**Planning Commission Meeting**
**October 20, 2020 - 7:00 PM**
**SPECIAL PLANNING COMMISSION MEETING VIRTUAL**
**AGENDA**

## I. Virtual Participation Link

A. Virtual Participation Link

The City of Auburn Planning Commission Meeting scheduled for Tuesday, October 20, 2020 at 7:00 p.m. will be held virtually and telephonically. To attend the meeting virtually please clink the link or enter the meeting ID into the Zoom App or call into the meeting at the phone number listed below.

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

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

Join Zoom Meeting
https://zoom.us/j/98703730016

Meeting ID: 987 0373 0016
One tap mobile
1253 215 8782

## II. CALL TO ORDER

B. **PLEDGE OF ALLEGIANCE**

## III. APPROVAL OF MINUTES

A. October 6, 2020 Draft Minutes from the Planning Commission Meeting

## IV. PUBLIC HEARINGS

A. ACC Title 15 (Building and Construction)

Conduct Public Hearing on the proposed Amendments to ACC 15 for Building Code update. The docket was previously discussed at the October 6, 2020 Planning Commission Meeting.

## V. OTHER BUSINESS

### A. Comprehensive Plan Amendment Briefing #2

Private annual comprehensive plan amendments CPM20-0002 & CPM20-0003

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

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

## VI. COMMUNITY DEVELOPMENT REPORT

Update on Community Development Services activities.

### A. ROLL CALL/ESTABLISHMENT OF QUORUM

## VII. ADJOURNMENT

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

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

# AGENDA BILL APPROVAL FORM

**Agenda Subject:**
October 6, 2020 Draft Minutes from the Planning Commission Meeting

**Date:**
October 12, 2020

**Department:**
Community Development

**Attachments:**
October 6, 2020 Planning Commission Meeting Draft Minutes

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

**Administrative Recommendation:**

Planning Commission review and approve the October 6, 2020 meeting minutes

**Background Summary:**

**Reviewed by Council Committees:**

**Councilmember:**

**Staff:** Dixon

**Meeting Date:** October 20, 2020

Item Number:

## I. CALL TO ORDER

Chair Judi Roland called the virtual meeting to order at 7:10 p.m. via Zoom due to Governor Inslee's "Stay Home, Stay Healthy" initiative due to the Covid 19- Pandemic and City Ordinance No. 5533

### a.) ROLL CALL/ESTABLISHMENT OF QUORUM

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

Staff present: Jeff Dixon, Planning Services Manager; Doug Ruth, Assistant City Attorney; Anthony Avery, Senior Planner; Alexandria Teague, Planner II; Jason Krum, Development Services Manager, Joel Asbjornsen, Housing Repair Program Coordinator; Consuelo Rogel, Financial Analyst; Jennifer Oliver, Administrative Assistant.

Members of the public present: Valley Regional Fire Authority represented by: Karen Stewart, Fire Marshal; Dave Casselman, Deputy Fire Marshal; Josh Rogers, Assistant Fire Marshal; Bob Sanders; Greg Gratias.

### b.) PLEDGE OF ALLEGIANCE

## II. APPROVAL OF MINUTES

A. **September 9, 2020 Regular Meeting Minutes**

Commissioner Khanal moved, and Commissioner Stephens seconded to approve the minutes from the September 9, 2020 meeting as written.

MOTION CARRIED UNANIMOUSLY. 5-0
Commissioner Mason was excused from the September 9, 2020 Meeting.

## III. OTHER BUSINESS

### A. Proposed Amendments to Auburn City Code Title 15 (Building and Construction)

Jason Krum, Development Services Manager addressed the Planning Commission with an Introductory Discussion of Building Code Update and proposed amendments to ACC Title 15 (Building and Construction).
The Washington State Building Code Council has adopted updated 2018 building codes and related standards and associated State amendments. This is a periodic update that typically occurs every three (3) years in response to the publication of updated codes and standards by the International Code Council and associated organizations. Updated codes are anticipated to be effective February 1, 2021.

