	270,000	267,800	275,834	813,634
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**270,000**	**267,800**	**275,834**	**813,634**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	40,170	41,375	81,545
Right of Way	-	-	-	-	-
Construction	-	270,000	227,630	234,459	732,089
Total Expenditures:	**-**	**270,000**	**267,800**	**275,834**	**813,634**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Storm Revenue	284,109	292,632	301,411	310,454	1,732,240
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**284,109**	**292,632**	**301,411**	**310,454**	**1,732,240**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	42,616	43,895	45,212	46,568	259,836
Right of Way	-	-	-	-	-
Construction	241,493	248,737	256,200	263,886	1,472,404
Total Expenditures:	**284,109**	**292,632**	**301,411**	**310,454**	**1,732,240**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

STORM DRAINAGE FUND (432)

Six Year Capital Facilities Plan, 2025-2030

Capital Facilities Plan

Enterprise Funds

Project Title: **Vegetation Sorting Facility**
Project No: **sdbd12**
Project Type: **Non-Capacity**
Project Manager: **TBD**

Description:
The City generates vegetative waste and soils from its maintenance activities (e.g., pond and ditch cleaning) which require sorting management in order to reduce disposal costs. This project will prepare a portion of the existing city owned GSA property to accept the materials and manage them in an environmentaly responsible manner. Cost includes bin barriers and surface water collection infrastructure needed to facilitate materials handling and separation.

Progress Summary:
Project design to begin in 2024.

Future Impact on Operating Budget:
Overall operating costs should decrease as a result of improved efficiency from the sorting facility.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Storm Revenue	-	609,000	200,000	-	809,000
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**609,000**	**200,000**	**-**	**809,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Acquisition	-	-	-	-	-
Construction/Equipment	-	609,000	200,000	-	809,000
Total Expenditures:	**-**	**609,000**	**200,000**	**-**	**809,000**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Storm Revenue	-	-	-	-	200,000
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**200,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Acquisition	-	-	-	-	-
Construction/Equipment	-	-	-	-	200,000
Total Expenditures:	**-**	**-**	**-**	**-**	**200,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

STORM DRAINAGE FUND (432)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **West Main Street Pump Station Upgrade**
Project No: **cp2304**
Project Type: **Non-Capacity**
Project Manager: **TBD**

Description:

This project will investigate and complete a Predesign study for improvements to the stormwater pump station located just south of West Main Street adjacent to SR-167, previously defined in the City's 2015 Comprehensive Storm Drainage Plan, which does not meet current Level of Service (LOS) goals and then following the Predesign study, complete design and construction to upgrade the station as determined through the Predesign study results.

Progress Summary:

Predesign work is underway.

Future Impact on Operating Budget:

Repair and replacement of the aging pump station should reduce operating costs.

Activity:

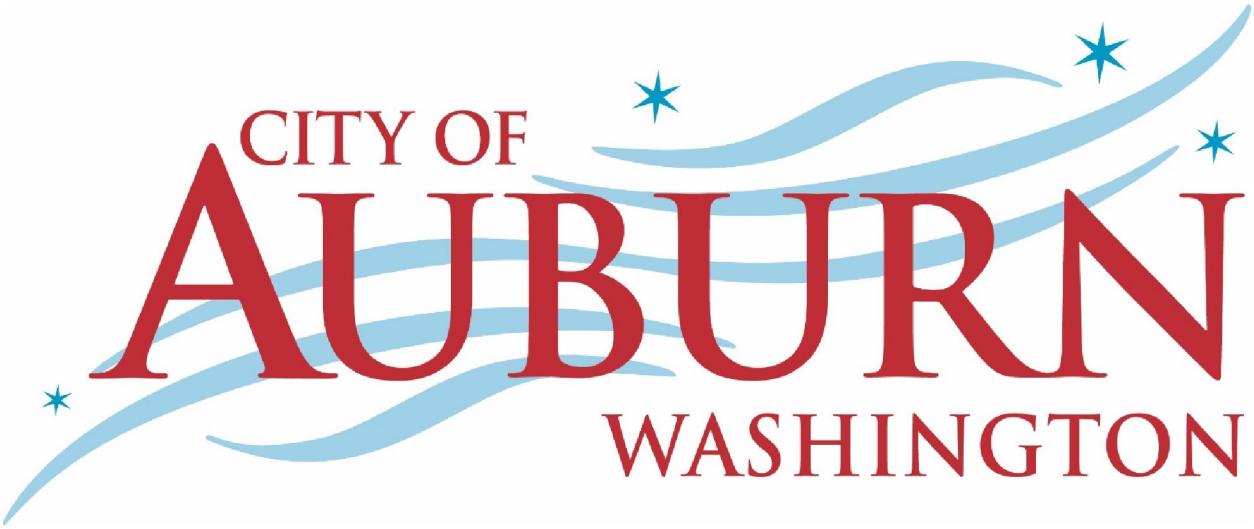
Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Storm Revenue	1,150	3,448,850	661,260	-	4,110,110
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other -KC Flood District	-	400,000		-	400,000
Total Funding Sources:	**1,150**	**3,848,850**	**661,260**	**-**	**4,510,110**
Capital Expenditures:					
Predesign	1,150	-	-	-	-
Design	-	100,000	661,260	-	761,260
Right of Way	-	-	-	-	-
Construction	-	3,748,850	-	-	3,748,850
Total Expenditures:	**1,150**	**3,848,850**	**661,260**	**-**	**4,510,110**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Storm Revenue	-	-	-	-	661,260
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Other -KC Flood District	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**661,260**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	661,260
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**661,260**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*


CITY OF
AUBURN
WASHINGTON

PARKS, ARTS AND RECREATION

Narrative Summary

Current Facilities

The City of Auburn's Park system consists of a total of 980.35 acres of neighborhood and community parks, special use areas, open spaces and linear parks (trails).

Level of Service (LOS)

The Parks, Recreation, and Open Space (PROS) Plan summarizes the level of service (LOS), or design criteria for the City's parks and recreation. Accessible green spaces are a fundamental part of Auburn's development and the community's desired quality of life. The LOS metric used by the City is a 10-minute walk.

Capital Facilities Projects and Financing

Parks and Recreation facilities include twelve capacity projects at a cost of $27,100,000, with $14,125,000 in unsecured costs and three non-capacity projects totaling $300,000, with $80,000 in unsecured costs, for a 6-year planning total of $27,400,000. Table PR – 1 shows the proposed financing plan followed by individual worksheets showing the project detail.

Impact on Future Operating Budgets

As Table PR – 2 shows, operating budget impacts of $18,000 are forecasted for parks and recreation facilities during the six years 2025 – 2030.

TABLE PR-1

CAPITAL FACILITIES PLAN PROJECTS AND FINANCING
MUNICIPAL PARKS CONSTRUCTION FUND

Page			2025	2026	2027	2028	2029	2030	Total
		Capacity Projects:							
119	*gpbd05*	**Auburndale Park II**							
		Capital Costs	-	-	-	-	-	-	**-**
		Unsecured Capital Costs	-	-	125,000	-	2,000,000	-	**2,125,000**
		Funding Sources:							
		Fund Balance	-	-	-	-	-	-	**-**
		Grants (Fed,State,Local)	-	-	-	-	-	-	**-**
		Unsecured Grants	-	-	125,000	-	2,000,000	-	**2,125,000**
120	*gpbd23*	**BPA Trail on Lea Hill**							
		Capital Costs	-	-	-	-	150,000	-	**150,000**
		Funding Sources:							
		Fund Balance	-	-	-	-	150,000	-	**150,000**
		Grants (Fed,State,Local)	-	-	-	-	-	-	**-**
		KC Prop 2	-	-	-	-	-	-	**-**
121	*cpxxxx*	**Brannan Park Improvements**							
		Capital Costs	-	-	-	-	-	500,000	**500,000**
		Unsecured Capital Costs	300,000	-	-	-	-	1,000,000	**1,300,000**
		Funding Sources:							
		Fund Balance	-	-	-	-	-	-	**-**
		Grants (Fed,State,Local)	-	-	-	-	-	-	**-**
		Park Impact Fees	-	-	-	-	-	500,000	**500,000**
		Unsecured Grants	300,000	-	-	-	-	1,000,000	**1,300,000**
122	*ms2405, cpxxxx*	**Downtown Plaza and Alleyway Improvements**							
		Capital Costs	1,200,000	-	-	-	-	-	**1,200,000**
		Funding Sources:							
		Fund Balance	-	-	-	-	-	-	**-**
		Grants (Fed,State,Local)	1,200,000	-	-	-	-	-	**1,200,000**
		KC Prop 2	-	-	-	-	-	-	**-**
123	*cp2416*	**Game Farm Park Improvements (Lighting)**							
		Capital Costs	-	350,000	150,000	-	-	-	**500,000**
		Unsecured Capital Costs	200,000	1,500,000	-	-	-	-	**1,700,000**
		Funding Sources:							
		Fund Balance	-	-	-	-	-	-	**-**
		Grants (Fed,State,Local)	-	-	-	-	-	-	**-**
		Park Impact Fees	-	350,000	150,000	-	-	-	**500,000**
		Unsecured Grants	200,000	1,500,000	-	-	-	-	**1,700,000**
124	*cpxxxx*	**Golf Course Maintenance Building**							
		Capital Costs	-	-	-	650,000	-	-	**650,000**
		Funding Sources:							
		Fund Balance	-	-	-	350,000	-	-	**350,000**
		Grants (Fed,State,Local)	-	-	-	-	-	-	**-**
		REET 2	-	-	-	300,000	-	-	**300,000**
125	*cp2020*	**Jacobsen Tree Farm Development -Phase 2**							
		Capital Costs	125,000	-	2,000,000	-	2,000,000	-	**4,125,000**
		Unsecured Capital Costs	-	3,000,000	-	-	3,000,000	-	**6,000,000**
		Funding Sources:							
		Fund Balance	-	-	-	-	-	-	**-**
		Grants (Fed,State,Local)	-	-	-	-	-	-	**-**
		KC Prop 2	-	-	-	-	-	-	**-**
		Park Impact Fees	125,000	-	2,000,000	-	2,000,000	-	**4,125,000**
		Unsecured Grants	-	3,000,000	-	-	3,000,000	-	**6,000,000**
126	*gpbd11*	**Lakeland Hills Nature Area**							
		Capital Costs	-	-	400,000	-	-	-	**400,000**
		Funding Sources:							
		Fund Balance	-	-	-	-	-	-	**-**
		Other (Pierce Co. Zoo Taxes)	-	-	200,000	-	-	-	**200,000**
		Park Impact Fees	-	-	200,000	-	-	-	**200,000**
127	*cp2232*	**Les Gove Park Improvements**							
		Capital Costs	-	-	1,500,000	-	-	-	**1,500,000**
		Unsecured Capital Costs	-	-	750,000	-	-	-	**750,000**
		Funding Sources:							
		Fund Balance	-	-	-	-	-	-	**-**
		Grants (Fed,State,Local)	-	-	-	-	-	-	**-**
		Park Impact Fees	-	-	750,000	-	-	-	**750,000**
		REET 2	-	-	750,000	-	-	-	**750,000**
		Unsecured Grants	-	-	750,000	-	-	-	**750,000**

TABLE PR-1

CAPITAL FACILITIES PLAN PROJECTS AND FINANCING
MUNICIPAL PARKS CONSTRUCTION FUND

Page			2025	2026	2027	2028	2029	2030	Total
		Capacity Projects:							
128	*gpbd03*	**Miscellaneous Parks Improvements**							
		Capital Costs	250,000	300,000	300,000	250,000	250,000	250,000	**1,600,000**
		Funding Sources:							
		Fund Balance	50,000	50,000	50,000	50,000	50,000	50,000	**300,000**
		Grants (Fed,State,Local)	-	-	-	-	-	-	**-**
		KC Prop 2	150,000	150,000	150,000	150,000	150,000	150,000	**900,000**
		Park Impact Fees	50,000	100,000	100,000	50,000	50,000	50,000	**400,000**
129	*gpbd04*	**Park Acquisitions/Development**							
		Capital Costs	-	-	-	-	-	-	**-**
		Unsecured Capital Costs	125,000	125,000	125,000	125,000	125,000	125,000	**750,000**
		Funding Sources:							
		Fund Balance	-	-	-	-	-	-	**-**
		Grants (Fed,State,Local)	-	-	-	-	-	-	**-**
		KC Prop 2	-	-	-	-	-	-	**-**
		Unsecured Grants	125,000	125,000	125,000	125,000	125,000	125,000	**750,000**
130	*gpbd06*	**Sunset Park Improvements**							
		Capital Costs	200,000	-	2,150,000	-	-	-	**2,350,000**
		Unsecured Capital Costs	-	-	1,500,000	-	-	-	**1,500,000**
		Funding Sources:							
		Fund Balance	-	-	-	-	-	-	**-**
		Grants (Fed,State,Local)	-	-	-	-	-	-	**-**
		Park Impact Fees	200,000	-	1,650,000	-	-	-	**1,850,000**
		Other (Pierce Co. Zoo Taxes)	-	-	500,000	-	-	-	**500,000**
		Unsecured Grants	-	-	1,500,000	-	-	-	**1,500,000**
		Subtotal, Capacity Projects:							
		Secured Capital Costs	**1,775,000**	**650,000**	**6,500,000**	**900,000**	**2,400,000**	**750,000**	**12,975,000**
		Unsecured Capital Costs	**625,000**	**4,625,000**	**2,500,000**	**125,000**	**5,125,000**	**1,125,000**	**14,125,000**
		Total Capital Costs	**2,400,000**	**5,275,000**	**9,000,000**	**1,025,000**	**7,525,000**	**1,875,000**	**27,100,000**
Page		**Non-Capacity Projects:**							
131	*cp2214*	**Dykstra Footbridge**							
		Capital Costs	-	-	-	-	-	-	**-**
		Unsecured Capital Costs	40,000	-	-	-	-	-	**40,000**
		Funding Sources:							
		Fund Balance	-	-	-	-	-	-	**-**
		Grants (Fed,State,Local)	-	-	-	-	-	-	**-**
		Unsecured Grants	40,000	-	-	-	-	-	**40,000**
132	*gpbd19*	**Fairway Drainage Improvement**							
		Capital Costs	30,000	30,000	30,000	30,000	30,000	30,000	**180,000**
		Funding Sources:							
		Fund Balance	-	-	-	-	-	-	**-**
		Grants (Fed,State,Local)	-	-	-	-	-	-	**-**
		REET 2	30,000	30,000	30,000	30,000	30,000	30,000	**180,000**
133	*gpbd32*	**Mary Olson Farm Mobile Home Replacement**							
		Capital Costs	40,000	-	-	-	-	-	**40,000**
		Unsecured Capital Costs	40,000	-	-	-	-	-	**40,000**
		Funding Sources:							
		Fund Balance	-	-	-	-	-	-	**-**
		Grants (Fed,State,Local)	-	-	-	-	-	-	**-**
		KC Prop 2	40,000	-	-	-	-	-	**40,000**
		Unsecured Grants	40,000	-	-	-	-	-	**40,000**
		Subtotal, Non-Capacity Projects:							
		Capital Costs	**70,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**220,000**
		Unsecured Capital Costs	**80,000**	**-**	**-**	**-**	**-**	**-**	**80,000**
		Total Capital Costs	**150,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**300,000**

TABLE PR-1

CAPITAL FACILITIES PLAN PROJECTS AND FINANCING
MUNICIPAL PARKS CONSTRUCTION FUND

	2025	2026	2027	2028	2029	2030	Total
SUMMARY:							
CAPITAL COSTS							
Capacity Projects	1,775,000	650,000	6,500,000	900,000	2,400,000	750,000	12,975,000
Non-Capacity Projects	70,000	30,000	30,000	30,000	30,000	30,000	220,000
Capital Costs (Secured)	**1,845,000**	**680,000**	**6,530,000**	**930,000**	**2,430,000**	**780,000**	**13,195,000**
Unsecured Capital Costs	**705,000**	**4,625,000**	**2,500,000**	**125,000**	**5,125,000**	**1,125,000**	**14,205,000**
Total	**2,550,000**	**5,305,000**	**9,030,000**	**1,055,000**	**7,555,000**	**1,905,000**	**27,400,000**
FUNDING SOURCES:							
Fund Balance	50,000	50,000	50,000	400,000	200,000	50,000	800,000
Grants (Fed,State,Local)	1,200,000	-	-	-	-	-	1,200,000
Other (Pierce Co. Zoo Taxes)	-	-	700,000	-	-	-	700,000
KC Prop 2	190,000	150,000	150,000	150,000	150,000	150,000	940,000
Park Impact Fees	375,000	450,000	4,850,000	50,000	2,050,000	550,000	8,325,000
REET 2	30,000	30,000	780,000	330,000	30,000	30,000	1,230,000
Total Funding (Secured)	**1,845,000**	**680,000**	**6,530,000**	**930,000**	**2,430,000**	**780,000**	**13,195,000**
Unsecured Funding	**705,000**	**4,625,000**	**2,500,000**	**125,000**	**5,125,000**	**1,125,000**	**14,205,000**
Total	**2,550,000**	**5,305,000**	**9,030,000**	**1,055,000**	**7,555,000**	**1,905,000**	**27,400,000**

MUNICIPAL PARKS CONSTRUCTION FUND (321)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Capital Projects Fund

Project Title: **Auburndale Park II**
Project No: **gpbd05**
Project Type: **Capacity**
Project Manager: **Thaniel Gouk**

Description:

Develop a Master Plan, improve the existing trail system and install signage and play structure.

Progress Summary:

n/a

Future Impact on Operating Budget:

Increased utility costs of $2,000 per year once the park is fully developed.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Fund 321 -Unrestricted Fund Balance	-	-	-	-	-
Grants- Secured (Fed,State,Local)	-	-	-	-	-
REET	-	-	-	-	-
Impact Fees	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Fund 321 -Unrestricted Fund Balance	-	-	-	-	-
Grants- Secured (Fed,State,Local)	-	-	-	-	-
REET	-	-	-	-	-
Impact Fees	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Unsecured Non-Budgeted Funding

Funding Sources:	2025	2026	2027	2028-2030	Total 2025-20230
RCO Local Parks Grant	-	-	125,000	2,000,000	2,125,000
Total Funding Sources:	**-**	**-**	**125,000**	**2,000,000**	**2,125,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	125,000	-	125,000
Right of Way	-	-	-	-	-
Construction	-	-	-	2,000,000	2,000,000
Total Expenditures:	**-**	**-**	**125,000**	**2,000,000**	**2,125,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

MUNICIPAL PARKS CONSTRUCTION FUND (321)

Six Year Capital Facilities Plan, 2025-2030

Capital Facilities Plan
Capital Projects Fund

Project Title: **BPA Trail on Lea Hill**
Project No: **gpbd23**
Project Type: **Capacity**
Project Manager: **Thaniel Gouk**

Description:

Develop a feasibility study related to constructability of a pedestrian trail linking the Jacobsen Tree Farm site to the west end of Lea Hill. This trail would follow the alignment of the Bonneville Power Administration (BPA) transmission lines from 132nd to 108th Avenue SE. Construction would be in phases based on constructability.

Progress Summary:

Future Impact on Operating Budget:

None

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Fund 321 -Unrestricted Fund Balance	-	-	-	-	-
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
REET	-	-	-	-	-
Other (KC Prop. 2)	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Fund 321 -Unrestricted Fund Balance	-	-	150,000	-	150,000
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
REET	-	-	-	-	-
Other (KC Prop. 2)	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**150,000**	**-**	**150,000**
Capital Expenditures:					
Predesign	-	-	25,000	-	25,000
Design	-	-	125,000	-	125,000
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**150,000**	**-**	**150,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

MUNICIPAL PARKS CONSTRUCTION FUND (321)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Capital Projects Fund

Project Title: **Brannan Park Improvements**
Project No: **cpxxxx**
Project Type: **Capacity**
Project Manager: **Thaniel Gouk**

Description:

Court upgrades, trail improvements, and new synthetic fields.