The proposed changes are being originated by staff to prepare Auburn City Code for consistency with State adoption, provide additional clarity for currently adopted amendments where needed, and implement additional amendments in anticipation of future needs. The proposed changes are shown by strikeout/underline code presented to the Planning Commission in the packet as Exhibits A, B, C, D, E, F, G, H & I. The proposed changes to ACC Title 15 will prepare City of Auburn code for the anticipated State adoption of updated codes and standards and help both the public and Staff in preparing, processing, reviewing, approving, and inspecting permit applications. At this Planning Commission Meeting, Staff would like to discuss the contents of this memo with the Planning Commission. Then, based on the discussion, Staff would seek input on whether the code changes could be scheduled for a future hearing to be conducted by the Planning Commission.

Model Building codes in the U.S. are developed from three regional groups:

- BOCA National Building Code ( BOCA/NBC)
  Building Officials code Administrators (BOCA)

- Uniform Building Code (UBC)
  International Conference of Building Officials (ICBO)

- Standard Building Code (SBC)
  Southern Building Code Congress International (SBCC)

Updated I- Codes (International Building Codes) are published by ICC every 3 years. Committees hear code change proposals with an open process with public input. ICC Voting Members decide on proposed code changes.

The State Building Code Council (SBCC) was created in 1974. SBCC adopted the 1973 UBC on January 1, 1975. SBCC adopted the International Codes in 2003. Every 3 years the SBCC adopts the updated codes along with state specific amendments. Technical Advisory Groups review new codes and amendment proposals.

The City of Auburn adopts updated codes every 3 years. Added are local amendments, Offer local appeals, establishment of penalties and prosecution in municipal court. The City adopts codes and amendments in ACC Title 15- Buildings and Construction. Title 15 currently includes 15 Chapters.
Significant updates - ICC : IBC include:

- Occupiable Roof Areas
- Cooking Facilities & Smoke Barriers
- Medical Gas
- Higher Education Laboratories
- Security Access Turnstiles
- Carbon Monoxide Alarms – Alterations

Significant Updates – ICC: IRC

- Solar Roof Access and Pathways
- Deck Design

Significant Updates – WSBCC: IBC

- Family Home Child Care specification

- Occupancy Class: Marijuana Processing, F-1
- Mass Timber
- Fire Pumps
- Pressurized Stairwell Standby Power

Significant Updates – WSBCC: IRC

- Submittal documents – Digital Form
- ADU in Duplex
- Basement Sleeping Rooms
- Habitable Attics & Sleeping Lofts
- Townhomes greater then 4 = Fire Sprinklers
- Heat Detection New Garages

15.06.010(B) International Residential Code: Adoption of New Appendix Q, "Tiny Houses".

* Definition: A dwelling that is 400-sf or less in floor area excluding lofts.
* Includes alternative minimums for ceiling height, loft areas, stair width, stair risers and headroom.

Significant Updates – WSBCC: RES. Energy Code

- Compared to 2006 – Goal 30% by 2020
    - 2018=55

Dwelling Unity Type:
Small: 2015 1.5 WSEC Credits; 2018 3.0 WSEC Credits
Medium 1500-5000 SF: 2015 3.5 WSEC Credits; 2018 6.0 WSEC Credits
Large (greater then 5000 SF): 2015 4.5 WSEC Credits; 2018 7.0 WSEC
R-S Multi Family: 2015 WSEC 1.5; 2018 4.5 WSEC 4.5
Additions less then 500 sf: 2015 WSEC Credits 0.5; 2018 WSEC Credits 1.5.

Significant Updates – WSBCC:
Multi- Family Energy Code/Commercial

- Balanced Ventilation System
- Compartmentalization
- Continuous Insulation
- Doors & Windows
- Air Leakage Testing – Mandatory
- Dedicated Outdoor Air Systems
- Total System Performance Ratio
- Alterations to existing buildings

ACC Title 15 Updates: Minor

- Updated references to 2018 codes
- Updated reference titles & minor clarifications
- Updated references to Community Development

ACC Title 15 Updates: Minor

- 15.06.010(J) International Property Maintenance Code
- Re-locating amendments to IPMC from 15.06.010 to Chapter 15.20 Vacant Property Management
- Code language changes not proposed
- 15.06.040 Penalties and enforcement

- Re-locating language to 15.07 construction code
- Combine Chapter 15.36A & 15.38A Fire Code
    - 15.36A Fire Code, amendments to IFC
    - 15.38A Fire Protection Requirements
- 15.07.050 Permits
        - Revision of refund language from 80% to full amount less resubmittal fee for administrative costs
        - Additional refund language for previously unaddressed step between permit approval and issuance
        - Revised term of expiration for permit refund from 360-days from expiration to coincide with permit expiration

- 15.07.100 Certificate of occupancy
    - Updated language regarding public improvements and the relationship to final inspection and certificate of occupancy.
- 15.07.130 Appeals – Hearing Examiner
    - Added clarification in the time limit for appeals related to the building code of 20 calendar days.

- 15.36A.015 – Permit Extensions
        - Replaced IFC language regarding permit extensions to be consistent with IBC & IRC to offer more flexibility on permit extensions
- 15.36A.031 Fire service features
        - Added some clarification on adopted elements of Chapter 5 of IFC regarding fire access & service features for consistency with Auburn Engineering Design Standards

- 15.36A.041(E) – Automatic Sprinkler Riser Rooms
        - Added clarification on riser room enclosure requirements
- 15.36A.051 Liquid Petroleum Tanks
        - Added a requirement for LP Tanks to be secured and include earthquake shut-off device
        - Not proposed as retroactive but applies to modifications
- 15.36A0.63 – Fire Apparatus Access Road Remoteness
        - Added exception to IFC Appendix D remoteness requirements
- 15.36A.091 – Fire Alarms
        - Added clarification that alarm requirement criteria in ACC is not retroactive and applies to additions.
- 15.36A.031E – Emergency Responder Radio Coverage
        - Replacing Section 510 of IFC with proposed by regional task force to prepare for PSERN
- 15.36A.67 Fire Fighter Air Replenishment Systems

- Proposed adoption of new appendix to IFC ( as of 2015 IFC) and clarification language on applicability to apply to “high-rise buildings.”

Staff completed the presentation to Planning Commission and invited Valley Regional Fire Authority (VRFA) to present additional information regarding Emergency Services Code Changes. VRFA Fire, Marshall Karen Stewart presented to the Commission.

Emergency Services Code Changes affect the Communication System and adopting King County amendment to International Fire Code 510 as well as Air System and adopting International Fire Code Appendix L.

International Fire Code (IFC) 510 in concerned with the reliability of Emergency Responder radios inside structures. Stakeholders include Fire Marshalls, Police, Sheriff, Property Managers and industry. Supported by Valley Com, King County Radio, Puget Sound Emergency Radio Network and King County Fire Chief Association. It affects Consistent enforcement, technical requirements, system design, maintenance, and testing throughout King County. Presenting to Algona, Bellevue, Burien, Covington, Federal Way, Issaquah, Kent, Kirkland, Pacific, Redmond, Renton, Shoreline, SeaTac, Seattle and Woodinville.

IFC Appendix L:
Adopt International Fire Code Appendix L Requirements for Fire Fighter Air Replenishment Systems in **High-rise** structures (structures with an occupied floor more than 75 feet above the lowest level of fire access). WHY approve: three things we need to fight fire: water, air, communications, Air: air standpipes

- Allows for efficiency – firefighters can be deployed to rescue, evacuation
- Greater safety for occupants
- Greater safety for firefighters (11-13 minutes per bottle)
- Bellevue, Renton, and Tukwila adopted years ago
- Kent, Federal Way, Auburn, and Tukwila look at 2018 code adoption

Fire Marshall Stewart offered information and facts as to why it is important to adopt IFC Appendix L:

- First Interstate Bank fire in LA 383 firefighters from 64 companies used 800 air bottles in three and ½ hours to bring the fire under control
- In high-rise fire research has determined that within 11-12 minutes 50% of firefighters low air alarms were going off that means only 25% of air is left in the bottle
- Currently for High-rise fires two to four firefighters are required moving equipment for every firefighter inside fighting fire.
- Imagine a modern High-rise (building over 75 feet) without a fire sprinkler or water standpipe.
- Then imagine how much time and personnel would be wasted moving hose into the building
- The FARS system allows firefighters to have an air system inside the high-rise structure.—it is a standpipe for air

- Allows for efficiency
- Greater safety for occupants
- Greater safety for firefighters
- Instead of caring bottles of air to the staging floor via the stairs or elevator, air would already be in the stairwells.
- Frees firefighters for fire attach, rescue operations, ventilation, evacuation, search and rescue, lobby control and other critical tasks.