Progress Summary:

N/A

Future Impact on Operating Budget:

Lessened maintenance requirements and water for grass fields, savings of approx. $10,000/year.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Municipal Parks Construction Fund	-	-	-	-	-
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Impact Fees	-	-	-	-	-
REET	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Municipal Parks Construction Fund	-	-	-	-	-
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Impact Fees	-	-	-	500,000	500,000
REET	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**500,000**	**500,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	50,000	50,000
Right of Way	-	-	-	-	-
Construction	-	-	-	450,000	450,000
Total Expenditures:	**-**	**-**	**-**	**500,000**	**500,000**

Unsecured Non-Budgeted Funding

Funding Sources:	2025	2026	2027	2028-2030	Total 2025-20230
Recreation Conservation Office (RCO) Youth Athletic Facilities and Community Outdoor Athletic Facilities Grants	300,000	-	-	1,000,000	1,300,000
Total Funding Sources:	**300,000**	**-**	**-**	**1,000,000**	**1,300,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	300,000	-	-	1,000,000	1,300,000
Total Expenditures:	**300,000**	**-**	**-**	**1,000,000**	**1,300,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

MUNICIPAL PARKS CONSTRUCTION FUND (321)

Six Year Capital Facilities Plan, 2025-2030

Capital Facilities Plan
Capital Projects Fund

Project Title: **Downtown Plaza and Alleyway Improvements**
Project No: **ms2405, cpxxxx**
Project Type: **Capacity**
Project Manager: **Thaniel Gouk**

Description:

Create a new open space plaza in the downtown area near the Auburn Avenue Theater site. A portion of the project would be contingent on receiving King County Grant funds to purchase a property and demolishing a building. Also included would be alleyway improvements to the area between the Postmark Center for the Arts and theater building.

Progress Summary:

An application has been submitted for a King County Conservation Futures grant; a decision will be made in Fall of 2024 by KC Council. A portion of the funding would be from the direct appropriation monies for the rebuild of the theater.

Future Impact on Operating Budget:

Increased utility costs of $1,000.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Municipal Parks Construction Fund	-	-	-	-	-
Grants- Secured (Fed,State,Local)	-	-	250,000	-	250,000
Grants- Unsecured (King County CFT)	-	-	950,000	-	950,000
REET	-	-	-	-	-
KC Parks Prop Levy	-	10,000	-	-	10,000
Total Funding Sources:	**-**	**10,000**	**1,200,000**	**-**	**1,210,000**
Capital Expenditures:					
Predesign	-	10,000	-	-	10,000
Design	-	-	75,000	-	75,000
Acquisition	-	-	700,000	-	700,000
Construction	-	-	425,000	-	425,000
Total Expenditures:	**-**	**10,000**	**1,200,000**	**-**	**1,210,000**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Municipal Parks Construction Fund	-	-	-	-	-
Grants- Secured (Fed,State,Local)	-	-	-	-	250,000
Grants- Unsecured (King County CFT)	-	-	-	-	950,000
REET	-	-	-	-	-
KC Parks Prop Levy	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**1,200,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	75,000
Acquisition	-	-	-	-	700,000
Construction	-	-	-	-	425,000
Total Expenditures:	**-**	**-**	**-**	**-**	**1,200,000**

Grants / Other Sources: King County Conservation Futures Grant & RCO Grant

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

MUNICIPAL PARKS CONSTRUCTION FUND (321)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Capital Projects Fund

Project Title: **Game Farm Park Improvements (Lighting)**
Project No: **cp2416**
Project Type: **Capacity**
Project Manager: **Daryl Faber**

Description:

Improve interior lighting and pathways and provide access from the newly acquired property on southwest corner of the park. The project will also add lighting to pickleball and basketball court. New turf infields.

Progress Summary:

N/A

Future Impact on Operating Budget:

None

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Fund 321 -Unrestricted Fund Balance	-	-	-	-	-
Grants- Secured (Fed,State,Local)	-	-	-	-	-
REET 1	-	-	-	-	-
Park Impact Fees	-	-	-	350,000	350,000
Total Funding Sources:	**-**	**-**	**-**	**350,000**	**350,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	150,000	150,000
Right of Way	-	-	-	-	-
Construction	-	-	-	200,000	200,000
Total Expenditures:	**-**	**-**	**-**	**350,000**	**350,000**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Fund 321 -Unrestricted Fund Balance	-	-	-	-	-
Grants- Secured (Fed,State,Local)	-	-	-	-	-
REET 1	-	-	-	-	-
Park Impact Fees	150,000	-	-	-	500,000
Total Funding Sources:	**150,000**	**-**	**-**	**-**	**500,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	150,000
Right of Way	-	-	-	-	-
Construction	150,000	-	-	-	350,000
Total Expenditures:	**150,000**	**-**	**-**	**-**	**500,000**

Unsecured Non-Budgeted Funding

Funding Sources:	2025	2026	2027	2028-2030	Total 2025-20230
RCO Youth Athletic Facilities Grant	-	1,000,000	-	-	1,000,000
KC Youth and Amatuer Sports Grant	200,000	500,000	-	-	700,000
Total Funding Sources:	**200,000**	**1,500,000**	**-**	**-**	**1,700,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	200,000	1,500,000	-	-	1,700,000
Total Expenditures:	**200,000**	**1,500,000**	**-**	**-**	**1,700,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

MUNICIPAL PARKS CONSTRUCTION FUND (321)

Six Year Capital Facilities Plan, 2025-2030

Capital Facilities Plan
Capital Projects Fund

Project Title: **Golf Course Maintenance Building**
Project No: **cpxxxx**
Project Type: **Capacity**
Project Manager: **Thaniel Gouk**

Description:

Replace dilapidated mechanics building (built in 1970) at the Auburn Golf Course. A new approx. 1,000 sq.-ft. building would provide mechanics space for the Golf Course Fleet.

Progress Summary:

N/A

Future Impact on Operating Budget:

None

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Municipal Parks Construction Fund	-	-	-	-	-
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
REET 2	-	-	-	-	-
Park Impact Fees	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Municipal Parks Construction Fund	-	350,000	-	-	350,000
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
REET 2	-	300,000	-	-	300,000
Park Impact Fees	-	-	-	-	-
Total Funding Sources:	**-**	**650,000**	**-**	**-**	**650,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	50,000	-	-	50,000
Right of Way	-	-	-	-	-
Construction	-	600,000	-	-	600,000
Total Expenditures:	**-**	**650,000**	**-**	**-**	**650,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

MUNICIPAL PARKS CONSTRUCTION FUND (321)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Capital Projects Fund

Project Title: **Jacobsen Tree Farm Development -Phase 2**
Project No: **cp2020**
Project Type: **Capacity**
Project Manager: **Daryl Faber**

Description:

Develop the 29.3 acre site into a Community Park. Phase 1 would include a new Master Plan (to replace 2009 plan); Phase 2 would include parking and frontage improvements, some park amenities; Phase 3 would include building out the property with expanded parking, restrooms, and sport fields.

Progress Summary:

A master plan was completed in 2009, however, is out of date and Phase 1 would include updating this plan for a more modern park layout.

Future Impact on Operating Budget:

No significant impact due to master plan. Future park development will result in maintenance and utility expenses undeterminable at this time.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Fund 321 -Unrestricted Fund Balance	-	333,500	-	-	333,500
Grants- Secured (Fed,State,Local)	-	-	-	-	-
King County Prop 2	14,165	-	-	-	-
Park Impact Fees	-	-	125,000	-	125,000
Other	-	-	-	-	-
Total Funding Sources:	**14,165**	**333,500**	**125,000**	**-**	**458,500**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	14,165	333,500	125,000	-	458,500
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**14,165**	**333,500**	**125,000**	**-**	**458,500**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Fund 321 -Unrestricted Fund Balance	-	-	-	-	-
Grants- Secured (Fed,State,Local)	-	-	-	-	-
King County Prop 2	-	-	-	-	-
Park Impact Fees	2,000,000	-	2,000,000	-	4,125,000
Other	-	-	-	-	-
Total Funding Sources:	**2,000,000**	**-**	**2,000,000**	**-**	**4,125,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	500,000	-	500,000	-	1,125,000
Right of Way	-	-	-	-	-
Construction	1,500,000	-	1,500,000	-	3,000,000
Total Expenditures:	**2,000,000**	**-**	**2,000,000**	**-**	**4,125,000**

Unsecured Non-Budgeted Funding

Unsecured Grants	2025	2026	2027	2028-2030	Total 2025-20230
RCO WA Wildlife & Recreation Prgm.	-	1,000,000	-	-	1,000,000
King County Parks Grant	-	2,000,000	-	-	2,000,000
RCO Community Outdoor Athletic Funds	-	-	-	1,500,000	1,500,000
RCO Youth Athletic Facilities Grant	-	-	-	1,500,000	1,500,000
Total Funding Sources:	**-**	**3,000,000**	**-**	**3,000,000**	**6,000,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	3,000,000	-	3,000,000	6,000,000
Total Expenditures:	**-**	**3,000,000**	**-**	**3,000,000**	**6,000,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

MUNICIPAL PARKS CONSTRUCTION FUND (321)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Capital Projects Fund

Project Title: **Lakeland Hills Nature Area**
Project No: **gpbd11**
Project Type: **Capacity**
Project Manager: **Daryl Faber**

Description:

Complete Master Plan to include the development and construction of an environmental community park. Trails, fencing, parking and visitor amenities are included in the project.

Progress Summary:

Future Impact on Operating Budget:

Increased maintenance costs of $5,000

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Fund 321 -Unrestricted Fund Balance	-	-	-	-	-
Other (Pierce Co. Zoo Taxes)	-	-	-	-	-
Park Impact Fees	-	25,000	-	-	25,000
Park Mitigation Fees	-	-	-	-	-
Total Funding Sources:	**-**	**25,000**	**-**	**-**	**25,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	25,000	-	-	25,000
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**25,000**	**-**	**-**	**25,000**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Fund 321 -Unrestricted Fund Balance	-	-	-	-	-
Other (Pierce Co. Zoo Taxes)	200,000	-	-	-	200,000
Park Impact Fees	200,000	-	-	-	200,000
Park Mitigation Fees	-	-	-	-	-
Total Funding Sources:	**400,000**	**-**	**-**	**-**	**400,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	400,000	-	-	-	400,000
Total Expenditures:	**400,000**	**-**	**-**	**-**	**400,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

MUNICIPAL PARKS CONSTRUCTION FUND (321)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Capital Projects Fund

Project Title: **Les Gove Park Improvements**
Project No: **cp2232**
Project Type: **Capacity**
Project Manager: **Thaniel Gouk**

Description:

Construction of a covered multi-use pavilion building at the south end of Les Gove Park. Uses could include pickleball and farmers market, among others.

Progress Summary:

N/A

Future Impact on Operating Budget:

Future impacts are undeterminable at this time. Potential impacts include general building maintenance.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Municipal Parks Construction Fund	15,259	79,430	-	-	79,430
Grants Secured (Fed,State,Local)	-	100,000	-	-	100,000
Park Impact Fees	-	-	-	-	-
REET 2	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**15,259**	**179,430**	**-**	**-**	**179,430**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	15,259	179,430	-	-	179,430
Total Expenditures:	**15,259**	**179,430**	**-**	**-**	**179,430**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Municipal Parks Construction Fund	-	-	-	-	-
Grants Secured (Fed,State,Local)	-	-	-	-	-
Park Impact Fees	750,000	-	-	-	750,000
REET 2	750,000	-	-	-	750,000
Other	-	-	-	-	-
Total Funding Sources:	**1,500,000**	**-**	**-**	**-**	**1,500,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	100,000	-	-	-	100,000
Right of Way	-	-	-	-	-
Construction	1,400,000	-	-	-	1,400,000
Total Expenditures:	**1,500,000**	**-**	**-**	**-**	**1,500,000**

Unsecured Non-Budgeted Funding

Unsecured Grants	2025	2026	2027	2028-2030	Total 2025-20230
KC Parks Capital and Open Space Grant	-	-	750,000	-	750,000
Total Funding Sources:	**-**	**-**	**750,000**	**-**	**750,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	750,000	-	750,000
Total Expenditures:	**-**	**-**	**750,000**	**-**	**750,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

MUNICIPAL PARKS CONSTRUCTION FUND (321)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Capital Projects Fund

Project Title: **Miscellaneous Parks Improvements**
Project No: **gpbd03**
Project Type: **Capacity/Non-Capacity**
Project Manager: **Daryl Faber**

Description:

Minor park improvements including shelters, roofs, playgrounds, irrigation and restrooms.

Progress Summary:

Completed projects include: security cameras at Mary Olson Farm. At Les Gove installed gates at 12th Street parking lot, added a bench, art pedestals, poem etching, senior center walkway, and improvements at the spray park and playground. At Auburndale park added new playground and replaced dilapidated pathway. New split rail fence at Isaac Evans.

Future Impact on Operating Budget:

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Fund 321 -Unrestricted Fund Balance	-	247,700	50,000	50,000	347,700
Grants Secured (Fed,State,Local)	-	-	-	-	-
KC Prop 2	-	100,000	150,000	150,000	400,000
Park Impact Fees	-	213,869	50,000	100,000	363,869
Total Funding Sources:	**-**	**561,569**	**250,000**	**300,000**	**1,111,569**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	50,000	50,000	100,000
Right of Way	-	-	-	-	-
Construction	-	561,569	200,000	250,000	1,011,569
Total Expenditures:	**-**	**561,569**	**250,000**	**300,000**	**1,111,569**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Fund 321 -Unrestricted Fund Balance	50,000	50,000	50,000	50,000	300,000
Grants Secured (Fed,State,Local)	-	-	-	-	-
KC Prop 2	150,000	150,000	150,000	150,000	900,000
Park Impact Fees	100,000	50,000	50,000	50,000	400,000
Total Funding Sources:	**300,000**	**250,000**	**250,000**	**250,000**	**1,600,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	100,000	100,000	100,000	100,000	500,000
Right of Way	-	-	-	-	-
Construction	200,000	150,000	150,000	150,000	1,100,000
Total Expenditures:	**300,000**	**250,000**	**250,000**	**250,000**	**1,600,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

MUNICIPAL PARKS CONSTRUCTION FUND (321)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Capital Projects Fund

Project Title: **Park Acquisitions/Development**
Project No: **gpbd04**
Project Type: **Capacity**
Project Manager: **Daryl Faber**

Description:

Land and other property acquisitions to occur based on demand and deficiencies including parks, open space, trails, corridors and recreational facilities.

Progress Summary:

The City purchased the Auburn Avenue Theater and the Qares property in 2020. The City will be purchasing a downtown open space plaza.

Future Impact on Operating Budget:

None

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Fund 321 -Unrestricted Fund Balance	-	-	-	-	-
Grants Secured (Fed,State,Local)	-	-	-	-	-
KC Prop 2	-	195,000	-	-	195,000
REET1	-	-	-	-	-
Other Sources	-	-	-	-	-
Total Funding Sources:	**-**	**195,000**	**-**	**-**	**195,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Acquisition	-	195,000	-	-	195,000
Construction	-	-	-	-	-
Total Expenditures:	**-**	**195,000**	**-**	**-**	**195,000**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Fund 321 -Unrestricted Fund Balance	-	-	-	-	-
Grants Secured (Fed,State,Local)	-	-	-	-	-
KC Prop 2	-	-	-	-	-
REET1	-	-	-	-	-
Other Sources	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Acquisition	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Unsecured Non-Budgeted Funding

Unsecured Grants	2025	2026	2027	2028-2030	Total 2025-20230
Local Grant KC Conservation Futures	125,000	125,000	125,000	375,000	750,000
Total Funding Sources:	**125,000**	**125,000**	**125,000**	**375,000**	**750,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Acquisition	125,000	125,000	125,000	375,000	750,000
Construction	-	-	-	-	-
Total Expenditures:	**125,000**	**125,000**	**125,000**	**375,000**	**750,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

MUNICIPAL PARKS CONSTRUCTION FUND (321)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Capital Projects Fund

Project Title: **Sunset Park Improvements**
Project No: **gpbd06**
Project Type: **Capacity**
Project Manager: **Daryl Faber**

Description:

Phase 2 improvements to include looking at options for new or modified court uses (e.g. pickleball). Phase 3 to include replacing the grass base/softball fields with new multi-sport synthetic turf fields.

Progress Summary:

RCO Community Outdoor Athletic Funds grant applied for in Spring 2024; decision expected Fall 2024. Phase 1 included drainage improvements to the playground area and were completed in 2022.

Future Impact on Operating Budget:

Less water use (Bonney Lake Water) for fields would save money for the City.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Fund 321 -Unrestricted Fund Balance	-	-	-	-	-
Grants Secured (Fed,State,Local)	-	-	-	-	-
Park Impact Fees	-	88,161	200,000	-	288,161
Other (Pierce Co. Zoo Tax)	-	-	-	-	-
Total Funding Sources:	**-**	**88,161**	**200,000**	**-**	**288,161**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	88,161	200,000	-	288,161
Total Expenditures:	**-**	**88,161**	**200,000**	**-**	**288,161**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Fund 321 -Unrestricted Fund Balance	-	-	-	-	-
Grants Secured (Fed,State,Local)		-	-	-	-
Park Impact Fees	1,650,000	-	-	-	1,850,000
Other (Pierce Co. Zoo Tax)	500,000	-	-	-	500,000
Total Funding Sources:	**2,150,000**	**-**	**-**	**-**	**2,350,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	50,000	-	-	-	50,000
Right of Way	-	-	-	-	-
Construction	2,100,000	-	-	-	2,300,000
Total Expenditures:	**2,150,000**	**-**	**-**	**-**	**2,350,000**

Unsecured Non-Budgeted Funding

Unsecured Grants	2025	2026	2027	2028-2030	Total 2025-20230
Local Grant KC Conservation Futures	-	-	1,500,000	-	1,500,000
Total Funding Sources:	**-**	**-**	**1,500,000**	**-**	**1,500,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	1,500,000	-	1,500,000
Total Expenditures:	**-**	**-**	**1,500,000**	**-**	**1,500,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

MUNICIPAL PARKS CONSTRUCTION FUND (321)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Capital Projects Fund

Project Title: **Dykstra Footbridge**
Project No: **cp2214**
Project Type: **Non-Capacity**
Project Manager: **Faber**

Description:

Engineering study was completed and results were better then expected. Most fixes have already been completed and remaining items to be done by a contractor.

Progress Summary:

Minor fixes by mainteance staff completed in 2023; remaining items will be completed in 2024 & 2025.

Future Impact on Operating Budget:

None

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Municipal Parks Construction Fund	-	-	-	-	-
Grants Secured (Fed,State,Local)	-	-	-	-	-
REET	-	-	-	-	-
Other (ARPA)	10,582	-	-	-	-
Total Funding Sources:	**10,582**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	10,582	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**10,582**	**-**	**-**	**-**	**-**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Municipal Parks Construction Fund	-	-	-	-	-
Grants Secured (Fed,State,Local)	-	-	-	-	-
REET	-	-	-	-	-
Other (ARPA)	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Unsecured Non-Budgeted Funding

Unsecured Grants	2025	2026	2027	2028-2030	Total 2025-20230
King County	40,000	-	-	-	40,000
Total Funding Sources:	**40,000**	**-**	**-**	**-**	**40,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	40,000	-	-	-	40,000
Total Expenditures:	**40,000**	**-**	**-**	**-**	**40,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

MUNICIPAL PARKS CONSTRUCTION FUND (321)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Capital Projects Fund

Project Title: **Fairway Drainage Improvement**
Project No: **gpbd19**
Project Type: **Non-capacity**
Project Manager: **Daryl Faber**

Description:

Apply top dressing sand to the approaches to numerous holes in order to firm up these landing areas so that the holes are playable year-round. Emphasis will also be on the practice area to increase our lesson program and prepare for the driving range. Sand will be applied with a three-yard top dressing machine.

Progress Summary:

Drainage improvements have greatly impacted the increase in play during the winter months as well as the quality of the turf year around. Continuing with the practice will ensure quality course conditions as well as an increase in rounds.