Costs:

- Fire alarm system: $4-$7 per square foot
- Fire sprinkler system: $2-$7 per square foot
- FARS: $0.22-$0.79 per square foot

The Commission asked about the Energy Credits for new construction and asked for clarification from Staff if those credits applied to remodels. Staff responded that the Energy Credits do come into effect depending on the remodel scope of work, although, the credits mostly apply to commercial use. Additionally, the Planning Commission commented that the Air Leaking test was intriguing and inquired about what kind of cost does that add to a home, duplex or condo. While Staff was not exactly aware of the cost, they will reach out to a developer to provide that information to the Commission.

Valley Regional Fire Authority ( VRFA) referenced the Heritage Fire, in downtown Auburn that happened two years ago, in their presentation to the Planning Commission. The Heritage building was a two-story structure. The IFC Code Change only affects high rise structures. The Commission asked why the code change request is only for high rise structures and not any structure of building when it could potentially save fire fighters lives. VRFA responded that while they will eventually work to define the code and take it further, the code comes in small increments right now. High rises are the most common places where the FARS System (allows firefighters to have an air system inside the high-rise structure.—it is a standpipe for air) can be found. It is also found in large warehouses which is present in Auburn.

The Planning Commission discussed section 1507-20. This section notes that there is a conflict between International Green Construction Code and the City of Auburn Design code. The Commission was curious as to why it defaults to the City of Auburn Code versus the International Code. Staff responded that the International Green Construction Code hasn't been adopted yet by the state. The City of Auburn proactively adopted it during the last code cycle as an optional guide for contractors who wanted to pursue more green methods of construction. Staff agreed it would be a great reference for contractors. However, City of Auburn design standards, mostly as it relates to Storm Design requirements, have to meet the requirements of the Department of Ecology (DOE) storm water design. Staff felt it necessary to clarify that if there is something that is required to meet the DOE Codes, that it was covered under the City of Auburn Design Code and there was no conflict.

The Commission inquired about Section 1508-A Title 51 regarding Recyclable Materials and Solid Waste Storage and if this was for allowing enough space or if it's a fire code element. Staff commented that it has been clarified because it was adopted in the past

and its really just to specify for different types of developments how much their project site is being committed to making sure they have enough waste handling capacity and recycling facility. Staff mentioned there was guidance in the past with this, but it was blank in error when it came to education, warehousing and wholesale uses. Auburn City Code filled in the blanks where there was no education.

The Planning Commission asked about review of permits and is there a timeline review code. Staff replied that the State has guidelines for timelines for processing permits that Auburn is aware of but there is nothing specific in the City of Auburn code regarding timelines at this time.

Chair Roland asked for clarification on the square footage on buildings and costs figures regarding the FARS System for Fire Fighters. She inquired if its figured by the square footage per floor or by how many of the systems will go up in the buildings. Fire Marshal Stewart explained that it is determined by the whole footprint square footage of the building and how much a sprinkler system, fire alarm and the FARS System would cost.

The Commission inquired about Fire Code IFC 510 (that is concerned with the reliability of Emergency Responder radios inside structures). Clarification was asked if it was the building/building owners' responsibility for equipping the building with the radio equipment for the Communication system for IFC 510. VRFA confirm that it was the owner's responsibility. The PSERN System gets the radio coverage to the exterior of the building. When structures are built with energy efficient windows, radio systems are compromised and weal for communicating with emergency services. The IFC 510 will create a testing system for Valley Com and PSERN eventually, to perform on the antennas attached to the buildings. The antennas are not installed by VRFA but rather a contractor. Once they are installed, Valley Comm, PSERN and VRFA will test to confirm there is no interference. The Commission asked if the antennas would interfere with WIFI coverage or phone systems and VRFA confirmed it would not. Fire Marshall Stewart did mention there was a monthly cost to operate and maintained the systems

After completing the presentation and further discussion, the Planning Commission and staff will hold a Public Hearing for the Building Code Updates at the next scheduled Planning Commission meeting on October 20, 2020.

## B. 2020 Annual Comprehensive Plan Amendments – Briefing Group # 1

As part of the 2020 Comprehensive Plan Amendment process, staff prepared a working binder for use by the Planning Commissioners during their consideration of the proposed annual comprehensive plan amendments.

**WORKING BINDER OVERVIEW**

Staff has prepared the 2020 Comprehensive Plan Amendment Working Binder with the following information:

- Introductory/Front Section:
    - Index to binder contents,
    - Proposed Updated Schedule, &

- Comprehensive Plan Amendment Docket

- Tab 1: Staff Reports and presentations– the staff reports that are provided and will be provided will be used for the two upcoming public hearings.

- Tab 2: Environmental Review – the environmental checklists and SEPA determinations for the proposed amendments (both city initiated and private initiated amendments).

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

- Tab 4: Comprehensive Plan Policy/Text Amendments – includes the 4 school district Capital Facilities Plans, the City's Capital Facilities Plan, and policy/text amendments to individual comprehensive plan elements

- Tab 5: Comprehensive Plan Map Amendments – includes both city-initiated and private-initiated map amendments.

**DISCUSSION**

At the October 6, 2020 Planning Commission meeting, staff would like to briefly review and discuss the **first group of docket items** consisting of:

**Group #1 - City Initiated Comprehensive Plan Text Amendments (CPA20-0005)** (each capital facilities plan is to be adopted and incorporated by reference)

**P/T #1** – Auburn School District Capital Facilities Plan

**P/T #2** – Dieringer School District Capital Facilities Plan

**P/T #3** – Federal Way School District Capital Facilities Plan

**P/T #4** – Kent School District Capital Facilities Plan

**P/T #5** – City of Auburn (COA) Capital Facilities Plan

(While #6 is part of Group #1, this was already discussed at the September 9th meeting & will not discussed)
**P/T #6** –Volume 5, Transportation Element (Separate document incorporated by reference). The changes the Transportation element consist of the following:

- Update Transportation Improvement Program (TIP) information/project list;
- Re-designate multiple capital projects from the TIP (funded) to the Comprehensive Plan (unfunded) to maintain continuity in the future transportation network conditions.
- Update maps as needed to reflect current data and conditions (addressed by CMP#1, below);

- Additional minor changes will relate to grammar, punctuation, choice of words, etc.

(While # 7 was initially identified as part of Group #1, the Parks Dept. has reviewed and determined, there are sufficient references to equestrian opportunities in the existing Parks Plan element, and Parks Dept. has no intention to expand upon that at this time. This topic will no longer be considered on the docket.)
**P/T #7** – Volume 7, Parks, Recreation, and Open Space Element. Add language pertaining to equestrian trails. Language has been previously removed from transportation element and requires modification to meet the goals and mission of the Parks, Recreation, and Open Space Element.

(While #8 is part of Group #1, this was already discussed at the September 9th meeting & will not discussed)
**P/T #8** – Volume 1, Land Use Element and Volume 5, Transportation Element (Plan). Amend comprehensive plan policies which do not sufficiently protect the operations of the Auburn Municipal Airport, and do not provide the City sufficient authority to ensure development around the airport is coordinated and consistent with the Airport Master Plan. Policies are currently being evaluated as to whether they:

- Protect the operations of the Auburn Municipal Airport (the "airport");
- Prevent or promote incompatible land uses around the airport;
- Ensure that development around the airport is coordinated and consistent with the Airport Master Plan;
- Protect the airport from nonconforming uses and structures that pose a safety concern to airport operations;
- Provide the authority to review the impact of development on air safety;
- Are clearly defined and clearly understood, or open to a wide degree of interpretation; or
- Use outdated language

**P/T #9** – Volume 1: Land Use Element: Provide additional clarification as to appropriate utilization of development standards when applying a transition designation. Additional guidance on implementation to be considered.

**Comprehensive Plan Map Amendments**

**City-Initiated Map Amendments (CPA20-0004):**

(While CPM#1 is part of Group #1, this was already discussed at the September 9th meeting & will not discussed)

**CPM#1 –** Volume 5: Transportation Element: Several maps found throughout Volume 5 have been updated to reflect current conditions. A final list of maps and corresponding page numbers is under development by Transportation Planning.

**Private-Initiated Map Amendments:**

•**CPM #2 – CPA20-0001** - Request by Auburn School District to change the designation of King County Parcel number 2121059042 totaling approximately 2.19 acres and located on the north side of Auburn Way South approximately 400 feet west of Noble Court SE from "Multiple-Family Residential" to "Institutional" and an associated rezone from “R-20, Residential 20 dwelling units per acre” to “P-1, Public Use”. The existing Chinook Elementary School, located on an adjacent parcel, is zoned P-1. The school district has purchased this additional site to incorporate into a redevelopment effort for the existing school.