Future Impact on Operating Budget:

None

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Municipal Parks Construction Fund	-	-	-	-	-
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
REET 2	-	30,000	30,000	30,000	90,000
Other	-	-	-	-	-
Total Funding Sources:	**-**	**30,000**	**30,000**	**30,000**	**90,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	30,000	30,000	30,000	90,000
Total Expenditures:	**-**	**30,000**	**30,000**	**30,000**	**90,000**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Municipal Parks Construction Fund	-	-	-	-	-
Grants- Secured (Fed,State,Local)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
REET 2	30,000	30,000	30,000	30,000	180,000
Other	-	-	-	-	-
Total Funding Sources:	**30,000**	**30,000**	**30,000**	**30,000**	**180,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	30,000	30,000	30,000	30,000	180,000
Total Expenditures:	**30,000**	**30,000**	**30,000**	**30,000**	**180,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

MUNICIPAL PARKS CONSTRUCTION FUND (321)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Capital Projects Fund

Project Title: **Mary Olson Farm Mobile Home Replacement**
Project No: **gpbd32**
Project Type: **Non-Capacity**
Project Manager: **Thaniel Gauk**

Description:

This project consists of removing and replacing the 25+ year old mobile home (caretaker's residence) with a new/slightly used mobile home to be relocated on the existing pad. The existing caretaker residence is past its anticipated lifespan and in need of extensive repairs, that are not financially prudent as the repair costs are in excess of 50% of the replacement cost.

Progress Summary:

The existing mobile home condition has been accessed. Numerous repairs are required that are not financially prudent.

Future Impact on Operating Budget:

None

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Fund 321 -Unrestricted Fund Balance	-	-	-	-	-
Grants - Unsecured (Fed,State,Local)	-	-	-	-	-
KC Parks Prop Levy	-	-	40,000	-	40,000
Total Funding Sources:	**-**	**-**	**40,000**	**-**	**40,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Construction	-	-	40,000	-	40,000
Total Expenditures:	**-**	**-**	**40,000**	**-**	**40,000**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Fund 321 -Unrestricted Fund Balance	-	-	-	-	-
Grants - Unsecured (Fed,State,Local)	-	-	-	-	-
KC Parks Prop Levy	-	-	-	-	40,000
Total Funding Sources:	**-**	**-**	**-**	**-**	**40,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Construction	-	-	-	-	40,000
Total Expenditures:	**-**	**-**	**-**	**-**	**40,000**

Unsecured Non-Budgeted Funding

Unsecured Grants	2025	2026	2027	2028-2030	Total 2025-20230
King County Open Doors	40,000	-	-	-	40,000
Total Funding Sources:	**40,000**	**-**	**-**	**-**	**40,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Construction	40,000	-	-	-	40,000
Total Expenditures:	**40,000**	**-**	**-**	**-**	**40,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

TABLE PR-2

Impact on Future Operating Budgets

Parks, Arts & Recreation – Municipal Parks Construction

	Project		2025	2026	2027	2028	2029	2030	Total
1	gpbd05	Auburndale Park II	$ -	$ -	$ -	$ -	$ -	$ 2,000	$ 2,000
2	cpxxxx	Brannan Park Improvements	-	-	-	-	-	(10,000)	(10,000)
3	ms2405, cpxxxx	Downtown Plaza and Alleyway Improvements	1,000	1,000	1,000	1,000	1,000	1,000	6,000
4	gpbd11	Lakeland Hills Nature Area	-	-	5,000	5,000	5,000	5,000	20,000
Total			**$ 1,000**	**$ 1,000**	**$ 6,000**	**$ 6,000**	**$ 6,000**	**$ (2,000)**	**$ 18,000**

Positive numbers are an increase to expenses, negative are a decrease to expenses.

SENIOR CENTER

Narrative Summary

Current Facilities

The City of Auburn currently has one Senior Center.

Level of Service (LOS)

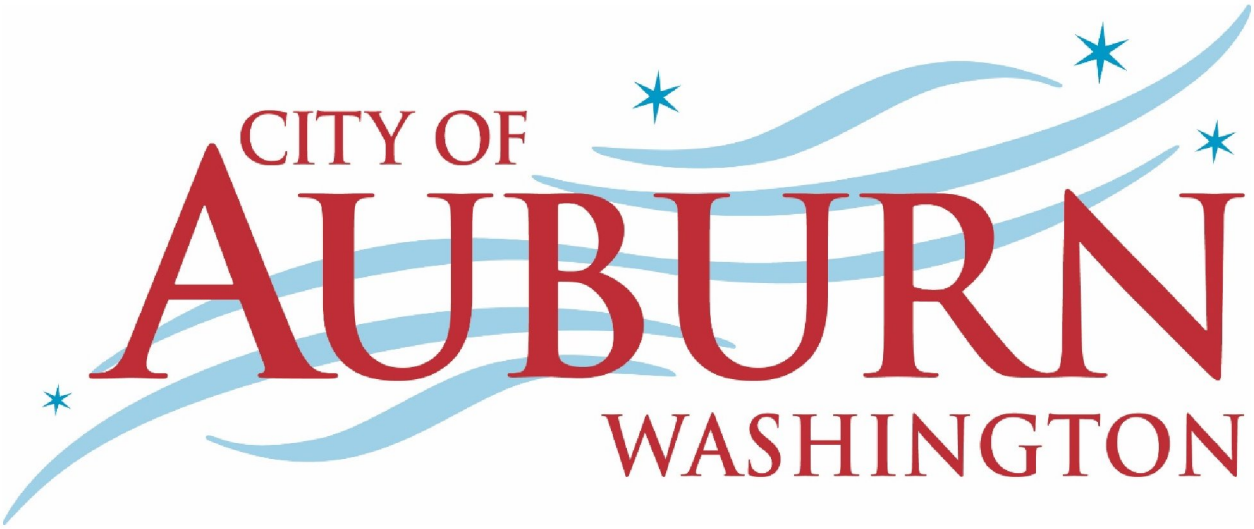
The Parks, Recreation, and Open Space (PROS) Plan summarizes the level of service (LOS), or design criteria for the City's Senior Center.

Capital Facilities Projects and Financing

The CFP does not include any senior center capital facilities projects during 2025-2030

Impact on Future Operating Budgets

There are no operating budget impacts forecasted for the senior center facility during the six years 2025 – 2030.


CITY OF
AUBURN
WASHINGTON

GENERAL MUNICIPAL BUILDINGS

Narrative Summary

Current Facilities

The current inventory of City government administration and operations facilities include 207,629 square feet for general government operations, 66,469 square feet for police services, and 21,726 square feet for fire protection, for a total of 295,824 square feet. The "Facilities Inventory" lists along with their current capacity and location are available in the Capital Facilities Element.

Level of Service (LOS)

The current LOS of 3,290 square feet per 1,000 population is based on the existing inventory divided by the 2023 citywide population of 89,904. The proposed LOS of 3,173 square feet per 1,000 population is based on the projected inventory divided by the 2028-projected citywide population of 94,489.

Capital Facilities Projects and Financing

The City's General Municipal Building facilities include four capital projects at a cost of $41,600,000 and debt service at a cost of $9,509,600 for a total of $51,109,600. The major projects include $39,100,000 for Facility Master Plan and $3,309,600 for City Hall Annex debt service costs. Table GM – 1 shows the proposed financing plan followed by individual worksheets showing the project detail.

Impact on Future Operating Budgets

As Table GM-2 shows, operating budget impacts of $100,000 are forecasted for General Municipal buildings facilities during the six years 2025- 2030.

TABLE GM-1

CAPITAL FACILITIES PLAN PROJECTS AND FINANCING
GENERAL MUNICIPAL BUILDINGS (Capital Improvement Fund)

Page			2025	2026	2027	2028	2029	2030	Total
		Capacity Projects:							
139	*gcbd20*	**Facility Master Plan Phases 2,3 and 4**							
		Capital Costs	7,200,000	11,840,000	11,060,000	5,880,000	4,420,000	1,200,000	**41,600,000**
		Long-Term Debt	-	2,200,000	1,000,000	1,000,000	1,000,000	1,000,000	**6,200,000**
		Funding Sources:							
		Fund Balance	-	-	-	-	-	-	**-**
		REET 1	-	-	-	-	-	-	**-**
		Bond Proceeds	7,200,000	11,840,000	9,860,000	4,680,000	3,220,000	-	**36,800,000**
		Transfer In (General Fund)	-	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	**6,000,000**
		Other -Utility Funds	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	**5,000,000**
		Subtotal, Capacity Projects:							
		Capital Costs	**7,200,000**	**11,840,000**	**11,060,000**	**5,880,000**	**4,420,000**	**1,200,000**	**41,600,000**
		Long-Term Debt	**-**	**2,200,000**	**1,000,000**	**1,000,000**	**1,000,000**	**1,000,000**	**6,200,000**
		Non-Capacity Projects:							
140	*n/a*	**City Hall Annex**							
		Long-Term Debt	553,800	551,700	548,900	553,000	551,200	551,000	**3,309,600**
		Funding Sources:							
		Fund Balance	-	-	-	-	-	-	**-**
		REET 1	553,800	551,700	548,900	553,000	551,200	551,000	**3,309,600**
		Subtotal Non-Capacity Projects:							
		Capital Costs	**-**	**-**	**-**	**-**	**-**	**-**	**-**
		Long-Term Debt	**553,800**	**551,700**	**548,900**	**553,000**	**551,200**	**551,000**	**3,309,600**

	2025	2026	2027	2028	2029	2030	Total
SUMMARY:							
CAPITAL COSTS							
Capacity Projects	7,200,000	11,840,000	11,060,000	5,880,000	4,420,000	1,200,000	41,600,000
Non-Capacity Projects	-	-	-	-	-	-	-
Long-Term Debt	553,800	2,751,700	1,548,900	1,553,000	1,551,200	1,551,000	9,509,600
Total Costs	**7,753,800**	**14,591,700**	**12,608,900**	**7,433,000**	**5,971,200**	**2,751,000**	**51,109,600**
FUNDING SOURCES:							
Fund Balance	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-
REET 1	553,800	551,700	548,900	553,000	551,200	551,000	3,309,600
REET 2	-	-	-	-	-	-	-
Bond Proceeds	7,200,000	11,840,000	9,860,000	4,680,000	3,220,000	-	36,800,000
Other -Utility Funds	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000
Other-Fees	-	-	-	-	-	-	-
Other-ARPA	-	-	-	-	-	-	-
Park Impact Fees	-	-	-	-	-	-	-
Transfer In (Arterial Streets)	-	-	-	-	-	-	-
Transfer In (General Fund)	-	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	6,000,000
Total	**7,753,800**	**14,591,700**	**12,608,900**	**7,433,000**	**5,971,200**	**2,751,000**	**51,109,600**

CAPITAL IMPROVEMENT FUND (328)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Capital Projects Fund

Project Title: **Facility Master Plan Phases 2,3 and 4**
Project No: **gcbd20**
Project Type: **Capacity**
Project Manager: **Ingrid Gaub**

Description:

Phase 2, 3 and 4 of the Facility Master Plan will complete improvements over an anticipated 6 year time frame to the Public Works Maintenance and Operations Facilities, the Parks, Arts and Recreation Maintenance and Operations Facilities, to the Police Facilities. These improvements were identified in a Facility Master Plan that was completed and adopted by the City Council in 2021. The improvements include:
Police: Completion of a Master Site Plan for a new police headquarters, construction of a new evidence storage facility, and renovation of the existing Justice Center in accordance with the Master Site Plan.
Parks: Relocation of the green house and bulk bins, additional crew space and renovation of the Game Farm Park M&O Facilities, renovation of the GSA Park M&O Facilities, and construction of M&O satellite facilities.
Public Works: Removal of the Deed Restriction on a portion of the GSA Park property, enclosure of the existing vehicle storage bays, construction of a new crew building and replacement parking, construction of an access to 15th Street SW, renovation of the existing M&O building for additional central stores warehousing and maximizing building use for crew and storage needs, and construction of covered parking for high valued fleet equipment.
The complete project is estimated to cost approximately $39.1M.

Progress Summary:

City Council Adopted Resolution 5595 in May of 2021 adopting the Facility Master Plan. Phase 1 was funded in 2021 to complete improvements to the Fleet Shop space at the Public Works Maintenance and Operations Building. Initial design work on Phase 2 and the completion of the Police Master Plan will begin in 2024. Expenditures for 2025-2030 have been updated to reflect the full bond expenditure and the continuing debt service anticipated.

Future Impact on Operating Budget:

There will be an increase in facility maintenance costs for the additional building space that is estimated per the Facility Master Plan to cost approximately $100,000 per year. This does not include adjustment from the City's current maintenance funding level (~$423k/yr.) to the industry standard for maintenance funding (~$900k/year) for the current building facilities.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Cap Improve	-	-	-	-	-
Utility Funds - Debt Service	-	-	-	1,000,000	1,000,000
REET 1	-	1,700,000	-	-	1,700,000
Transfer In (General Fund) - Debt Service	-	-	-	1,200,000	1,200,000
Bond Proceeds	-	-	7,200,000	11,840,000	19,040,000
Total Funding Sources:	**-**	**1,700,000**	**7,200,000**	**14,040,000**	**22,940,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	1,700,000	2,480,000	1,840,000	6,020,000
Property Acquisition	-	-	2,200,000	-	2,200,000
Construction	-	-	2,520,000	10,000,000	12,520,000
Long-Term Debt Service	-	-	-	2,200,000	2,200,000
Total Expenditures:	**-**	**1,700,000**	**7,200,000**	**14,040,000**	**22,940,000**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Cap Improve	-	-	-	-	-
Utility Funds - Debt Service	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000
REET 1	-	-	-	-	-
Transfer In (General Fund) - Debt Service	1,200,000	1,200,000	1,200,000	1,200,000	6,000,000
Bond Proceeds	9,860,000	4,680,000	3,220,000	-	36,800,000
Total Funding Sources:	**12,060,000**	**6,880,000**	**5,420,000**	**2,200,000**	**47,800,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	300,000	680,000	100,000	-	5,400,000
Property Acquisition	-	-	-	-	2,200,000
Construction	9,560,000	4,000,000	3,120,000	-	29,200,000
Long-Term Debt Service	2,200,000	2,200,000	2,200,000	2,200,000	11,000,000
Total Expenditures:	**12,060,000**	**6,880,000**	**5,420,000**	**2,200,000**	**47,800,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

CAPITAL IMPROVEMENT FUND (328)

Six Year Capital Facilities Plan, 2025-2030

Capital Facilities Plan
Capital Projects Fund

Project Title: **City Hall Annex**
Project No: **n/a**
Project Type:
Project Manager:

Description:

To pay scheduled debt service costs on 2010 General Obligation bonds issued for the City Hall Annex.

Progress Summary:

Future Impact on Operating Budget:

N/A

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Fund Balance	-	-	-	-	-
Grants - Secured (Fed,State,Local)	-	-	-	-	-
REET 1	1,106,875	552,700	553,800	551,700	1,658,200
Total Funding Sources:	**1,106,875**	**552,700**	**553,800**	**551,700**	**1,658,200**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Construction	-	-	-	-	-
Long-Term Debt Service	1,106,875	552,700	553,800	551,700	1,658,200
Total Expenditures:	**1,106,875**	**552,700**	**553,800**	**551,700**	**1,658,200**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Fund Balance	-	-	-	-	-
Grants - Secured (Fed,State,Local)	-	-	-	-	-
REET 1	548,900	553,000	551,200	551,000	3,309,600
Total Funding Sources:	**548,900**	**553,000**	**551,200**	**551,000**	**3,309,600**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Construction	-	-	-	-	-
Long-Term Debt Service	548,900	553,000	551,200	551,000	3,309,600
Total Expenditures:	**548,900**	**553,000**	**551,200**	**551,000**	**3,309,600**

Grants / Other Sources:

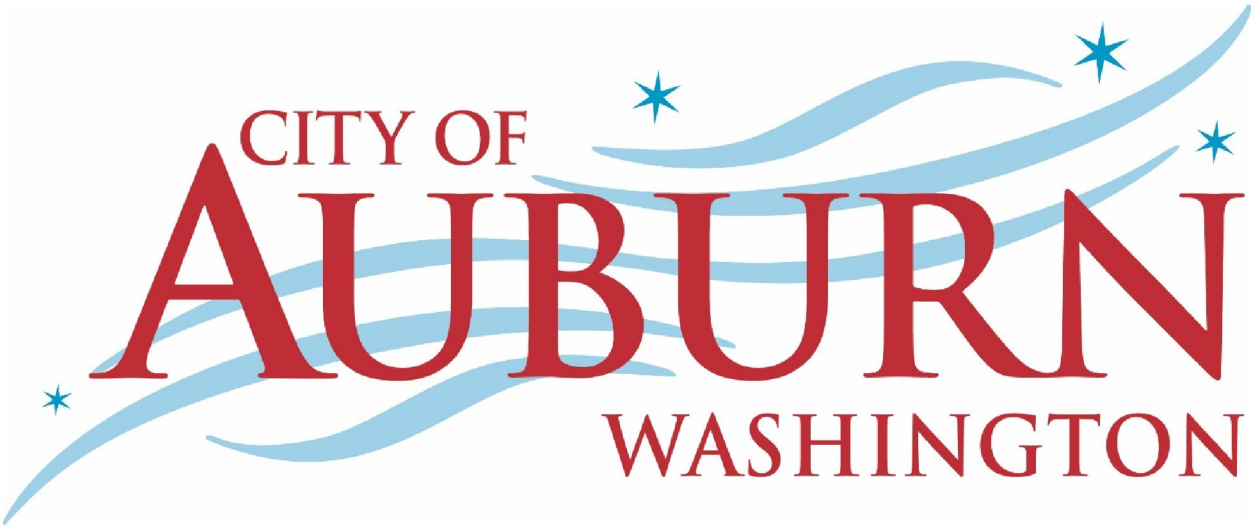
** Funding and expenditures prior to 2024 are not shown for on-going programs.*

TABLE GM-2

Impact on Future Operating Budgets

General Municipal Buildings

Project			2025	2026	2027	2028	2029	2030	Total
1	gcbd20	Facility Master Plan Phases 2,3 and 4	$ -	$ -	$ -	$ -	$ -	$100,000	$100,000
Total			**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$100,000**	**$100,000**


CITY OF
AUBURN
WASHINGTON

COMMUNITY IMPROVEMENTS

Narrative Summary

Current Facilities

Community Improvements include the 1st St NE/NW & Division St Pedestrian Improvements, golf course driving range, sidewalk and traffic signal improvements, neighborhood traffic calming program, public art, and the downtown infrastructure improvements project.

Level of Service (LOS)

No Level of Service for community improvement projects have been identified at this time.

Capital Facilities Projects and Financing

The City's proposed Community Improvements include eight capital projects at a cost of $7,080,000 and debt service at a cost of $886,100 for a total of $8,266,100. Table CI-1 shows the proposed financing plan followed by individual work sheets showing the project detail.

Impact on Future Operating Budgets

As Table CI-2 shows, the golf course driving range is anticipated to increase operating revenues net of expenses by approximately $200,000 per year during the six years 2025-2030.