Planner Avery introduced Consuelo Rogel, City of Auburn Financial Analysts, and presented to the Commission a draft of the 6 -year Capital Facilities Plan (2021-2026). A capital facilities plan is one of the comprehensive plan elements required by Washington’s Growth Management Act (GMA). 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 attached CFP satisfies the GMA requirement for a Capital Facilities Element as part of the Comprehensive Plan.

The Commission was provided information on projects that have been added, removed or revised from the previous year’s CFP (2020-2025) due to the creation of new projects, completion of projects or changes in project titles and/or priorities.

The Planning Commission asked about the Capital Facilities Plan deficit and what projects have been cut due to the deficit and grants that were not available. Arterial Streets in Transportation and Water Facility took the biggest hit. A list of projects that that have been either pushed back or delayed was provided from Consuelo Rogel, City of Auburn Financial Analysts, to the Commission.

## IV. COMMUNITY DEVELOPMENT REPORT

Planning Services Manager, Jeff Dixon reported that progress in the downtown area of Auburn is moving along nicely. Two sites near City Hall are making significant construction progress. The Commission asked if there was going to be commercial use on the first floor of the building being developed south of Main Street. Staff confirmed that yes that it would have commercial on the first floor with building entries to Main Street at each corner.

The Planning Commission asked what would be going in at the Long Horn Restaurant site. While the building has been removed, Staff was not aware of any new development at this time.

The Commission mentioned construction happening near 15th St SW. Staff commented that two warehouse sites are being built. One is near 15th Street SW and the northern project will access 8th St SW.

The Planning Commission inquired on the new Sound Transit Parking Garage and if that was still being built. Sound Transit is still in communication with the City regarding the design and advancing the project. With the Covid Pandemic, Sound Transit's budget has likely been affected and possibly slowed the original timetable. The timeline for the Parking Garage might not happen in the initial time frame that was provided.

Commissioner Mason inquired on what was being built at the old Piggly Wiggly grocery store site. Staff commented that the site is owned by the Muckleshoot Tribe and they are seeking to redevelop the site including the existing gas station that is there now. They want to redevelop with a larger convenience store, car wash and larger gas station. Staff mention that there is an alley way that is on the north side that the Tribe is in the process of requesting be vacated. The alley back up to single family residences and few have access. The Tribe is seeking to use the alley for the site redevelopment.

## V. ADJOURNMENT

There being no further business to come before the Planning Commission, Chair Roland adjourned the meeting at 9:24 p.m.

# AGENDA BILL APPROVAL FORM

**Agenda Subject:**
ACC Title 15 (Building and Construction)

**Date:**
October 12, 2020

**Department:**
Coommunity Development

**Attachments:**
ACC Title 15 PC Amendments Strikethrough
ACC Title 15 Clean Version

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

**Administrative Recommendation:**

**Background Summary:**

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

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

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

The proposed code changes are shown by strikeout/underline code attached to this memo as Exhibit 1, and a "clean" version, with all the proposed changes accepted as Exhibit 2. A narrative summary of the proposed amendments are included as Exhibit 3.

**Reviewed by Council Committees:**

**Councilmember:**
**Staff:** Dixon
**Meeting Date:** October 20, 2020
Item Number: PH.1

# EXHIBIT A-1
## General Provisions

**15.04.080 Violation – Penalty.**

Unless another penalty is expressly provided by the chapters of this title, the codes adopted by this title, or other law, any violation of this title shall be enforced pursuant to the provisions of Chapter 1.25 ACC. (Ord. 6601 § 3, 2016; Ord. 4502 § 14, 1991; Ord. 3609 § 4, 1981.)

**15.04.090 Enforcement.**

Pursuant to ACC 15.07.030 the building official is authorized to enforce the provisions of this title.

Recognizing the authority and responsibility vested in the director under the codes adopted by this title, the building official is authorized to promulgate such rules, policies and/or procedures as deemed necessary to carry out the intent of this title and provide for the efficient operation of the permit process as it may be administered by the building official and staff. In so doing, the building official may, from time to time, and notwithstanding other provisions of this title:

A. Record with the county auditor's office notices of building permit and/or land use compliance related activity regarding a specific site, which, after reasonable efforts in working with a property owner, is not brought into conformance with the provisions of this title, or notices and orders as called for under the dangerous buildings code; and/or

B. Call upon the auburn police chief to assist in the enforcement of this title. The chief or designee is authorized to issue criminal citations for violations of this title when criminal sanctions are appropriate under the Auburn City Code. (Ord. 5874 § 2, 2004.)

**Commented [JK1]:** Updated to clarify that enforcement of all of Title 15 applies, not just the specific chapter.

**Deleted:** ,

**Deleted:** chapter

**Deleted:** and 15.07.040

# EXHIBIT B-1
## International Codes

**15.06.010 International codes and other standards adopted.**

There is adopted by reference, upon the effective date of the ordinance codified in this chapter and upon filing with the city clerk one copy thereof, the following described chapters of the Washington Administrative Code, International Codes and standards, and Uniform Plumbing Code and standards together with appendix chapters, amendments, deletions and additions as set forth in this section or in the appropriate chapters in this code.

A. *International Building Code Adopted.* The 2018 Edition of the International Building Code, as published by the International Code Council, as adopted and hereafter amended by the State Building Code Council in Chapter 51-50 WAC, is adopted by reference with amendments, deletions and additions thereto as provided in Chapter 15.08A ACC, Building Code.

B. *International Residential Code Adopted.* The 2018 Edition of the International Residential Code, as published by the International Code Council, as adopted and hereafter amended by the State Building Code Council in Chapter 51-51 WAC, is adopted by reference, excluding Chapter 11, "Energy Efficiency," Chapters 25 through 33, "Plumbing," and Chapters 34 through 43, "Electrical."

C. *International Mechanical Code Adopted.* The 2018 Edition of the International Mechanical Code, as published by the International Code Council, as adopted and hereafter amended by the State Building Code Council in Chapter 51-52 WAC, is adopted by reference.

D. *International Fire Code Adopted.* The 2018 Edition of the International Fire Code, as published by the International Code Council, as adopted and hereafter amended by the State Building Code Council in Chapter 51-54A WAC, is adopted by reference with amendments, deletions and additions thereto as provided in Chapter 15.36A ACC, Fire Code.

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E. *National Fuel Gas Code (NFPA 54) Adopted.* The 2018 Edition of ANSI Z223.1/NFPA 54 National Fuel Gas Code, as published by NFPA, as adopted and hereafter amended by the State Building Code Council in Chapter 51-52 WAC, is adopted by reference.

F. *Liquefied Petroleum Gas Code (NFPA 58) Adopted.* The 2018 Edition of the Liquefied Petroleum Gas Code, as published by NFPA, as adopted and hereafter amended by the State Building Code Council in Chapter 51-52 WAC, is adopted by reference.

G. *International Fuel Gas Code Adopted.* The 2018 Edition of the International Fuel Gas Code, as published by the International Code Council, as adopted and hereafter amended by the State Building Code Council in Chapter 51-52 WAC, is adopted by reference.

H. *Uniform Plumbing Code Adopted.* The 2018 Edition of the Uniform Plumbing Code, as published by the International Association of Plumbing and Mechanical Officials, as adopted and hereafter amended by the State Building Code Council in Chapter 51-56 WAC, is adopted by reference, including Chapter 12, “Fuel Piping,” Chapter 15, “Firestop Protection,” Appendix A, “Recommended Rules for Sizing the Water Supply System,” Appendix B, “Explanatory Notes on Combination Waste and Vent Systems,” Appendix C, “Alternate Plumbing Systems,” Appendix I, “Installation Standards,” and those requirements of the Uniform Plumbing Code relating to venting and combustion air of fuel-fired appliances as found in Chapter 5 and those portions of the code addressing building sewers.

I. *International Energy Conservation Code Adopted.* The 2018 Edition of the International Energy Conservation Code, as published by the International Code Council, as amended by the State Building Code Council in Chapters 51-11C and 51-11R WAC. The most current Washington State Energy Code as established under Chapter 19.27A RCW (most recently amended in 2012). The Washington State Energy Code, as adopted and hereafter amended by the State Building Code Council in Chapters 51-11C and 51-11R WAC, is adopted.

J. *International Property Maintenance Code Adopted.* The 2018 Edition of the International Property Maintenance Code, as published by the International Code

Council, is adopted by reference subject to the deletions, exceptions and conditions in Chapter 15.20 ACC.