TABLE CI-1

CAPITAL FACILITIES PLAN PROJECTS AND FINANCING
COMMUNITY IMPROVEMENTS (Capital Improvement Fund)

Page			2025	2026	2027	2028	2029	2030	Total
		Capacity Projects:							
146	*cp2325*	**Golf Course Driving Range**							
		Capital Costs	-	-	300,000	-	-	-	**300,000**
		Funding Sources:							
		Fund Balance	-	-	-	-	-	-	**-**
		Park Impact Fees	-	-	300,000	-	-	-	**300,000**
		REET 1	-	-	-	-	-	-	**-**
		Subtotal, Capacity Projects:							
		Capital Costs	**-**	**-**	**300,000**	**-**	**-**	**-**	**300,000**
		Long-Term Debt	**-**	**-**	**-**	**-**	**-**	**-**	**-**
		Non-Capacity Projects:							
147	*gcbd23*	**1st St NE/NW & Division St Pedestrian Improvements**							
		Capital Costs	100,000	525,000	-	-	-	-	**625,000**
		Funding Sources:							
		Fund Balance	-	-	-	-	-	-	**-**
		Grants	80,000	420,000	-	-	-	-	**500,000**
		REET 2	20,000	105,000	-	-	-	-	**125,000**
148	*gcbd01*	**Active Transportation - Safety, ADA, & Repair Prgm.**							
		Capital Costs	355,000	360,000	380,000	385,000	395,000	400,000	**2,275,000**
		Funding Sources:							
		Transfer In (Arterial Streets)	100,000	100,000	100,000	100,000	100,000	100,000	**600,000**
		REET 2	205,000	210,000	230,000	235,000	245,000	250,000	**1,375,000**
		Other-Fees	50,000	50,000	50,000	50,000	50,000	50,000	**300,000**
149	*gcbd07*	**Annual Traffic Signal Improvement Program**							
		Capital Costs	190,000	195,000	195,000	205,000	205,000	210,000	**1,200,000**
		Funding Sources:							
		Fund Balance	-	-	-	-	-	-	**-**
		Grants	-	-	-	-	-	-	**-**
		REET 2	190,000	195,000	195,000	205,000	205,000	210,000	**1,200,000**
150	*cp2321*	**Downtown Infrastructure Improvements (Incl. Theater Pre-Design)**							
		Capital Costs	1,000,000	-	-	-	-	-	**1,000,000**
		Funding Sources:							
		Transfer In (Arterial Streets)	1,000,000	-	-	-	-	-	**1,000,000**
		REET 2	-	-	-	-	-	-	**-**
151	*gcbd06*	**Neighborhood Traffic Safety Program**							
		Capital Costs	250,000	250,000	250,000	250,000	250,000	250,000	**1,500,000**
		Funding Sources:							
		Fund Balance	-	-	-	-	-	-	**-**
		REET 2	250,000	250,000	250,000	250,000	250,000	250,000	**1,500,000**
152	*gcbd05*	**Public Art**							
		Capital Costs	30,000	30,000	30,000	30,000	30,000	30,000	**180,000**
		Funding Sources:							
		Fund Balance	-	-	-	-	-	-	**-**
		REET 2	30,000	30,000	30,000	30,000	30,000	30,000	**180,000**
153	*gcbd09*	**Street Lighting Improvement Program**							
		Capital Costs	50,000	50,000	50,000	50,000	50,000	50,000	**300,000**
		Funding Sources:							
		Fund Balance	-	-	-	-	-	-	**-**
		REET 2	50,000	50,000	50,000	50,000	50,000	50,000	**300,000**

TABLE CI-1

CAPITAL FACILITIES PLAN PROJECTS AND FINANCING
COMMUNITY IMPROVEMENTS (Capital Improvement Fund)

Page			2025	2026	2027	2028	2029	2030	Total
		Non-Capacity Projects *(continued)* **:**							
154	*n/a*	**Local Revitalization**							
		Long-Term Debt	151,300	148,000	149,300	149,800	144,500	143,200	**886,100**
		Funding Sources:							
		Fund Balance	-	-	-	-	-	-	**-**
		REET 2	151,300	148,000	149,300	149,800	144,500	143,200	**886,100**
		Subtotal Non-Capacity Projects:							
		Capital Costs	**1,975,000**	**1,410,000**	**905,000**	**920,000**	**930,000**	**940,000**	**7,080,000**
		Long-Term Debt	**151,300**	**148,000**	**149,300**	**149,800**	**144,500**	**143,200**	**886,100**

	2025	2026	2027	2028	2029	2030	Total
SUMMARY:							
CAPITAL COSTS							
Capacity Projects	-	-	300,000	-	-	-	300,000
Non-Capacity Projects	1,975,000	1,410,000	905,000	920,000	930,000	940,000	7,080,000
Long-Term Debt	151,300	148,000	149,300	149,800	144,500	143,200	886,100
Total Costs	**2,126,300**	**1,558,000**	**1,354,300**	**1,069,800**	**1,074,500**	**1,083,200**	**8,266,100**
FUNDING SOURCES:							
Fund Balance	-	-	-	-	-	-	-
Grants	80,000	420,000	-	-	-	-	500,000
REET 1	-	-	-	-	-	-	-
REET 2	896,300	988,000	904,300	919,800	924,500	933,200	5,566,100
Bond Proceeds	-	-	-	-	-	-	-
Other -Utility Funds	-	-	-	-	-	-	-
Other-Fees	50,000	50,000	50,000	50,000	50,000	50,000	300,000
Other-ARPA	-	-	-	-	-	-	-
Park Impact Fees	-	-	300,000	-	-	-	300,000
Transfer In (Arterial Streets)	1,100,000	100,000	100,000	100,000	100,000	100,000	1,600,000
Transfer In (General Fund)	-	-	-	-	-	-	-
Total	**2,126,300**	**1,558,000**	**1,354,300**	**1,069,800**	**1,074,500**	**1,083,200**	**8,266,100**

CAPITAL IMPROVEMENT FUND (328)

Six Year Capital Facilities Plan, 2025-2030

Capital Facilities Plan

Capital Projects Fund

Project Title: **Golf Course Driving Range**
Project No: **cp2325**
Project Type: **Capacity**
Project Manager: **Daryl Faber**

Description:

The Auburn Golf Course is a leading public play golf course in the region hosting over 50,000 rounds per year. It is lacking a teaching/warm up area that will both create new revenues and "grow the game". An approximate 14-18 stall driving range is proposed on the current casual warm up area on the NW portion of the property. It is anticipated that the range will produce approximately $200,000 in new net revenue per year.

Progress Summary:

Cost Construction estimates have been provided. Two potential design options are under consideration. Preferred option will be determined during Phase 1 feasibility in 2023. Construction anticipated in 2027, pending funding.

Future Impact on Operating Budget:

This project will increase operating revenues by approximate $250,000 per year upon full implementation of programs. Expenses will increase by approximately $50,000 per year.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Cap Improve	-	-	-	-	-
Park Impact Fees	-	-	-	-	-
REET 1	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Cap Improve	-	-	-	-	-
Park Impact Fees	300,000	-	-	-	300,000
REET 1	-	-	-	-	-
Total Funding Sources:	**300,000**	**-**	**-**	**-**	**300,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	100,000	-	-	-	100,000
Construction	200,000	-	-	-	200,000
Total Expenditures:	**300,000**	**-**	**-**	**-**	**300,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

CAPITAL IMPROVEMENT FUND (328)

Six Year Capital Facilities Plan, 2025-2030

Capital Facilities Plan

Capital Projects Fund

Project Title: **1st St NE/NW & Division St Pedestrian Improvements**
Project No: **gcbd23**
Project Type: **Non-Capacity**
Project Manager: **TBD**

Description:

The project will implement non-motorized improvements at the 1st Street NE/NW/N Division Street intersections in downtown Auburn. The proposed improvements will create a raised intersection to reduce speeds, and encourage motorists to yield to pedestrians using the crosswalks; add curb bulbs where they are not currently provided to reduce crossing distances and improve pedestrian visibility; construct new ADA complaint ramps; and both pedestrian level and street lighting improvements.

The project will improve non-motorized safety and access at the intersection.

Progress Summary:

City was awarded a Federal grant in 2022 through PSRC King County Countywide program. Design is scheduled for 2025, with construction in 2026.

Future Impact on Operating Budget:

This project will have no impact on the operating budget for street maintenance.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Cap Improve	-	-	-	-	-
Secured Federal Grant	-	-	80,000	420,000	500,000
REET 2	-	-	20,000	105,000	125,000
Total Funding Sources:	**-**	**-**	**100,000**	**525,000**	**625,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	100,000	-	100,000
Construction	-	-	-	525,000	525,000
Long-Term Debt Service	-	-	-	-	-
Total Expenditures:	**-**	**-**	**100,000**	**525,000**	**625,000**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Cap Improve	-	-	-	-	-
Secured Federal Grant	-	-	-	-	500,000
REET 2	-	-	-	-	125,000
Total Funding Sources:	**-**	**-**	**-**	**-**	**625,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	100,000
Construction	-	-	-	-	525,000
Long-Term Debt Service	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**625,000**

Grants / Other Sources: Grant: FHWA grant awarded by PSRC King County Countywide program administered by WSDOT

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

CAPITAL IMPROVEMENT FUND (328)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Capital Projects Fund

Project Title: **Active Transportation - Safety, ADA, & Repair Prgm**
Project No: **gcbd01**
Project Type: **Non-Capacity**
Project Manager: **James Webb**

Description:
This program constructs improvements and repairs throughout the City to address safety and accessibility concerns related to pedestrians and bicyclists. The program replaces damaged sidewalks throughout the City, adds new curb ramps, replaces existing curb ramps that do not meet current American with Disabilities Act (ADA) requirements, and implements other improvements to support pedestrian and bicycle safety. A portion of the program funding is provided by fees collected from residents choosing to pay a fee to the City for replacement of damaged sidewalk sections that they are responsible for (caused by their private trees). Additionally, HUD funds are often (not shown below) transferred into this program to complete accessibility improvements in qualifying neighborhoods.

The program is needed to repair and replace damaged sidewalk facilities, address ADA deficiencies to support the City's ADA Transition Plan, and improve active transportation safety.

Progress Summary:
Program is on-going. Program is providing funding for the 1st St NE/NW & Division St Pedestrian Improvements project.

Future Impact on Operating Budget:
This project will have no impact on the operating budget for street maintenance.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Transfer In (F102 Unrestricted Funds)		-	100,000	100,000	200,000
Grants -State		-	-	-	-
REET 2		9,592	205,000	210,000	424,592
ARPA		-	-	-	-
Other (Fees)		123,000	50,000	50,000	223,000
Total Funding Sources:		**132,592**	**355,000**	**360,000**	**847,592**
Capital Expenditures:					
Predesign		-	-	-	-
Design		-	50,000	50,000	100,000
Right of Way		-	-	-	-
Construction		132,592	305,000	310,000	747,592
Total Expenditures:		**132,592**	**355,000**	**360,000**	**847,592**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Transfer In (F102 Unrestricted Funds)	100,000	100,000	100,000	100,000	600,000
Grants -State	-	-	-	-	-
REET 2	230,000	235,000	245,000	250,000	1,375,000
ARPA	-	-	-	-	-
Other (Fees)	50,000	50,000	50,000	50,000	300,000
Total Funding Sources:	**380,000**	**385,000**	**395,000**	**400,000**	**2,275,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	75,000	75,000	75,000	75,000	400,000
Right of Way	-	-	-	-	-
Construction	305,000	310,000	320,000	325,000	1,875,000
Total Expenditures:	**380,000**	**385,000**	**395,000**	**400,000**	**2,275,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

CAPITAL IMPROVEMENT FUND (328)

Six Year Capital Facilities Plan, 2025-2030

Capital Facilities Plan

Capital Projects Fund

Project Title: **Annual Traffic Signal Improvement Program**
Project No: **gcbd07**
Project Type: **Non-Capacity**
Project Manager: **Mark Bjork**

Description:
The program will replace end of life capital facilities replacement for traffic signal and Intelligent Transportation System equipment including cabinets, video detection cameras, field network devices, traffic cameras, battery backup components, and other related equipment. The program also includes minor safety improvements, operations improvements, and Accessible Pedestrian Signal Improvements based on the requirements of the Americans with Disabilities Act (ADA).

The project is needed to maintain and replace existing signal equipment.

Progress Summary:
Program is on-going.

Future Impact on Operating Budget:
This project will have a positive impact on the operating budget for street maintenance, reducing maintenance costs.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Fund Balance		188,571	-	-	188,571
Grants - Unsecured (Fed,State,Local)		-	-	-	-
REET 2		-	190,000	195,000	385,000
Other		-	-	-	-
Total Funding Sources:		**188,571**	**190,000**	**195,000**	**573,571**
Capital Expenditures:					
Predesign		-	-	-	-
Design		-	-	-	-
Right of Way		-	-	-	-
Construction		188,571	190,000	195,000	573,571
Total Expenditures:		**188,571**	**190,000**	**195,000**	**573,571**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Fund Balance	-	-	-	-	-
Grants - Unsecured (Fed,State,Local)	-	-	-	-	-
REET 2	195,000	205,000	205,000	210,000	1,200,000
Other	-	-	-	-	-
Total Funding Sources:	**195,000**	**205,000**	**205,000**	**210,000**	**1,200,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	195,000	205,000	205,000	210,000	1,200,000
Total Expenditures:	**195,000**	**205,000**	**205,000**	**210,000**	**1,200,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

LOCAL REVITALIZATION FUND (330)

Six Year Capital Facilities Plan, 2025-2030

Capital Facilities Plan
Capital Projects Fund

Project Title: **Downtown Infrastructure Improvements (Incl. Theater Pre-Design)**
Project No: **cp2321**
Project Type: **Non-Capacity**
Project Manager: **Matt Larson**

Description:
The purpose of this project is to construct infrastructure improvements in Downtown Auburn that will support existing development and future re-development activities and to replace infrastructure that is at or near the end of its useful service life. Specifically, this project will remove overhead utilities and poles from the alley between the existing Auburn Ave Theater and the Postmark Center for the Arts, construct a new sewer line in Auburn Avenue and East Main Street, construct a new water main on East Main Street, re-construct the traffic signal at the intersection of East Main Street/Auburn Ave, re-construct the roadway and sidewalks on East Main Street from Auburn Ave to the B Street Plaza, and re-construct the B Street Plaza. East Main Street and the B Street Plaza will be constructed with overhead crossing decorative lights and other features to enhance the areas. The project also includes preliminary design of the Auburn Avenue Theater replacement. Full design and construction of the new theater is included as a separate project listed in the General Municipal Buildings (328 Fund).

Progress Summary:
Prior to this project, Project CP1616 added catenary lighting and planters to the B Street Plaza as short/medium term improvement to increase safety and to create visual interest. In 2022, the City identified ARPA funding to be used in the downtown to complete infrastructure improvements to address economic and equity impacts from the pandemic. In addition, the fire and subsequent demo of the Max House property have created a potential opportunity for re-development within the downtown area that may require infrastructure investments to be successful. In 2022, Construction of the Heritage Building (Divine Court) began and is anticipated to be completed in late 2023. Due to all of these factors, the remaining improvements that were originally planned to be part of Project CP1616 have been re-scoped to include additional improvements beyond the re-configuration of the City's parking lot adjacent to Safeway and have become this current project CP2321

Future Impact on Operating Budget:
None anticipated.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted 102 Funds	3,963	-	1,000,000	-	1,000,000
Local Revitalization Fund 330	656	248,642	-	-	248,642
Grants- Secured	-	100,000	-	-	100,000
REET 2	-	550,000	-	-	550,000
WCIA	-	46	-	-	46
ARPA	33,857	2,343,266	-	-	2,343,266
Total Funding Sources:	**38,476**	**3,241,954**	**1,000,000**	**-**	**4,241,954**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	38,476	465,488	-	-	465,488
Right of Way	-	-	-	-	-
Construction	-	2,776,466	1,000,000	-	3,776,466
Total Expenditures:	**38,476**	**3,241,954**	**1,000,000**	**-**	**4,241,954**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted 102 Funds	-	-	-	-	1,000,000
Local Revitalization Fund 330	-	-	-	-	-
Grants- Secured	-	-	-	-	-
REET 2	-	-	-	-	-
WCIA	-	-	-	-	-
ARPA	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**1,000,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	1,000,000
Total Expenditures:	**-**	**-**	**-**	**-**	**1,000,000**

Grants / Other Sources: Grants: 2024 $100k King County

** Funding and expenditures prior to 2024 are not shown for on-going programs .*

CAPITAL IMPROVEMENT FUND (328)

Six Year Capital Facilities Plan, 2025-2030

Capital Facilities Plan

Capital Projects Fund

Project Title: **Neighborhood Traffic Safety Program**
Project No: **gcbd06**
Project Type: **Non-Capacity**
Project Manager: **Veronica Bean**

Description:
This program funds standalone projects and/or improvements included in other projects that address transportation safety concerns on neighborhood streets with education, outreach, and physical improvements. The program takes an areawide approach to traffic calming in residential neighborhoods, which includes community outreach and participation, to ensure the improvements are supported by engineering studies and the community. Annual focus areas are selected based on a needs evaluation that considers request history, crash history, number of potential through streets between arterials or collectors, and destinations such as schools, parks, transit stops, and convenience stores.

This program supports safety goals and policies in the Comprehensive Transportation Plan and helps improve safety of transportation systems in neighborhoods.

Progress Summary:
Program is on-going.

Future Impact on Operating Budget:
The traffic safety program will have no impact on the operating budget for street maintenance.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Fund Balance		440,783	-	-	440,783
Grants - Unsecured (Fed,State,Local)		-	-	-	-
REET 2		50,000	250,000	250,000	550,000
Other -ARPA		-	-	-	-
Total Funding Sources:		**490,783**	**250,000**	**250,000**	**990,783**
Capital Expenditures:					
Predesign		-	-	-	-
Design		50,000	50,000	50,000	150,000
Right of Way		-	-	-	-
Construction		440,783	200,000	200,000	840,783
Total Expenditures:		**490,783**	**250,000**	**250,000**	**990,783**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Fund Balance	-	-	-	-	-
Grants - Unsecured (Fed,State,Local)	-	-	-	-	-
REET 2	250,000	250,000	250,000	250,000	1,500,000
Other -ARPA	-	-	-	-	-
Total Funding Sources:	**250,000**	**250,000**	**250,000**	**250,000**	**1,500,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	50,000	50,000	50,000	50,000	300,000
Right of Way	-	-	-	-	-
Construction	200,000	200,000	200,000	200,000	1,200,000
Total Expenditures:	**250,000**	**250,000**	**250,000**	**250,000**	**1,500,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

CAPITAL IMPROVEMENT FUND (328)

Six Year Capital Facilities Plan, 2025-2030

Capital Facilities Plan
Capital Projects Fund

Project Title: **Public Art**
Project No: **gcbd05**
Project Type: **Non-Capacity**
Project Manager: **Julie Krueger**

Description:

The City designates $30,000 annually toward the purchase of public art, for placement at designated locations throughout the City.

Progress Summary:

Arts Commission will meet to assess future needs and seek approval from City Council on placement.

Future Impact on Operating Budget:

None

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Fund Balance		187,500	-	-	187,500
Grants - Secured (Fed,State,Local)		-	-	-	-
REET 2		30,000	30,000	30,000	90,000
Other		-	-	-	-
Total Funding Sources:		**217,500**	**30,000**	**30,000**	**277,500**
Capital Expenditures:					
Predesign		-	-	-	-
Design		-	-	-	-
Right of Way		-	-	-	-
Construction		217,500	30,000	30,000	277,500
Total Expenditures:		**217,500**	**30,000**	**30,000**	**277,500**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Fund Balance	-	-	-	-	-
Grants - Secured (Fed,State,Local)	-	-	-	-	-
REET 2	30,000	30,000	30,000	30,000	180,000
Other	-	-	-	-	-
Total Funding Sources:	**30,000**	**30,000**	**30,000**	**30,000**	**180,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	30,000	30,000	30,000	30,000	180,000
Total Expenditures:	**30,000**	**30,000**	**30,000**	**30,000**	**180,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

CAPITAL IMPROVEMENT FUND (328)

Six Year Capital Facilities Plan, 2025-2030

Capital Facilities Plan
Capital Projects Fund

Project Title: **Street Lighting Improvement Program**
Project No: **gcbd09**
Project Type: **Non-Capacity**
Project Manager: **James Webb**

Description:
This annual program provides for street lighting projects throughout the City, including converting existing lights to LED and installing additional new street lighting at strategic locations to address specific transportation safety needs.

Converting existing standard street lights to LED supports the reduction of greenhouse gas emissions and can provide more uniform lighting. Adding new street lights can help support transportation safety.

Progress Summary:
Program is on-going.

Future Impact on Operating Budget:
New street lights installed with this program will increase the City's street light power costs but this increase will be offset by decreased power costs as existing standard street lights are converted to LED.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Fund Balance		82,097	-	-	82,097
Grants - Secured (Fed,State,Local)		-	-	-	-
REET 2		-	50,000	50,000	100,000
Total Funding Sources:		**82,097**	**50,000**	**50,000**	**182,097**
Capital Expenditures:					
Predesign		-	-	-	-
Design		-	-	-	-
Construction		82,097	50,000	50,000	182,097
Long-Term Debt Service		-	-	-	-
Total Expenditures:		**82,097**	**50,000**	**50,000**	**182,097**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Fund Balance	-	-	-	-	-
Grants - Secured (Fed,State,Local)	-	-	-	-	-
REET 2	50,000	50,000	50,000	50,000	300,000
Total Funding Sources:	**50,000**	**50,000**	**50,000**	**50,000**	**300,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Construction	50,000	50,000	50,000	50,000	300,000
Long-Term Debt Service	-	-	-	-	-
Total Expenditures:	**50,000**	**50,000**	**50,000**	**50,000**	**300,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

CAPITAL IMPROVEMENT FUND (328)

Six Year Capital Facilities Plan, 2025-2030

Capital Facilities Plan

Capital Projects Fund

Project Title: **Local Revitalization**
Project No: **n/a**
Project Type:
Project Manager:

Description:

To pay debt service costs on 2010 General Obligation bonds issued for the Downtown Promenade improvements.

Progress Summary:

Future Impact on Operating Budget:

N/A

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Fund Balance	-	-	-	-	-
Grants - Secured (Fed,State,Local)	-	-	-	-	-
REET 2	374,500	148,800	151,300	148,000	448,100
Total Funding Sources:	**374,500**	**148,800**	**151,300**	**148,000**	**448,100**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Construction	-	-	-	-	-
Long-Term Debt Service	374,500	148,800	151,300	148,000	448,100
Total Expenditures:	**374,500**	**148,800**	**151,300**	**148,000**	**448,100**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Fund Balance	-	-	-	-	-
Grants - Secured (Fed,State,Local)	-	-	-	-	-
REET 2	149,300	149,800	144,500	143,200	886,100
Total Funding Sources:	**149,300**	**149,800**	**144,500**	**143,200**	**886,100**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Construction	-	-	-	-	-
Long-Term Debt Service	149,300	149,800	144,500	143,200	886,100
Total Expenditures:	**149,300**	**149,800**	**144,500**	**143,200**	**886,100**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

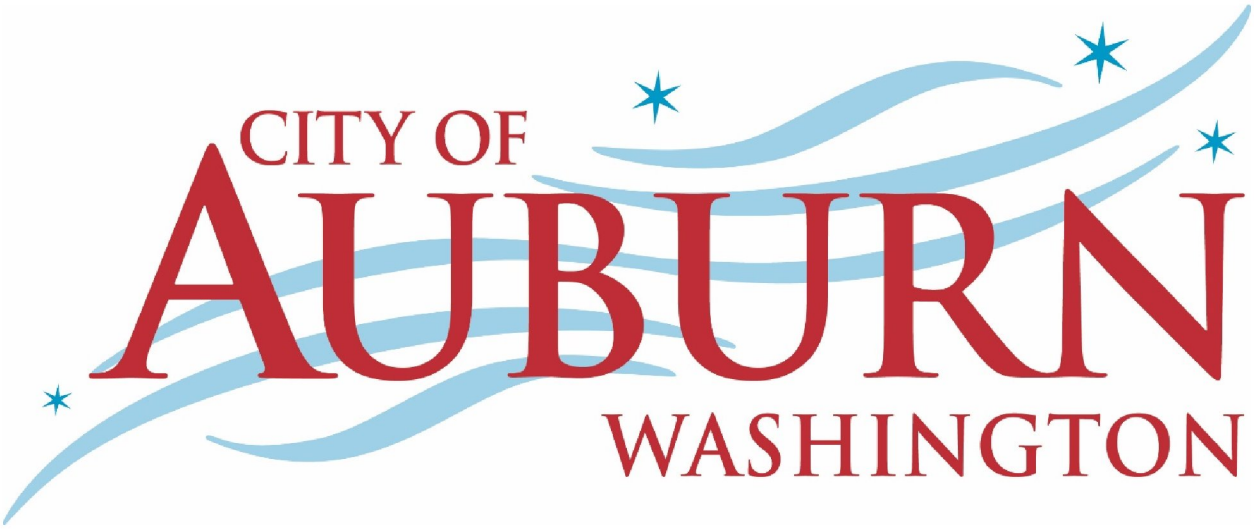
TABLE CI-2

Impact on Future Operating Budgets

Community Improvements

Project		2025	2026	2027	2028	2029	2030	Total
1 cp2325	Golf Course Driving Range	$ -	$ -	$ -	$(200,000)	$(200,000)	$(200,000)	$(600,000)
Total		**$ -**	**$ -**	**$ -**	**$(200,000)**	**$(200,000)**	**$(200,000)**	**$(600,000)**

Positive numbers are an increase to expenses, negative are a decrease to expenses.


CITY OF
AUBURN
WASHINGTON

AIRPORT

Narrative Summary

Current Facilities

The City of Auburn operates the Auburn Municipal Airport, providing hangar and tie-down facilities/leasing space for aircraft-related businesses. As of 2017, there were approximately 142,000 take-offs and landings (aircraft operations) at the airport annually. The Airport Master Plan was completed in May 2015 for the period 2012 through 2032.

Level of Service (LOS)

The Auburn Municipal Airport Master Plan provides a maximum runway capacity (LOS standard) of 231,000 aircraft operations annually; one take-off or landing equals one aircraft operation. This LOS is recognized by the Federal Aviation Administration (FAA). The FAA requires the airport to have the capital facilities capacity (i.e., runways, taxiways, holding areas, terminal, hangars, water/sewer system, etc.) necessary to accommodate 100% of aircraft operations during any one year. By 2027, the Airport Master Plan forecasts the number of operations to be 214,374.

Capital Facilities Projects and Financing

The City's Airport facilities include two capacity projects totaling $1,400,000, of which $200,000 is secured. It also includes nine non-capacity projects totaling $9,068,596, of which $2,752,460 is secured. These include the South Ramp Water Loop and Sidewalk Installation, AWOS, Beacon and Emergency Generator, Fuel Tank Replacement and Jet A Fueling Facility, open T-hangar upgrades, and Airport Taxilane and Ramp Rehab. project. Table A-1 shows the proposed financing plan followed by individual worksheets showing the project detail.

Impact on Future Operating Budgets

As Table A-2 shows, the airport is anticipated to increase operating revenues net of expenses by approximately $559,000 during the six years 2025 – 2030.

TABLE A-1

CAPITAL FACILITIES PLAN PROJECTS AND FINANCING
AIRPORT FUND

Page			2025	2026	2027	2028	2029	2030	Total
		Capacity Projects:							
160	*apbd04*	**Jet A Fueling Facility**							
		Capital Costs	-	-	-	-	37,500	162,500	**200,000**
		Unsecured Capital Costs	-	-	-	-	37,500	162,500	**200,000**
		Funding Sources:							
		Airport Fund	-	-	-	-	37,500	162,500	**200,000**
		Unsecured Public/Private Partnership	-	-	-	-	37,500	162,500	**200,000**
161	*cpxxxx*	**South Ramp Water Loop and Sidewalk Installation**							
		Capital Costs	-	-	-	-	-	-	**-**
		Unsecured Capital Costs	-	-	-	1,000,000	-	-	**1,000,000**
		Funding Sources:							
		Airport Fund	-	-	-	-	-	-	**-**
		Unsecured State Loan	-	-	-	1,000,000	-	-	**1,000,000**
		Subtotal, Capacity Projects:							
		Capital Costs	**-**	**-**	**-**	**-**	**37,500**	**162,500**	**200,000**
		Unsecured Capital Costs	**-**	**-**	**-**	**1,000,000**	**37,500**	**162,500**	**1,200,000**
		Total Capital Costs	**-**	**-**	**-**	**1,000,000**	**75,000**	**325,000**	**1,400,000**
		Non-Capacity Projects:							
162	*cpxxxx*	**Airport Master Plan**							
		Capital Costs	-	-	-	-	-	50,000	**50,000**
		Unsecured Capital Costs	-	-	-	-	-	450,000	**450,000**
		Funding Sources:							
		Airport Fund	-	-	-	-	-	50,000	**50,000**
		Unsecured Grants	-	-	-	-	-	450,000	**450,000**
163	*cpxxxx*	**Airport Office / Middle Ramp Reconfigure**							
		Capital Costs	-	-	-	-	7,500	7,500	**15,000**
		Unsecured Capital Costs	-	-	-	-	67,500	67,500	**135,000**
		Funding Sources:							
		Airport Fund	-	-	-	-	7,500	7,500	**15,000**
		Unsecured Public/Private Partnership	-	-	-	-	67,500	67,500	**135,000**
164	*cpxxxx*	**Airport Taxilane and Ramp Rehab**							
		Capital Costs	-	-	-	-	40,000	350,000	**390,000**
		Unsecured Capital Costs	-	-	-	-	360,000	3,150,000	**3,510,000**
		Funding Sources:							
		Airport Fund	-	-	-	-	40,000	350,000	**390,000**
		Unsecured Grants	-	-	-	-	360,000	3,150,000	**3,510,000**
165	*apbd12*	**Annual Airport Pavement Maintenance**							
		Capital Costs	50,000	100,000	100,000	100,000	50,000	50,000	**450,000**
		Funding Sources:							
		Airport Fund	50,000	100,000	100,000	100,000	50,000	50,000	**450,000**
		Grants	-	-	-	-	-	-	**-**
166	*apbd05*	**Annual Repair and Maintenance of Airport Facilities**							
		Capital Costs	100,000	138,000	146,000	100,000	100,000	100,000	**684,000**
		Funding Sources:							
		Airport Fund	100,000	138,000	146,000	100,000	100,000	100,000	**684,000**
		Grants	-	-	-	-	-	-	**-**
167	*cp2335*	**AWOS, Beacon & Emergency Generator**							
		Capital Costs	113,460	-	-	-	-	-	**113,460**
		Unsecured Capital Costs	1,021,136	-	-	-	-	-	**1,021,136**
		Funding Sources:							
		Airport Fund	113,460	-	-	-	-	-	**113,460**
		Unsecured Grants	1,021,136	-	-	-	-	-	**1,021,136**

Page		Non-Capacity Projects *(continued)*:	2025	2026	2027	2028	2029	2030	Total
168	*cpxxxx*	**Fuel Tank Replacement**							
		Capital Costs	-	-	-	-	-	700,000	**700,000**
		Funding Sources:							
		Airport Fund	-	-	-	-	-	700,000	**700,000**
		Grants	-	-	-	-	-	-	**-**
169	*apbd14*	**Open T-Hangar Upgrades**							
		Capital Costs	-	300,000	-	-	-	-	**300,000**
		Unsecured Capital Costs	-	1,200,000	-	-	-	-	**1,200,000**
		Funding Sources:							
		Airport Fund	-	300,000	-	-	-	-	**300,000**
		Grants	-	-	-	-	-	-	**-**
		Unsecured State Loan	-	1,200,000	-	-	-	-	**1,200,000**
170	*cp2201*	**Open T-Hangar Upgrades & Door Replacement**							
		Long-Term Debt	91,844	91,844	91,844	91,844	91,844	91,844	**551,064**
		Funding Sources:							
		Airport Fund	91,844	91,844	91,844	91,844	91,844	91,844	**551,064**
		Grants	-	-	-	-	-	-	**-**
171	*cpxxxx*	**Property Access to Airport**							
		Capital Costs	-	-	-	50,000	-	-	**50,000**
		Funding Sources:							
		Airport Fund	-	-	-	50,000	-	-	**50,000**
		Grants	-	-	-	-	-	-	**-**
		Subtotal, Non-Capacity Projects:							
		Capital Costs	**263,460**	**538,000**	**246,000**	**250,000**	**197,500**	**1,257,500**	**2,752,460**
		Long-Term Debt	**91,844**	**91,844**	**91,844**	**91,844**	**91,844**	**91,844**	**551,064**
		Unsecured Capital Costs	**1,021,136**	**1,200,000**	**-**	**-**	**427,500**	**3,667,500**	**6,316,136**
		Total Capital Costs	**1,376,440**	**1,829,844**	**337,844**	**341,844**	**716,844**	**5,016,844**	**9,619,660**

	2025	2026	2,027	2028	2029	2030	Total
SUMMARY:							
CAPITAL COSTS							
Capacity Projects	-	-	-	-	37,500	162,500	200,000
Non-Capacity Projects	263,460	538,000	246,000	250,000	197,500	1,257,500	2,752,460
Long-Term Debt	91,844	91,844	91,844	91,844	91,844	91,844	551,064
Capital Costs (Secured)	**355,304**	**629,844**	**337,844**	**341,844**	**326,844**	**1,511,844**	**3,503,524**
Unsecured Capital Costs	**1,021,136**	**1,200,000**	**-**	**1,000,000**	**465,000**	**3,830,000**	**7,516,136**
Total	**1,376,440**	**1,829,844**	**337,844**	**1,341,844**	**791,844**	**5,341,844**	**11,019,660**
FUNDING SOURCES:							
Airport Fund	355,304	629,844	337,844	341,844	326,844	1,511,844	3,503,524
Other Agencies	-	-	-	-	-	-	-
State Loan	-	-	-	-	-	-	-
Grants (Fed,State,Local)	-	-	-	-	-	-	-
Total Funding (Secured)	**355,304**	**629,844**	**337,844**	**341,844**	**326,844**	**1,511,844**	**3,503,524**
Unsecured Grants	**1,021,136**	**-**	**-**	**-**	**360,000**	**3,600,000**	**4,981,136**
Unsecured State Loan	**-**	**1,200,000**	**-**	**1,000,000**	**-**	**-**	**2,200,000**
Unsecured Public/Private Partnership	**-**	**-**	**-**	**-**	**105,000**	**230,000**	**335,000**
Unsecured Funding	**1,021,136**	**1,200,000**	**-**	**1,000,000**	**465,000**	**3,830,000**	**7,516,136**
Total	**1,376,440**	**1,829,844**	**337,844**	**1,341,844**	**791,844**	**5,341,844**	**11,019,660**

AIRPORT FUND (435)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Jet A Fueling Facility**
Project No: **apbd04**
Project Type: **Capacity**
Project Manager: **Tim Mensonides**

Description:

Construct any necessary site improvements to accommodate a temporary 2,000 gallon fueling truck for Jet A fuel. Design and Construct a permanent 12,000 gallon Fuel Tank for Jet A service at Airport in 2029 and 2030 after the runway extension is complete and demand for Jet A fuel is established. 50% split of funding between the airport and a private party.

Progress Summary:

Due to the minimal demand for Jet A and interest in private partner to install this project was moved 2029.

Future Impact on Operating Budget:

None

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Airport Revenue	-	-	-	-	-
Other (Public/Private Partnership)	-	-	-	-	-
Grants (Fed,State,Local)	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Airport Revenue	-	-	37,500	162,500	200,000
Other (Public/Private Partnership)	-	-			-
Grants (Fed,State,Local)	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**37,500**	**162,500**	**200,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	37,500	-	37,500
Right of Way	-	-	-	-	-
Construction	-	-	-	162,500	162,500
Total Expenditures:	**-**	**-**	**37,500**	**162,500**	**200,000**

Unsecured Non-Budgeted Funding

Funding Sources:	2025	2026	2027	2028-2030	Total 2025-20230
Public/Private Partnership	-	-	-	200,000	200,000
Total Funding Sources:	**-**	**-**	**-**	**200,000**	**200,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	200,000	200,000
Total Expenditures:	**-**	**-**	**-**	**200,000**	**200,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

AIRPORT FUND (435)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **South Ramp Water Loop and Sidewalk Installation**
Project No: **cpxxxx**
Project Type: **Capacity**
Project Manager: **TBD**

Description:

Installation of a water loop and sidewalk in conjunction with hangar development on the airport's south ramp. As part of the requirement of the development of the south ramp area a water loop for increased fire protection and half street improvements of installing a portion of sidewalk on 16th/E street NE are required. Funding for this is planned through a WSDOT Aviation CARB Loan with an interest rate of 2% and a term of 10-20 years.

Progress Summary:

For the project to move forward execution of a land lease and the start of development of the area will be needed.

Future Impact on Operating Budget:

Increase of airport revenue via a new land lease with the airport. Repayment of CARB Loan. In addition, this project will reduced the costs of pavement maintenance.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Airport Revenue	-	-	-	-	-
Grants (Fed,State,Local)	-	-	-	-	-
State Loan	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Airport Revenue	-	-	-	-	**-**
Grants (Fed,State,Local)	-	-	-	-	**-**
State Loan	-	-		-	**-**
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	**-**
Design	-	-		-	**-**
Right of Way	-	-	-	-	**-**
Construction	-	-		-	**-**
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Unsecured Non-Budgeted Funding

Funding Sources:	2025	2026	2027	2028-2030	Total 2025-20230
State Loan	-	-	-	1,000,000	1,000,000
Total Funding Sources:	**-**	**-**	**-**	**1,000,000**	**1,000,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	200,000	200,000
Right of Way	-	-	-	-	-
Construction	-	-	-	800,000	800,000
Total Expenditures:	**-**	**-**	**-**	**1,000,000**	**1,000,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

AIRPORT FUND (435)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Airport Master Plan**
Project No: **cpxxxx**
Project Type: **Non-Capacity**
Project Manager: **Tim Mensonides**

Description:

The previous Airport Master Plan was completed in 2015. A Master Plan is a 20 year planning tool which the FAA requires to be current in order for an airport to be eligible for funding. By 2030, the majority of airport projects in the current Master Plan will have been completed and an updated project list will be needed. 90% of the Master Plan will be funded by the FAA with 10% funded by the airport.

Progress Summary:

Future Impact on Operating Budget:

None

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Airport Revenue	-	-	-	-	-
Grants (Fed,State,Local)	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Airport Revenue	-	-	-	50,000	50,000
Grants (Fed,State,Local)	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**50,000**	**50,000**
Capital Expenditures:					
Predesign	-	-	-	50,000	50,000
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**50,000**	**50,000**

Unsecured Non-Budgeted Funding

Funding Sources:	2025	2026	2027	2028-2030	Total 2025-20230
Grants (Fed,State,Local)	-	-	-	450,000	450,000
Total Funding Sources:	**-**	**-**	**-**	**450,000**	**450,000**
Capital Expenditures:					
Predesign	-	-	-	450,000	450,000
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**450,000**	**450,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

AIRPORT FUND (435)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Airport Office / Middle Ramp Reconfigure**
Project No: **cpxxxx**
Project Type: **Non-Capacity**
Project Manager: **TBD**

Description:

This project will reconfigure the Airport office and parking lot area to allow for additional development of an Airport based aviation business /restaurant. 10/90% split with the airport and private party.

Progress Summary:

Future Impact on Operating Budget:

None

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Airport Revenue	-	-	-	-	-
Grants (Fed,State,Local)	-	-	-	-	-
Other (Public/Private Partnership)	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Airport Revenue	-	-	7,500	7,500	15,000
Grants (Fed,State,Local)	-	-	-	-	-
Other (Public/Private Partnership)	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**7,500**	**7,500**	**15,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	7,500	7,500	15,000
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**7,500**	**7,500**	**15,000**

Unsecured Non-Budgeted Funding

Funding Sources:	2025	2026	2027	2028-2030	Total 2025-20230
Public/Private Partnership	-	-	-	135,000	135,000
Total Funding Sources:	**-**	**-**	**-**	**135,000**	**135,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	135,000	135,000
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**135,000**	**135,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

AIRPORT FUND (435)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Airport Taxilane and Ramp Rehab**
Project No: **cpxxxx**
Project Type: **Non-Capacity**
Project Manager: **TBD**

Description:

Pavement rehab of airport's south hangar taxilanes. Pavement Condition Index for this area is 55 and 61. Last major maintenance on the pavement was preformed in 1972 (original construction).

Progress Summary:

Planning and FAA grant to cover 90% of project costs is scheduled

Future Impact on Operating Budget:

None

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Airport Revenue	-	-	-	-	-
Grants (Fed,State,Local)	-	-	-	-	-
Other (Public/Private Partnership)	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Airport Revenue	-	-	40,000	350,000	390,000
Grants (Fed,State,Local)	-	-	-	-	-
Other (Public/Private Partnership)	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**40,000**	**350,000**	**390,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	40,000	350,000	390,000
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**40,000**	**350,000**	**390,000**

Unsecured Non-Budgeted Funding

Funding Sources:	2025	2026	2027	2028-2030	Total 2025-20230
Grants (Fed,State,Local)	-	-	-	3,510,000	3,510,000
Total Funding Sources:	**-**	**-**	**-**	**3,510,000**	**3,510,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	410,000	410,000
Right of Way	-	-	-	-	-
Construction	-	-	-	3,100,000	3,100,000
Total Expenditures:	**-**	**-**	**-**	**3,510,000**	**3,510,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

AIRPORT FUND (435)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Annual Airport Pavement Maintenance**
Project No: **apbd12**
Project Type: **Non-Capacity**
Project Manager: **Tim Mensonides**

Description:

This project will complete pavement maintenance and preservation activities for the Airport Runway, Taxiways and other paved surfaces at the Auburn Airport to maintain the facilities in adequate operational conditions

Progress Summary:

Moved $10,708 2024 budget to cp2213 Runway and Taxiway Improvements and RSA Grading.

Future Impact on Operating Budget:

None

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Airport Revenue	-	39,292	50,000	100,000	189,292
Grants (Fed,State,Local)	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**39,292**	**50,000**	**100,000**	**189,292**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	5,000	5,000	10,000	20,000
Right of Way	-	-	-	-	-
Construction	-	34,292	45,000	90,000	169,292
Total Expenditures:	**-**	**39,292**	**50,000**	**100,000**	**189,292**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Airport Revenue	100,000	100,000	50,000	50,000	450,000
Grants (Fed,State,Local)	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**100,000**	**100,000**	**50,000**	**50,000**	**450,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	10,000	10,000	5,000	5,000	45,000
Right of Way	-	-	-	-	-
Construction	90,000	90,000	45,000	45,000	405,000
Total Expenditures:	**100,000**	**100,000**	**50,000**	**50,000**	**450,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

AIRPORT FUND (435)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Annual Repair and Maintenance of Airport Facilities**
Project No: **apbd05**
Project Type: **Non-Capacity**
Project Manager: **TBD**

Description:

Due to the current conditions of the Facilities at the Airport, this program provides for necessary maintenance and repair work such as slab sealing, roof replacement, hangar beam replacement, painting, electrical repairs, etc. for buildings identified in the 2018 Facility Condition Assessment as being in "Fair" to "Good" condition. Repair and maintenance of these facilities will help prolong the service life of these buildings.

Progress Summary:

Program began in 2017. In 2018, a Facilities Condition Assessment was completed.

Future Impact on Operating Budget:

This project will decrease the need for more costly repairs and maintenance on older buildings.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Airport Revenue	-	70,000	100,000	138,000	308,000
Grants (Fed,State,Local)	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**70,000**	**100,000**	**138,000**	**308,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	20,000	20,000	25,000	65,000
Right of Way	-	-	-	-	-
Construction	-	50,000	80,000	113,000	243,000
Total Expenditures:	**-**	**70,000**	**100,000**	**138,000**	**308,000**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Airport Revenue	146,000	100,000	100,000	100,000	684,000
Grants (Fed,State,Local)	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**146,000**	**100,000**	**100,000**	**100,000**	**684,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	25,000	20,000	10,000	10,000	110,000
Right of Way	-	-	-	-	-
Construction	121,000	80,000	90,000	90,000	574,000
Total Expenditures:	**146,000**	**100,000**	**100,000**	**100,000**	**684,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

AIRPORT FUND (435)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **AWOS, Beacon & Emergency Generator**
Project No: **cp2335**
Project Type: **Non-Capacity**
Project Manager: **Ingrid Gaub**

Description:

This project will fund the environmental, design and construction of an Automated Weather Observation System (AWOS), Beacon and emergency generator. This will be funded at 90% by the FAA

Progress Summary:

After discussion with the FAA this project was expanded to include beacon and emergency generator expenses.

Future Impact on Operating Budget:

$6,000 annually for on-going maintenance and repair

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Airport Revenue	32,172	31,183	113,460	-	144,643
Fed Non-Primary Entitlement	-	100,000	-	-	100,000
Grants (Fed,State,Local)	-	-	-	-	-
State Grant	-	5,555	-	-	5,555
Total Funding Sources:	**32,172**	**136,738**	**113,460**	**-**	**250,198**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	32,172	136,738	113,460	-	250,198
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**32,172**	**136,738**	**113,460**	**-**	**250,198**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Airport Revenue	-	-	-	-	113,460
Fed Non-Primary Entitlement	-	-	-	-	-
Grants (Fed,State,Local)	-	-	-	-	-
State Grant	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**113,460**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	113,460
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**113,460**

Unsecured Non-Budgeted Funding

Funding Sources:	2025	2026	2027	2028-2030	Total 2025-20230
Fed Non-Primary Entitlement	152,012	-	-	-	152,012
Federal Grant	869,124	-	-	-	869,124
Total Funding Sources:	**1,021,136**	**-**	**-**	**-**	**1,021,136**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	136,540	-	-	-	136,540
Right of Way	-	-	-	-	-
Construction	884,596	-	-	-	884,596
Total Expenditures:	**1,021,136**	**-**	**-**	**-**	**1,021,136**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

AIRPORT FUND (435)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Fuel Tank Replacement**
Project No: **cpxxxx**
Project Type: **Non-Capacity**
Project Manager: **TBD**

Description:

Replacement of current 12,000 gallon fuel tank. The current self serve fuel tank was installed in 1998 and will be due for replacement in 2030. Legislation has a requirement for the current 100LL grade of fuel to be replaced by 2030, the replacement no lead option may require a new tank and plumbing.

Progress Summary:

Future Impact on Operating Budget:

A tank replacement will allow for continued fuel sales which provides approximately 10% of all airport revenue to the airport and a profit of approximately $115,000 annually.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Airport Revenue	-	-	-	-	-
Grants (Fed,State,Local)	-	-	-	-	-
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Airport Revenue	-	-	-	700,000	**700,000**
Grants (Fed,State,Local)	-	-	-	-	**-**
Other	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**700,000**	**700,000**
Capital Expenditures:					
Predesign	-	-	-	-	**-**
Design	-	-	-	100,000	**100,000**
Right of Way	-	-	-	-	**-**
Construction	-	-	-	600,000	**600,000**
Total Expenditures:	**-**	**-**	**-**	**700,000**	**700,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

AIRPORT FUND (435)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Open T-Hangar Upgrades**
Project No: **apbd14**
Project Type: **Non-Capacity**
Project Manager: **Tim Mensonides**

Description:

Due to the current conditions of the hangar facilities at the Airport, this program will replace or upgrade hangar facilities as they reach the end of their service life. A Facility Condition Assessment was completed in 2018. In 2019 an in depth analysis of the hangars' structure and roofing was conducted with a recommendation to not replace but upgrade the structures. The demand on the airport is greater for closed hangars vs open units. This project will convert 1 open hangar row (F) to closed hangars, and if budget allows a second row (C) row. This will increase airport revenues at approximately $48,000 annually.

Progress Summary:

Project is scheduled to begin in 2026 and be completed in 2026.

Future Impact on Operating Budget:

Utilization of $1 million dollar low interest airport loan offered by WSDOT Aviation and Airport Funds. In 2027 hangar revenues increase $48,000 annually.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Airport Revenue	-	-	-	300,000	300,000
State Loan	-	-	-	-	-
Grants (Fed,State,Local)	-	-	-	-	-
Other (Public/Private Partnership)	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**300,000**	**300,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	150,000	150,000
Right of Way	-	-	-	-	-
Construction	-	-	-	150,000	150,000
Total Expenditures:	**-**	**-**	**-**	**300,000**	**300,000**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Airport Revenue	-	-	-	-	300,000
State Loan	-	-	-	-	-
Grants (Fed,State,Local)	-	-	-	-	-
Other (Public/Private Partnership)	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**300,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	150,000
Right of Way	-	-	-	-	-
Construction	-	-	-	-	150,000
Total Expenditures:	**-**	**-**	**-**	**-**	**300,000**

Unsecured Non-Budgeted Funding

Funding Sources:	2025	2026	2027	2028-2030	Total 2025-20230
State Loan	-	1,200,000	-	-	1,200,000
Total Funding Sources:	**-**	**1,200,000**	**-**	**-**	**1,200,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	1,200,000	-	-	1,200,000
Total Expenditures:	**-**	**1,200,000**	**-**	**-**	**1,200,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

AIRPORT FUND (465)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Open T-Hangar Upgrades & Door Replacement**
Project No: **cp2201**
Project Type: **Non-Capacity**
Project Manager: **Tim Mensonides**

Description:

Due to the current conditions of the hangar facilities at the Airport, this program will replace or upgrade hangar facilities as they reach the end of their service life. A Facility Condition Assessment was completed in 2018. In 2019 an in depth analysis of the hangars' structure and roofing was conducted with a recommendation to not replace but upgrade the structures. The demand on the airport is greater for closed hangars vs open units. This project will convert 1 open hangar row to closed hangars, and replace old doors on the airport's "H" hangar row. This will increase airport revenues at approximately $48,000 annually. A similar project is planned in 2026.

Progress Summary:

Project is scheduled to begin in 2023 and be complete in 2024.

Future Impact on Operating Budget:

Utilization of 825K dollar low interest airport loan offered by WSDOT Aviation, Airport funds and an FAA grant. In 2024 hangar revenues increase $48,000 annually.

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Airport Revenue	-	250,000	91,844	91,844	433,688
Transfer in - Airport Fund	32,142	-	-	-	-
State Loan	221,744	825,000	-	-	825,000
Federal Grant	299,696	590,000	-	-	590,000
Other (Public/Private Partnership)	-	-	-	-	-
Total Funding Sources:	**553,582**	**1,665,000**	**91,844**	**91,844**	**1,848,688**
Capital Expenditures:					
Pre-Design	-	-	-	-	-
Design	178,739	50,000	-	-	50,000
Right of Way	-	-	-	-	-
Construction	374,843	1,615,000	-	-	1,615,000
Long-Term Debt	-	-	91,844	91,844	183,688
Total Expenditures:	**553,582**	**1,665,000**	**91,844**	**91,844**	**1,848,688**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Airport Revenue	91,844	91,844	91,844	91,844	551,064
Transfer in - Airport Fund	-	-	-	-	-
State Loan	-	-	-	-	-
Federal Grant	-	-	-	-	-
Other (Public/Private Partnership)	-	-	-	-	-
Total Funding Sources:	**91,844**	**91,844**	**91,844**	**91,844**	**551,064**
Capital Expenditures:					
Pre-Design	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Long-Term Debt	91,844	91,844	91,844	91,844	367,376
Total Expenditures:	**91,844**	**91,844**	**91,844**	**91,844**	**367,376**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

AIRPORT FUND (435)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Property Access to Airport**
Project No: **cpxxxx**
Project Type: **Non-Capacity**
Project Manager: **TBD**

Description:

Enter into a through the fence agreement for access to the Airport.

Progress Summary:

Project is dependent on interest from private development along the boundaries of the Airport Property.

Future Impact on Operating Budget:

None

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Airport Revenue	-	-	-	-	-
Grants (Fed,State,Local)	-	-	-	-	-
Other (Public/Private Partnership)	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Airport Revenue	-	50,000	-	-	50,000
Grants (Fed,State,Local)	-	-	-	-	-
Other (Public/Private Partnership)	-	-	-	-	-
Total Funding Sources:	**-**	**50,000**	**-**	**-**	**50,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	50,000	-	-	50,000
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**50,000**	**-**	**-**	**50,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

TABLE A-2

Impact on Future Operating Budgets

Airport

Project			2025	2026	2027	2028	2029	2030	Total
1	cp2335	AWOS, Beacon & Emergency Generator	$ 6,000	$ 6,000	$ 6,000	$ 6,000	$ 6,000	$ 6,000	$ 36,000
2	cpxxxx	Fuel Tank Replacement	-	-	-	-	-	(115,000)	(115,000)
3	apbd14	Open T-Hangar Upgrades	-	-	(48,000)	(48,000)	(48,000)	(48,000)	(192,000)
4	cp2201	Open T-Hangar Upgrades & Door Replacement	(48,000)	(48,000)	(48,000)	(48,000)	(48,000)	(48,000)	(288,000)
Total			**$ (42,000)**	**$ (42,000)**	**$ (90,000)**	**$ (90,000)**	**$ (90,000)**	**$(205,000)**	**$(559,000)**

Positive numbers are an increase to expenses, negative are a decrease to expenses.

CEMETERY

Narrative Summary

Current Facilities

The City owns two cemeteries. The Mountain View Cemetery is a fully developed facility (60 acres and five buildings) that provides burial services and related merchandise for the community. The Pioneer Cemetery is a historic cemetery that is no longer used for burial purposes. Table C-1 "Facilities Inventory" lists the facilities along with their current capacity and location.

Level of Service (LOS)

The current LOS of 32 burial plots/niches and cremation in ground plots per 1,000 population is based on the existing inventory divided by the estimated 2023 citywide population of 89,904. The proposed LOS of 30 burial and plots/niches and cremation in ground plots per 1,000 population is based on the projected inventory divided by the 2028-projected citywide population of 94,489.

Capital Facilities Projects and Financing

The City's Mountain View Cemetery facilities includes two capital projects costing $355,000 to develop existing property. Table C-2 shows the proposed financing plan followed by the worksheet showing the project detail.

Impact on Future Operating Budgets

There are no operating expense budget impacts forecast for the cemetery during the six years 2025 – 2030.

TABLE C-1

CAPITAL FACILITIES PLAN PROJECTS AND FINANCING
CEMETERY FUND

Page	cpxxxx		2025	2026	2027	2028	2029	2030	Total
		Capacity Projects:							
175	*cpxxxx*	**Cemetery Development -10th addition**							
		Capital Costs	50,000	-	-	-	-	-	**50,000**
		Funding Sources:							
		Cemetery Fund	50,000	-	-	-	-	-	**50,000**
		Cemetery Endowed Care	-	-	-	-	-	-	**-**
176	*cpxxxx*	**Forest Walk -Phase 3b**							
		Capital Costs	-	-	-	-	-	350,000	**350,000**
		Funding Sources:							
		Cemetery Fund	-	-	-	-	-	350,000	**350,000**
		Cemetery Endowed Care	-	-	-	-	-	-	**-**
		SUMMARY:							
		CAPITAL COSTS							
		Capacity Projects	50,000	-	-	-	-	350,000	400,000
		Non-Capacity Projects	-	-	-	-	-	-	-
		Total Costs	**50,000**	**-**	**-**	**-**	**-**	**350,000**	**400,000**
		FUNDING SOURCES:							
		Cemetery Fund	50,000	-	-	-	-	350,000	400,000
		Cemetery Endowed Care	-	-	-	-	-	-	-
		Total Funding	**50,000**	**-**	**-**	**-**	**-**	**350,000**	**400,000**

CEMETERY FUND (436)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Cemetery Development -10th addition**
Project No: **cpxxxx**
Project Type: **Capacity**
Project Manager: **Immer Chevalier**

Description:

Develop 1 acre of existing property to add 1,200 new grave sites to the cemetery.

Progress Summary:

Landscape design to begin in 2022 with land development started in May 2024 and it's currently in progress. Trees have been cut down and debris are being removed. Next step would be the removal of huge boulders, grading, irrigation, grass seeding and plotting the area. It is expected to be completed in 2025.

Future Impact on Operating Budget:

This project will create additional revenues for the cemetery.

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Cemetery Revenue	54,362	150,000	50,000	-	200,000
Grants	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Cemetery Endowed Care	-	-	-	-	-
Total Funding Sources:	**54,362**	**150,000**	**50,000**	**-**	**200,000**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Pre-Construction & Construction	54,362	150,000	50,000	-	200,000
Total Expenditures:	**54,362**	**150,000**	**50,000**	**-**	**200,000**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Cemetery Revenue	-	-	-	-	50,000
Grants	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Cemetery Endowed Care	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	50,000
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Pre-Construction & Construction	-	-	-	-	50,000
Total Expenditures:	**-**	**-**	**-**	**-**	50,000

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

CEMETERY FUND (436)

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Enterprise Funds

Project Title: **Forest Walk -Phase 3b**
Project No: **cpxxxx**
Project Type: **Capacity**
Project Manager: **Immer Chevalier**

Description:

Develop existing cemetery property to add approximately 1,500 new cremation sites. The project was divided in two parts, Phase III-A and Phase III-B.

Progress Summary:

ForestWalk III work was started in March 2023. Phase III-A is expected to be completed in 2024. Phase III-B will be initiated in 2030.

Future Impact on Operating Budget:

This new development will create future revenue through sales with no significant impact on operating budget.

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Unrestricted Cemetery Revenue	-	-	-	-	-
Grants	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Cemetery Endowed Care	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**-**	**-**
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	-	-
Total Expenditures:	**-**	**-**	**-**	**-**	**-**

Forecasted Project Cost:

Funding Sources:	2027	2028	2029	2030	Total 2025-2030
Unrestricted Cemetery Revenue	-	-	-	350,000	350,000
Grants	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Cemetery Endowed Care	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**350,000**	350,000
Capital Expenditures:					
Predesign	-	-	-	-	-
Design	-	-	-	-	-
Right of Way	-	-	-	-	-
Construction	-	-	-	350,000	350,000
Total Expenditures:	**-**	**-**	**-**	**350,000**	350,000

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

FIRE PROTECTION

Narrative Summary

Current Facilities

The Valley Regional Fire Authority provides fire protection and rescue services to a 40-square mile area which includes the City of Auburn, the City of Algona, the City of Pacific and King County Fire Protection District 31. The Valley Regional Fire Authority operates out of five stations, which are manned 24 hours per day. The North Station #31 also serves as the department headquarters and includes a hose and training tower. Each station is assigned fire apparatus (Engines and Aid Vehicles). Table F–1 "Facilities Inventory" lists the facilities along with their current capacity and location.

Level of Service (LOS)

The current LOS of 0.20 fire apparatus per 1,000 population is based on the existing inventory (18 fire apparatus) divided by the 2023 citywide population estimate of 89,904. The proposed LOS of 0.20 fire apparatus per 1,000 is based on the 2028-planned inventory (19 fire apparatus) divided by the 2028-projected citywide population of 94,489.

Capital Facilities Projects and Financing

The Valley Regional Fire Authority includes one capital project at a cost of $450,000 for fire apparatus enhancements and improvements. Table F-1 shows the proposed financing plan followed by an individual worksheet showing the project detail.

Impact on Future Operating Budgets

There are no operating budget impacts forecasted for fire protection during the six years 2025 – 2030.

TABLE F-1

CAPITAL FACILITIES PLAN PROJECTS AND FINANCING
Valley Regional Fire Authority

Page		2025	2026	2027	2028	2029	2030	Total
	Capacity Projects:							
179	**Fire Station Facility Relocation, Enhancements & Improvements**							
	Capital Costs	15,500,000	20,000,000	29,000,000	31,000,000	75,000	75,000	**95,650,000**
	Funding Sources:							
	Grants	-	-	-	-	-	-	**-**
	Other Proceeds (VRFA)	15,425,000	19,925,000	28,925,000	30,925,000	-	-	**95,200,000**
	Impact/Mitigation Fees	75,000	75,000	75,000	75,000	75,000	75,000	**450,000**
	SUMMARY:							
	CAPITAL COSTS							
	Capacity Projects	15,500,000	20,000,000	29,000,000	31,000,000	75,000	75,000	95,650,000
	Non-Capacity Projects	-	-	-	-	-	-	-
	Total Costs	**15,500,000**	**20,000,000**	**29,000,000**	**31,000,000**	**75,000**	**75,000**	**95,650,000**
	FUNDING SOURCES:							
	Grants (Fed,State,Local)	15,425,000	19,925,000	28,925,000	30,925,000	-	-	95,200,000
	Impact/Mitigation Fees	75,000	75,000	75,000	75,000	75,000	75,000	450,000
	Total Funding	**15,500,000**	**20,000,000**	**29,000,000**	**31,000,000**	**75,000**	**75,000**	**95,650,000**

Valley Regional Fire Authority

Capital Facilities Plan

Six Year Capital Facilities Plan, 2025-2030

Project Title: **Fire Station Facility Relocation, Enhancements & Improvements**
Project No: **N/A**
Project Type: **Capacity**
Project Manager: **Mark Horaski**

Description:

Facility Improvement projects are identified and prioritized annually and are subject to delay to accommodate emergency repairs. The Valley Regional Fire Authority includes construction of two new fire stations, rebuilding of one fire station, and acquisition of suitable property for training and logisitcs.

Progress Summary:

Fire mitigation and impact fees will be transferred to the Valley Regional Fire Authority to pay for apparatus enhancements and improvements.

Future Impact on Operating Budget:

None

Activity:

Funding Sources:	Prior to 2024*	2024 Budget	2025 Budget	2026 Budget	Budget 2024-2026
Grants	-	-	-	-	-
Other Proceeds (VRFA)	-	925,000	15,425,000	19,925,000	36,275,000
Impact/Mitigation Fees	-	75,000	75,000	75,000	225,000
Total Funding Sources:	**-**	**1,000,000**	**15,500,000**	**20,000,000**	**36,500,000**
Capital Expenditures:					
Predesign	-	500,000	500,000	-	1,000,000
Design	-	500,000	15,000,000	20,000,000	35,500,000
Right of Way	-	-	-	-	-
Aerial Apparatus Acquisition	-	-	-	-	-
Total Expenditures:	**-**	**1,000,000**	**15,500,000**	**20,000,000**	**36,500,000**

Forecasted Project Cost:

	2027	2028	2029	2030	Total 2025-2030
Funding Sources:					
Grants	-	-	-	-	-
Other Proceeds (VRFA)	28,925,000	30,925,000	-	-	95,200,000
Impact/Mitigation Fees	75,000	75,000	75,000	75,000	450,000
Total Funding Sources:	**29,000,000**	**31,000,000**	**75,000**	**75,000**	**95,650,000**
Capital Expenditures:					
Predesign	1,500,000	-	-	-	2,000,000
Design	27,500,000	31,000,000	-	-	93,500,000
Right of Way	-	-	-	-	-
Aerial Apparatus Acquisition	-	-	75,000	75,000	150,000
Total Expenditures:	**29,000,000**	**31,000,000**	**75,000**	**75,000**	**95,650,000**

Grants / Other Sources:

** Funding and expenditures prior to 2024 are not shown for on-going programs.*

ENVIRONMENTAL CHECKLIST APPLICATION

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

   City of Auburn's 2024 Annual Comprehensive Plan Policy Amendments

2. **Name of Applicant:**

   City of Auburn, Washington

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

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

   Gabriel Clark, Planner I
   GClark@auburnwa.gov
   253-470-2147

4. **Date checklist prepared:**

   September 18, 2024

5. **Agency requesting checklist:**

   City of Auburn

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

   A Planning Commission public hearing on the proposed amendments covered by this checklist is tentatively scheduled for (but no earlier than) October 23, 2024. City Council consideration of the proposed amendments is planned for December. City Council action on plan amendments typically occurs prior to the end of the calendar year, but is not required to occur.

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

   There are no additions anticipated as part of this 2024 Annual Comprehensive Plan process.

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

Auburn School District. Determination of Non-Significance – 2024-2030 Capital Facilities Plan. September 2023.

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

Federal Way School District. Determination of Non-Significance – 2025 Capital Facilities Plan. June 2024.

Kent School District. Determination of Non-Significance – 2023-2024 through 2029-2030 Capital Facilities Plan. May 2024.

In addition to environmental information related to this year's annual comprehensive plan amendments (2024), other environmental information includes information related to historical decisions related to the City's Comprehensive Plan. These decisions include:

City of Auburn. Final Determination of Non-Significance – 2024 Comprehensive plan Annual Amendments, City-initiated, (SEP24-0014) Issued September 23, 2024

City of Auburn. Final Determination of Non-Significance – 2023 Comprehensive plan Annual Amendments, City-initiated, (SEP23-0029) Issued September 7, 2023

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

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

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

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

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

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

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

City of Auburn. Final Determination of Non-Significance – Major update in compliance with the periodic update required under the Growth Management Act (GMA) and in response to community visioning programs and community changes. 2015 Comprehensive Plan, (SEP15-0031) Issued November 2, 2015.

City of Auburn. Final Determination of Non-Significance – 2014 Comprehensive Plan Annual Amendments, City-initiated, (SEP14-0011) Issued September 16, 2014.

City of Auburn. Final Determination of Non-Significance – 2013 Comprehensive Plan Annual Amendments, City-initiated, (SEP13-0028) Issued September 17, 2013.

City of Auburn. Final Determination of Non-Significance – 2012 Comprehensive Plan Annual Amendments, City-initiated, (SEP12-0023) Issued September 10, 2012.

City of Auburn. Final Determination of Non-Significance – 2011 Comprehensive Plan Annual Amendments, City-initiated, (SEP11-0021) Issued October 18, 2011.

City of Auburn. Final Determination of Non-Significance – 2010 Comprehensive Plan Annual Amendments, City-initiated, Group 1, (SEP10-0019) 2010

City of Auburn. Final Determination of Non-Significance – 2010 Comprehensive Plan Amendments, City-initiated, Group 2, (SEP10-0028) 2010

City of Auburn. Final Determination of Non-Significance – 2010 Comprehensive Plan Annual Amendments, Privately-initiated, Group 2, (SEP10-0013) 2010

City of Auburn. Final Determination of Non-Significance – 2009 Amendments to the Auburn Zoning Code and Land Division Ordinance. 2009

Puget Sound Regional Council - Final Environmental Impact Statement - Vision 2040: Growth Strategy for the Central Puget Sound Region. March 2008.

City of Auburn. Final Determination of Non-Significance – 2008 Comprehensive Plan amendments. August 2008.

City of Auburn. Final Determination of Non-Significance—2007 Comprehensive Plan amendments. August 2007.

City of Auburn. Final Determination of Non-Significance – 2006 Comprehensive Plan amendments. August 2006.

City of Auburn. Final Determination of Non-Significance – 2005 Comprehensive Plan amendments. September 2005.

City of Auburn. Final Determination of Non-Significance - 2004 Comprehensive Plan amendments. September 2004.

City of Auburn. Final Determination of Non-Significance - 2003 Comprehensive Plan amendments. October 2003.

City of Auburn. Final Determination of Non-Significance - 2002 Comprehensive Plan amendments. October 2002.

City of Auburn. Final Determination of Non-Significance - 2001 Comprehensive Plan amendments. October 2001.

City of Auburn - Auburn Downtown Plan/Final EIS. April 2001.

City of Auburn - Addendum to the Final Determination of Non-Significance - 1996 Comprehensive Plan Amendments. November 1996.

City of Auburn - Addendum to the Final Determination of Non-Significance - Comprehensive Plan Amendments to Comply with the Central Puget Sound Growth Management Hearings Board Decision. October 1996.

City of Auburn - Addendum to the Final Determination of Non-Significance - 1995 Comprehensive Plan Amendments. November 1995.

City of Auburn - Final Determination of Non-Significance - Comprehensive Plan Amendments to Comply with the Washington State Growth Management Act. October 1994.

City of Auburn - Final Environmental Impact Statement - City of Auburn Comprehensive Plan: Staff Draft and Recommendations. May 1986.

City of Auburn. - Final Determination of Non-Significance - Downtown Design Study. April 1990.

City of Auburn - Final Determination of Non-Significance - Comprehensive Plan Amendments on City Expansion and Urban Growth. July 1991.

City of Auburn - Final Environmental Impact Statement: Auburn North CBD Analysis. November 1991.

City of Auburn -Final Determination of Non-Significance - Comprehensive Plan Amendments on Sensitive and Critical Lands. January 1992.

King County Parks, Planning and Resources Department - Final Environmental Impact Statement: Soos Creek Community Plan Update. December 1991.

King County Parks, Planning and Resources Department - Final Supplemental Environmental Impact Statement: Countywide Planning Policies Proposed Amendments. May 1994.

King County Parks, Planning and Resources Department - Supplemental Environmental Impact Statement: King County Comprehensive Plan. July 1994.

Pierce County, Department of Planning and Land Services - Proposed Lakeland Hills South Mining and Reclamation Plan and Planned Community Development: Final Environmental Impact Statement. July 21, 1992.

Pierce County, Department of Planning and Land Services - Comprehensive Plan for Pierce County, Washington: Final EIS. September 20, 1993.

Pierce County, Department of Planning and Land Services - Final Supplemental EIS for the Comprehensive Plan for Pierce County, Washington. June 1994.

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

No.

10. List any government approvals or permits that will be needed for your proposal, if known.

The City of Auburn Planning Commission will hold a public hearing on the proposed 2024 annual comprehensive plan policy/text amendments addressed in this environmental checklist and others and will forward a recommendation to the Auburn City Council. The City Council may or may not hold a public hearing prior to taking action adopting, adopting in part, or not adopting the amendments.

Although the proposed action is not an approval or permit, the proposed amendments are also subject to the 60-day State Agency review process pursuant to RCW 36.70A.106.

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You need not repeat those answers on this page.

The City of Auburn annually amends its Comprehensive Plan in accordance with state law. In summary, the 2024 City of Auburn Annual Comprehensive Plan amendments addressed by this environmental checklist include policy/text amendments (denoted by P/T) and These amendments are described as follows:

Comprehensive Plan Amendments (policy/text)

P/T #1 – City of Auburn 2025 – 2030 Capital Facilities Plan (SEP24-0014)

P/T #2 – Auburn School District 2024-2030 Capital Facilities Plan. (Separate Environmental Review)

P/T #3 – Dieringer School District Capital Facilities Plan 2023. (Separate Environmental Review)

P/T #4 – Federal Way School District 2025 Capital Facilities Plan. (Separate Environmental Review)

P/T #5 – Kent School District 2023-2024 through 2029-2030 Capital Facilities Plan (Separate Environmental Review)

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The City of Auburn Comprehensive Plan covers the area within the municipal boundaries of the City of Auburn, but also identifies properties in the City's Potential Annexation Area (PAA). Both the Growth Management Act and the King and Pierce County Countywide Planning Policies emphasize the need for consistent planning between cities and the County within each city's urban growth area. The City's

municipal boundaries and its remaining potential annexation areas are shown within the City's Comprehensive Plan.

B. ENVIRONMENTAL ELEMENTS:

1. Earth:

A. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.

The City of Auburn and its Potential Annexation Area (PAA) are characterized by a relatively flat central valley floor bordered by steep hillsides and upland plateaus to the west, east and southeast.

B. What is the steepest slope on the site (approximate percent slope)?

The slopes vary in areas of the city and the PAA, but in some location, slopes associated with the valley walls reach nearly 100%.

C. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

The valley floor is made up primarily of soils of the Oridia, Renton, Snohomish, and Briscott series. These soils are generally poorly drained and formed in the alluvium (river sediments) associated with the White and Green Rivers. These are considered good agricultural soils, though in many areas, are not well-drained. There is no designated farmland within the City of Auburn.

The hillsides and plateaus are made up of primarily Alderwood associated soils and a small amount of Everett associated soils (U.S. Department of Agriculture, 1973). Alderwood soils are moderately well drained gravelly sandy loams 20-40 inches deep. Beneath these soils is glacial till with low permeability. Roots penetrate easily to the hardpan layer. Runoff potential is slow to medium. Erosion and slippage hazard is moderate; ranging to severe on steeper slope phases The Everett series consists of somewhat excessively drained soils that are underlain by very gravelly sand. These soils formed in very gravelly glacial outwash deposits under conifers. They are found on terraces and terrace fronts and are gently undulating to moderately steep.

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

Many factors affect slope stability including soil type, parent material, slope and drainage. These factors can be further affected by human intervention such as slope alteration, and vegetation removal. The City has identified categories of geologic hazard areas and inventoried these areas. Maps of the erosion, seismic, and landslide hazard areas are provided as maps that are part of the critical areas ordinance inventory

E. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Not applicable. The proposed Comprehensive Plan amendments are non-project actions, no site alteration, construction, or earthwork is proposed.

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

Not applicable. This is a non-project action.

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

Not applicable. The action does not involve site specific development proposals.

H. Proposed measures to reduce or control erosion or other impacts to the earth.

This is a non-project action; no site specific erosion control measures are proposed. However, the existing comprehensive plan includes numerous policies to reduce or control erosion through the use of best management practices, landscaping requirements, limitations on alteration of steep slopes and other critical areas protections. Impacts to earth/soil resources will be identified and, if necessary, mitigated during the development review process as specific development proposals are made that might be associated with these plan amendments.

These potential impacts would be avoided by implementing best management practices and complying with 2019 WA State Dept. of Ecology Stormwater Management Manual for Western Washington with City of Auburn Supplement.

2. Air:

A. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if know.

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

3. Water:

A. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year round and seasonal streams, saltwater, lakes, ponds, wetlands): If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The major bodies of water within Auburn are the Green River, the White (Stuck) River, Bowman Creek, Cobble Creek, Mill Creek, Lea Hill Creek, Olson Creek and White Lake. The City has conducted an inventory of wetlands and streams within the city limits. These are shown on City's critical area inventory maps. Shorelines of the State are reflected in Auburn's Shorelines Master

Program adopted in May 2020 under Ordinance No. 6733 and the shoreline environment designations are shown within the Shoreline Management Program.

2) **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

Not applicable. This is a non-project action.

3) **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

Not applicable. This is non-project action.

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

Not applicable. This is non-project action.

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

Several areas within Auburn lie within the 100-year floodplain of the Green or White Rivers and Mill Creek and Mullen Slough. Floodplain as well as flood hazard areas as defined by the City are shown on the city critical area maps and floodplain maps. The Riparian Habitat Zone, as a FEMA special flood hazard area is shown on the city's inventory and addressed in the city's regulations.

6) **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

Not applicable. This is non-project action.

B. Ground:

1) **Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

Not applicable. This is non-project action.

2) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing any toxic chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) is (are) expected to serve.**

Not applicable. This is non-project action.

C. Water Runoff (including storm water):

1) **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Not applicable. This is non-project action.

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

Not applicable. This is non-project action.

D. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Not applicable. This is non-project action.

4. Plants:

A. Check or circle types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other.	**X**
evergreen tree: fir, cedar, pine, other.	**X**
shrubs.	**X**
grass.	**X**
pasture.	**X**
crop or grain.	**X**
wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other.	**X**
water plants: water lily, eelgrass, milfoil, other.	**X**
other types of vegetation.	**X**

B. What kind and amount of vegetation will be removed or altered?

Not applicable. This is a non-project action. However, in general urban development results in the removal or alteration of many types of vegetation.

C. List threatened or endangered species known to be on or near the site:

None known at this time.

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

Not applicable. This is a non-project action.

5. Animals:

A. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: **hawk, heron, eagle, songbirds, other: geese, ducks, crows, etc.**
Mammals: deer, bear, elk, **beaver**, other:
Fish: bass, **salmon, trout,** herring, shellfish, other: **urban animals such as cats, dogs, rabbits, raccoons, rodents, squirrels, opossums, etc. are also present in the city.**

B. List any threatened or endangered species known to be on or near the site.

There are nesting/breeding sites of great blue herons and green backed herons within Auburn as shown on critical area inventory maps.

Wildlife

The Environmental Impact Statement for the NE Auburn/Robertson Properties Special area plan and addendum indicate the bald eagle was delisted as 'threatened' in 2008 and is now a federal 'species of concern'. There are several species that potentially occur within King County including: gray wolf (federally and state endangered), grizzly bear (federally threatened and state endangered), Canada lynx (federally and state threatened), marbled murrelet (federally and state threatened), and northern spotted owl (federally threatened and state endangered) (USFWS 2007). Due to their limited range and specific habitat requirements, the gray wolf, grizzly bear, Canada lynx, marbled murrelet, and northern spotted owl would not be expected to occur within the urban areas of King County.

The 2004 EIS also identified several federal species of concern that may occur in King County. The list was updated in 2007 to include: tailed frog, Larch Mountain salamander, and northern sea otter (USFWS, 2007). The project area does not contain suitable habitat to support these species at this time. The 2004 EIS did not include the Oregon spotted frog or yellow-billed cuckoo, which are federal candidate species. Though given the current range and distribution of the species and the degraded conditions of on-site wetlands and stream, the likelihood of Oregon spotted frog occurring within the city is very low.

Yellow-billed cuckoos breed in large blocks of riparian habitats (particularly woodlands containing cottonwoods and willows) (Erhlich et al., 1988). This species may now be extirpated from Washington (66 Federal Register 210). There have been documented sightings of yellow-billed cuckoo in King County and the Green River riparian corridor may provide some limited foraging and breeding habitat; however, areas of Auburn are devoid of mature dense cottonwood stands of significant size to support the species and their presence is not anticipated.

Fish

The 2004 EIS identified the Puget Sound/Strait of Georgia Coho salmon as a candidate species; however, their current federal status has been down-graded to a species of concern. Other listing changes that have occurred since that time includes the 2007 listing of the Puget Sound Distinct Population Segment (DPS) steelhead as threatened under the ESA (72 Federal Register 91), and the 2005 listing of designated critical habitat for the Puget Sound Evolutionarily Significant Unit (ESU) Chinook salmon and Coastal-Puget Sound DPS bull trout in the Green River (70 Federal Register 170; 70 Federal Register 185).

Since the 2004 EIS, a Biological Opinion was issued by NMFS that determined the effects of certain elements of the National Flood Insurance Program (NFIP) throughout Puget Sound is likely to jeopardize the continued existence of the following species listed under the ESA: Puget Sound Chinook salmon, Puget Sound steelhead, Hood Canal summer-run chum salmon, and Southern Resident killer whales. The Biological Opinion also determined that NFIP is likely to adversely modify the following ESA designated critical habitats: Puget Sound Chinook salmon, Hood Canal summer-run chum salmon, and Southern Resident killer whale critical habitats. The biological opinion provides a reasonable and prudent alternative which can be implemented to avoid jeopardy and adverse modification of critical habitat. In response to the Biological Opinion, FEMA developed a model ordinance for NFIP participating communities, which includes the City of Auburn. The City of Auburn incorporated substantive terms of the model ordinance into their interim floodplain regulations (Ordinance No. 6295). By letter dated September 21, 2011 FEMA acknowledged that the city's ordinance complies with their model ordinance and as a result, the interim ordinance becomes permanent. The Biological Opinion originally established a

2010 timeline for compliance for all NFIP participating communities within the Puget Sound Basin (NMFS, 2008).

C. Is the site part of a migration route? If so, explain.

Auburn is a portion of the Pacific Flyway for migratory birds.

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

Not applicable. This is a non-project action.

6. Energy and Natural Resources:

A. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

C. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Not applicable. This is a non-project action.

7. Environmental Health:

A. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

Not applicable. This is a non-project action.

1) Describe special emergency services that might be required:

Not applicable. This is a non-project action.

2) Proposed measures to reduce or control environmental health hazards, if any:

Not applicable. This is a non-project action.

B. Noise:

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

Not applicable. This is a non-project action.

2) **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

Not applicable. This is a non-project action.

3) **Proposed measures to reduce or control noise impact, if any:**

Not applicable. This is a non-project action.

8. Land and Shoreline Use:

A. What is the current use of the site and adjacent properties?

The City and Potential Annexation Area (PAA) contain a variety of land uses including residential, industrial, institutional, commercial, open space, and public land uses.

B. Has the site been used for agriculture? If so, describe:

Much of Green and White River Valleys and the City of Auburn were used for agriculture at some time in the past. Over the last several decades, rapid growth in the area resulted in much of the agricultural land converting to urban uses. No land within the city is formally designated as Agricultural Land, though some parcels continue in agricultural use.

C. Describe any structures on the site:

Structures within the city and PAA range from small single family detached homes to large industrial manufacturing and warehousing facilities. Properties subject to the plan map amendments range in use, as examples, from vacant land, schools, residential, commercial to those that appear as primarily wetlands.

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

Not applicable. This is a non-project action.

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

City zoning districts include: RC (Residential Conservancy); R-1 (1 du/acre) R-5 (5 du/acre); R-7 (7 du/acre); R-10 (10 du/acre); R-16 (16 du/acre); R-20 (20 du/acre); R-MHC (Manufactured/Mobile Home Community); CN (Neighborhood Shopping) C1; (Light Commercial); C2 (Central Business District); DUC (Downtown Urban Center Zone); C3 (Heavy Commercial); C4, Mixed Use Commercial, M1 (Light Industrial); M2 (Heavy Industrial); LF (Airport Landing Field); UNC (Unclassified Use); I (Institutional Use); P-1, Public Use; Lakeland Hills South PUD; TV (Terrace View Zoning District); OS (Open Space); RO (Residential Office); and RO-H (Residential Office-Hospital).

F. What is the current comprehensive plan designation of the site?

A Comprehensive Plan map of the City is contained in the City's Comprehensive Plan and includes various different plan designations similar to, and implemented by the zoning categories.

G. If applicable, what is the current shoreline master program designation of the site?

Portions of the City along the Green and White Rivers fall under the Shoreline Master Program. A map of the shoreline designations for those areas is contained in the shoreline management program. Shorelines of the State are reflected in Auburn's Shorelines Management Program adopted in May 2020.

H. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify:

Not applicable. This is a non-project action. However, areas of the city do contain environmentally sensitive or critical areas and the regulation and protection of environmentally sensitive areas are addressed through the city's critical areas ordinance (ACC 16.10).

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

Not applicable. This is a non-project action and no specific development is proposed.

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

None, specifically. This proposal is a non-project action.

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

None, specifically. This proposal is a non-project action.

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

This proposal is to amend the City of Auburn Comprehensive Plan as described in response to the environmental checklist application question A.11 above. The evaluation by staff and the public hearing and review process that occurs as part of the comprehensive plan amendment process will be used to help evaluate whether a particular proposal is consistent with existing plans.

Also, the proposed amendments are circulated to State agencies for a State Agency review process in accordance with RCW 36.70A.106,

9. Housing:

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

Not applicable. This proposal is a non-project action.

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

None. This proposal is a non-project action.

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

None specifically, as this is a non-project action.

10. Aesthetics:

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

Not applicable. This proposal is a non-project action.

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

Not applicable. This proposal is a non-project action.

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

Not applicable. This proposal is a non-project action.

11. Light and Glare:

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

Not applicable. This proposal is a non-project action.

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

Not applicable. This proposal is a non-project action.

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

Not applicable. This proposal is a non-project action.

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

Not applicable. This proposal is a non-project action.

12. Recreation:

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

The City of Auburn provides a full range of parks and recreational facilities. The City's 2015 Parks, Art, Recreation and Open Space Plan shows the location of these facilities.

B. Would the proposed project displace any existing recreational uses? If so, describe.

Not applicable. This proposal is a non-project action.

C. Proposed measures to reduce or control impacts on recreation including recreation opportunities to be provided by the project or applicant, if any:

Not applicable. This proposal is a non-project action.

13. Historic and Cultural Preservation:

A. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe:

Not applicable. This proposal is a non-project action.

However, as a matter of information, in Auburn, the Blomeen House located at 324 B Street NE is listed on the National Register of Historic Places. The Carnegie Library Building at 306 Auburn Avenue (currently Auburn Dance and Music Center) and the Auburn Post Office (formerly the Seattle-King County Health Department) at 20 Auburn Avenue NE are listed local and county landmarks. The Olson Farm, located at 28728 Green River Road South, was designated as King County Landmark in 2000 and the Masonic Temple Building at the southeast corner of Auburn Way South and East Main Street was designated as a King County Historical Landmark in 2002. The Pioneer Cemetery at Auburn Way North & 9th ST NE was designated as a City of Auburn Landmark in 2016.

B. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

Several historic Indian campsites have been identified along the Green and White Rivers in the Auburn Thoroughbred Racetrack EIS and in preliminary work for the Army Corps of Engineers' Special Area Management Plan (SAMP).

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

Not applicable. This proposal is a non-project action.

14. Transportation:

A. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The Comprehensive Transportation Plan (The transportation element of the Comprehensive Plan) shows the City's current and future classified street system.

B. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Map 4-2 of the Comprehensive Transportation Plan (Transportation element) shows the location of public transit routes within the City. A commuter rail station exists along the Burlington Northern Santa Fe railroad right-of-way just south of West Main Street and east of C Street SW.

C. How many parking spaces would the completed project have? How many would the project eliminate?

Not applicable. This proposal is a non-project action.

D. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private):

Not applicable. This proposal is a non-project action.

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

There is no water transportation in the Auburn area other than for recreational uses. The area is particularly well served by rail. At this time, local freight service is available. Burlington Northern Santa Fe and Union Pacific both operate freight railroad lines within Auburn. Auburn is also a commuter rail station site for the Sounder commuter rail line between Tacoma, Seattle and Everett. Service began September 18, 2000. Amtrak trains pass through Auburn but do not stop in the city. The Auburn Airport is a general purpose airport located north of 15th and D Streets NE.

F. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Not applicable. This proposal is a non-project action.

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

Not applicable. This proposal is a non-project action.

15. Public Services:

A. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe:

Not applicable. This is a non-project action.

B. Proposed measures to reduce or control direct impact on public services, if any:

The Comprehensive Plan contains policies that seek to maintain a sufficient level of service for public services as development occurs. Also, Auburn reviews under SEPA, the impacts of significant development on these public services. Mitigation measures are required to reduce significant adverse impacts.

Also, several Policy/Text amendments as part of this checklist include the capital facilities plan's for the four school districts within Auburn city limits and PAA. Those school districts are Auburn, and Dieringer, Federal Way, and Kent.

16. Utilities:

A. Circle utilities currently available at the site:

Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other – Cable TV.

All of the above utilities are available within the City of Auburn. The City provides water, sewer and storm facilities. There are also private water and sewer utility districts and private utility providers with service area boundaries within the city.

B. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed:

This is a non-project action. However, the Comprehensive Plan includes a private and a public utilities element (as required by the Growth Management Act), which describes the utilities that serve the Auburn area and includes policies for their provision.

Also, the city actively engages in planning for public facilities. The Comprehensive Water Plan, Comprehensive Sewer Plan and Comprehensive Stormwater Drainage Plan were adopted by the City in 2015.

A new six-year Capital Facilities Plan (CFP) was adopted in 2022 (2023-2029) and plan amendments occur on a bi-annual schedule with the next update in 2026. The City seeks to update the CFP a minimum of every two years.

These plans ensure that utility impacts are adequately monitored and evaluated on a project level and city-wide basis.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

OWNER/AGENT SIGNATURE: 

Gabriel Clark, Planner I

DATE PREPARED: **September 18, 2024**

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS
(Do not use this sheet for project actions.)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent of the proposal, or the types of activities likely to result from the proposal that would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Taken as a whole, there should be a minimal change in discharges to water, emissions to air, production, storage, or release of toxic or hazardous substances or the production of noise.

The proposed amendments themselves will not create a change in intensity of discharge to water, emissions to air, production, storage or release of toxic or hazardous substances or the production of noise from those levels expected under the existing plan.

Proposed measures to avoid or reduce such increases are:

The City of Auburn Comprehensive Plan contains provisions to reduce increases or emissions caused by new development. Emphasis in the Comprehensive Plan on reducing the reliance on the automobile for transportation should reduce the amount of emissions to the air. Policies in the Plan also provide guidance in the review of development proposals to encourage use and retention of native vegetation. This supports wildlife habitat areas, particularly near streams, as the policies assist the City in addressing adverse impacts to water quality and wildlife habitat from runoff since native plantings can retain and treat runoff and may require less pesticide use. The proposed amendments set the framework where properties and uses would in the future be in compliance with expansion, site redevelopment or new development. City policy and code regulates such impacts through the storm drainage requirements and critical area regulations as applicable.

An environmental review of all non-exempt (from SEPA) development will be conducted to evaluate and mitigate impacts related to discharges, emissions, and the release of toxic substances. Evaluation of the subsequent site-specific proposals will be based on the policies of the Comprehensive Plan, development regulations and appropriate mitigation will take place on a case by case basis.

City development standards including but not limited to the critical areas ordinance, shoreline master program regulations, Stormwater Management Manual, Floodplain permit regulations, and the Public Works Design and Construction Manual, also provide additional protection for these types of impacts.

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

This proposal will amend the Auburn Comprehensive Plan. The plan recognizes the Shoreline Master Program that was adopted in May 2020 which governs development within the Shoreline Management Area, reducing the impacts from new development on plants, animals. The changes will not change any policy which would have a direct effect on flora, fauna, or marine life.

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

Generally, the adopted Auburn Comprehensive Plan and critical areas ordinance seek to protect and conserve plants, animals, fish, and marine life. An environmental review under SEPA of all non-exempt development is conducted to measure impacts. Evaluation based on the policies of the Auburn Comprehensive Plan and appropriate mitigation will take place on a case-by-case basis.

Policies within the Plan also provide guidance in the review of development proposals to encourage native vegetation be used and/or retained. This should support wildlife habitat areas, particularly near streams as the policies assist the city in addressing adverse runoff impacts to water quality and wildlife habitat since native plantings may require less pesticide use.

City development standards including but not limited to the critical areas ordinance and the shoreline master program regulations also provide additional protection for these types of impacts.

The proposed map amendments are bringing the land use designations more in line with actual property uses.

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

Future development will use natural gas, petroleum and electricity and could result in increased automobile uses. However, there does not appear to be any significant adverse increases in the use of energy of natural resources resulting from the amendments being proposed to the existing comprehensive plan over what might occur under existing plan designations. In fact, it is possible that use of energy or natural resources could decrease depending on the land use.

The city's amendment for alternative powered vehicles and for preparation of a greenhouse gas inventory establishes a baseline for future energy conservation measures.

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

None specifically, as this is a non-project action. However, Comprehensive Plan policies encourage energy conservation in public buildings, street lighting, and recycling, it places an emphasis on providing for alternative methods of travel to the automobile such as transit, walking, and biking. An environmental review under SEPA of all significant development will be conducted to measure the project impacts.

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

This proposal will amend the Comprehensive Plan. Taken as a whole, the increase in impacts from the proposed comprehensive plan amendments on environmentally sensitive areas or areas designated for government protection should be minor, if at all.

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

The Comprehensive Plan and, in particular, the critical areas ordinance, seek to protect environmentally sensitive areas (wetlands, streams, geologically hazard areas, floodplain, wildlife habitat, and aquifer recharge areas) and to reduce the impacts of development on them. The Auburn Comprehensive Plan provides for the implementation of innovative land management techniques to protect these resources. An environmental review under SEPA for all non-exempt development will be conducted to evaluate impacts.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Amendments can only be approved if it can be assured that future development is consistent with the Comprehensive Plan and its policies and related regulations. Those proposals that are not consistent with the comprehensive plan policies or other existing plans will not be approved.

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

The comprehensive plan, critical areas ordinance, and other development regulations, such as the zoning ordinance and shoreline master program, seek to protect these land and shoreline resources and to reduce the effects of development on them. An environmental review under SEPA of all development that is non-exempt will also be conducted to evaluate a proposal's land use and environmental impacts.

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

The proposal will not result in an increase in demands on transportation and public services. Rather, the six-year CFP responds to growth by identifying the public facilities and improvement needed to address future growth. The growth projections mentioned above would occur with or without these amendments.

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

As stated above, no measurable increase in demands to these subject areas will result from the proposed map amendments.

The city actively engages in planning for public facilities. The Comprehensive Water Plan, Comprehensive Sewer Plan and Comprehensive Stormwater Drainage Plan were adopted by the city in 2015. An update to the Comprehensive Transportation Plan was adopted in 2015. These specific plans help ensure that infrastructure impacts are adequately monitored and evaluated on a project level and city-wide basis. Updates to these specific subject element plans is anticipated as part of the City's periodic update of the Comprehensive Plan in 2024.

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

The proposal does not appear to present any conflict with local, state, or federal laws or requirements.

DETERMINATION OF NON-SIGNIFICANCE (DNS) AND NOTICE OF PUBLIC HEARING (NOH) 2024 ANNUAL COMPREHENSIVE PLAN TEXT AMENDMENTS SEP24-0014 | CPA24-0001, CPA24-0002

The City of Auburn is issuing a Determination of Non-Significance (DNS) for the following described project. The permit applications and listed studies may be reviewed at the Auburn Department of Community Development at One E Main St., 2nd Floor, Customer Service Center, Auburn, WA 98001 and by visiting www.auburnwa.gov/landuse.

Proposal: Adopt amendments to the City's Comprehensive Plan consisting of the following Text (P/T) amendments.

Comprehensive Plan Text Amendments:
P/T #1 – City of Auburn 2025-2030 Capital Facilities Plan
P/T #2 – Auburn School District 2025 Capital Facilities Plan
P/T #3 – Dieringer School District 2023-2029 Capital Facilities Plan
P/T #4 – Federal Way Public Schools 2025 Capital Facilities Plan
P/T #5 – Kent School District 2023-2024 Through 2029-2030 Capital Facilities Plan

Notice of Public Hearing:
September 23, 2024
Application Complete:
September 20, 2024
Permit Application:
September 20, 2024

File Nos.
SEP24-0014, CPA24-0001, CPA24-0002

Applicant:
Gabriel Clark, Planner
Community Dev. & Public Works
City of Auburn
25 W Main Street
Auburn, WA, 98001

Studies/Plans Submitted With Application:
- Capital Facilities Plans and SEPA checklists.

Other Permits, Plans, and Approvals Needed:
- Planning Commission recommendation and City Council action

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.

SEPA Environmental Review: This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.

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. Comments must be in writing and submitted by **5:00 p.m. on October 7, 2024** 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. *The responsible official will reconsider the DNS based on timely comments and*

may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. ***If the DNS is retained, it will be final after the expiration of the comment deadline.***

Any person aggrieved of the City's determination may file an appeal with the Auburn City Clerk at 25 West Main Street, Auburn, WA 98001-4998 within 14 days of the close of the comment period, or by 5:00 p.m. on October 23, 2024.

For questions regarding this project, please contact Gabriel Clark, Planner, at planning@auburnwa.gov or 253-470-2147.

Public Hearing: The Planning Commission will conduct a public hearing on proposed comprehensive plan amendments on October 23rd, 2024 at 6:30 PM**. The public hearing will be held in person and virtually. The meeting will** be held in person in the City Council Chambers, 25 W Main St., Auburn, WA, 98001.**To attend the meeting virtually please enter the meeting ID into the ZOOM app or call into the meeting at the phone number listed below. Join the ZOOM meeting at the following web address:** https://us06web.zoom.us/j/7999102307. **Meeting ID: 799 910 2307, or via one tap mobile+12532158782, 799 910 2307# US (Tacoma). Dial by your location: +1 253 215 8782 US (Tacoma); +1 253 205 0468 US; 799 910 2307 US Toll-free; 877 853 5257 US Toll-free; Meeting ID: 799 910 2307. Find your local number:** https://us06web.zoom.us/u/kbLsn6aJ7H**.** Written comments may be either emailed or mailed attention to the contact person below to 25 W Main St., Auburn WA, 98001. Please note mailed comments may not be received by City Staff on time for inclusion in the packet provided to the Hearing Examiner. For persons with speech, sight, or hearing disabilities wishing to review documents pertaining to this hearing should contact Gabriel Clark, Planner, at planning@auburnwa.gov or 253-470-2147 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.

RESPONSIBLE SEPA OFFICIAL:
Alexandria D. Teague, Planning Services Manager

ADDRESS:
25 West Main St.
Auburn, WA 98001
253-931-3090

DATE ISSUED: September 20,2024 SIGNATURE: Alexandria D. Teague

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.

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: 2024-S-7565

Submittal Date Time: 10/03/2024

Submittal Information

Jurisdiction	City of Auburn
Submittal Type	60-day Notice of Intent to Adopt Amendment
Amendment Type	Comprehensive Plan Amendment

Amendment Information

Brief Description
Amendment of the City's Capital Facilities Plan.

☐ **Yes, this is a part of the 10-year periodic update schedule, required under RCW 36.70A.130.**

Anticipated/Proposed Date of Adoption 12/02/2024

Categories

Submittal Category
Capital Facilities

Attachments

Attachment Type	File Name	Upload Date
Comprehensive Plan Amendment - Draft	CFP Draft Planning 9.15.24.pdf	10/03/2024 10:58 AM

Contact Information

Prefix	Ms.
First Name	Alexandria D.
Last Name	Teague
Title	Planning Services Manager
Work	(253) 931-3003

Cell
Email planning@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 Alexandria Teague
Email ateague@auburnwa.gov

REQUEST TO PUBLISH

Please publish the following Notice of Application, SEPA Determination of Non-Significance, and Notice of Public Hearing in the Seattle Times on **September 23, 2024**.

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 APPLICATION (NOA), SEPA DETERMINATION OF NON-SIGNIFICANCE (DNS), and NOTICE OF PUBLIC HEARING (NOH) Annual Comprehensive Plan Amendments, SEP24-0014, CPA24-0001, and CPA24-0002. 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 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:** Adopt amendments to the City's Comprehensive Plan consisting of the following Text (P/T) amendments. P/T #1 – City of Auburn 2025-2030 Capital Facilities Plan, P/T #2 – Auburn School District 2025 Capital Facilities Plan, P/T #3 – Dieringer School District 2023-2029 Capital Facilities Plan, P/T #4 – Federal Way Public Schools 2025 Capital Facilities Plan, P/T #5 – Kent School District 2023-2024 Through 2029-2030 Capital Facilities Plan. **Location:** The project site is located city-wide. **Notice of Public Hearing:** September 23, 2024 **Notice of Application:** September 23, 2024 **Notice of Complete:** September 20, 2024 **Permit Application:** September 20, 2024 **File Nos**. SEP24-0014, CPA24-0001, CPA24-0002 **Applicant:** Gabriel Clark, Planner, Community Dev. & Public Works, City of Auburn, 25 W Main Street, Auburn, WA, 98001 **Property Owner:** Community Dev. & Public Works, City of Auburn, 25 W Main Street, Auburn, WA, 98001 **Studies/Plans Submitted With Application:** SEPA Checklists and Capital Facilities Plans **Other Permits, Plans, and Approvals Needed:** None **Statement of Consistency and List of Applicable Development Regulations:** This proposal is subject to and shall be consistent with the Auburn City Code, Comprehensive Plan, and Public Works Design and Construction Standards. **Lead Agency:** City of Auburn. The lead agency for this proposal has determined that it does not have probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. **Public Comment Period:** This may be your only opportunity to comment on the environmental impact of the proposal. All persons may comment on this application. This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date issued below. Comments must be in writing and submitted by 5:00 p.m. on **October 8, 2024,** to the mailing address of 25 W Main St., Auburn, WA, 98001 or to the email address below. The responsible official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. If the DNS is retained, *it will be final after the expiration of the comment deadline.* 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 W Main St., Auburn, WA 98001-4998 within 14 days of the close of the comment period, or by 5:00 p.m. on **October**

21, 2024. Public Hearing: The Planning Commission will conduct a public hearing on proposed comprehensive plan amendments on October 23rd, 2024 at 6:30 PM**. The public hearing will be held in person and virtually. The meeting will** be held in person in the City Council Chambers, 25 W Main St., Auburn, WA, 98001.**To attend the meeting virtually please enter the meeting ID into the ZOOM app or call into the meeting at the phone number listed below. Join the ZOOM meeting at the following web address:** https://us06web.zoom.us/j/7999102307. **Meeting ID: 799 910 2307, or via one tap mobile+12532158782, 799 910 2307# US (Tacoma). Dial by your location: +1 253 215 8782 US (Tacoma); +1 253 205 0468 US; 799 910 2307 US Toll-free; 877 853 5257 US Toll-free; Meeting ID: 799 910 2307. Find your local number:** https://us06web.zoom.us/u/kbLsn6aJ7H**.**
Written comments may be either emailed or mailed attention to the contact person below to 25 W Main St., Auburn WA, 98001. Please note mailed comments may not be received by City Staff on time for inclusion in the packet provided to the Hearing Examiner. For persons 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 Gabriel Clark, Planner, at planning@auburnwa.gov or 253-470-2147. Date of Notice: **September 23, 2024**

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