K. *International Swimming Pool and Spa Code Adopted.* The 2018 Edition of the International Swimming Pool and Spa Code, as published by the International Code Council, excluding Chapter 4, "Public Swimming Pools," Chapter 5, "Public Spas and Public Exercise Spas," and Chapter 6, "Aquatic Recreation Facilities," is adopted by reference.

L. *International Existing Building Code Adopted.* The 2018 Edition of the International Existing Building Code, as published by the International Code Council, and hereafter amended by the State Building Code Council in WAC 51-50-480101, is adopted.

M. *International Green Construction Code Adopted.* The 2018 Edition of the International Green Construction Code, as published by the International Code Council, is adopted by reference as an optional reference for developers who choose to utilize elements of the code for guidance.

N. *National Healthy Housing Standard Adopted.* The 2014 edition of the National Healthy Housing Standard, as published by the National Center for Healthy Housing, is adopted by reference as a guideline and expression of intent to assist interpretation of the codes adopted in this Chapter.

(Ord. 6744; Ord. 6615 § 17, 2016; Ord. 6601 § 4, 2016; Ord. 6469 § 1, 2013; Ord. 6310 § 1, 2010; Ord. 6104 § 1, 2007; Ord. 5874 § 3, 2004; Ord. 5184 § 2, 1998; Ord. 4754 § 2, 1995; Ord. 4566 § 5 (Exh. A), 1992.)

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# EXHIBIT C-1
## Construction Administrative Code

**15.07.010 General.**

A. *Title.* These regulations shall be known as the Construction Administrative Code of the city of Auburn.

B. *Scope.* The provisions of this chapter shall apply to the administration of the technical codes adopted in ACC 15.06 and by the state of Washington, and as listed:

1.

a. 2018 International Building Code – Chapter 51-50 WAC;

b. 2018 International Residential Code – Chapter 51-51 WAC;

c. 2018 International Mechanical Code – Chapter 51-52 WAC;

d. 2018 International Fire Code – Chapter 51-54A WAC;

e. 2018 National Fuel Gas Code (NFPA 54) – Chapter 51-52 WAC;

f. 2018 Liquefied Petroleum Gas Code (NFPA 58) – Chapter 51-52 WAC;

g. 2018 International Fuel Gas Code – Chapter 51-52 WAC;

h. 2018 Uniform Plumbing Code – Chapter 51-56 WAC;

i. 2018 International Energy Conservation Code – Chapters 51-11C and 51-11R WAC;

j. 2018 International Property Maintenance Code;

k. 2018 International Swimming Pool and Spa Code;

l. 2018 International Existing Building Code;

m. 2018 International Green Construction Code;

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n. 2014 ed. National Healthy Housing Standard.

2. *Exceptions.* The provisions of this code shall not apply to work located primarily in a public way, public utility towers and poles and hydraulic flood control structures.

3. *Definitions.* For the purpose of this chapter, certain terms, phrases, words and their derivatives shall have the meanings set forth in this subsection. Where terms are not defined, they shall have their ordinary accepted meanings within the context with which they are used. Webster's Third International Dictionary of the English Language, Unabridged, latest edition, shall be considered as providing ordinary accepted meanings. Words used in the singular include the plural and the plural the singular. Words used in the masculine gender include the feminine and the feminine the masculine; provided, that any reference to "fire department" in this title or the codes adopted hereunder shall be understood to include the Valley Regional Fire Authority. (Ord. 6601 § 5, 2016; Ord. 6469 § 2, 2013; Ord. 6310 § 2, 2010; Ord. 6104 § 2, 2007; Ord. 5874 § 4(101), 2004.)

**15.07.020 Conflicts between codes and applicability.**

A. General. In case of conflict between codes referenced in ACC 15.07.010 where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the hierarchy of the codes named in Chapter 19.F27 RCW shall govern. Otherwise, the most restrictive provision shall govern, or where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. In the case of a conflict between the International Green Construction Code and the City of Auburn design standards, surface water manage manual, or construction standards, the City of Auburn standards shall govern.

B. Other Laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

C. Application of References. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

D. Referenced Codes and Standards – Conflict with chapter. The codes and standards referenced in this code shall be considered part of the requirements of this code to the

**Commented [JK5]:** Added reference to 2014 NHHS as previously adopted by ACC 15.06 and omitted here by oversight.

**Commented [JK6]:** Conflict between codes sections in 15.06.020 and 15.07 were inconsistent. 15.06.20 repealed and one consolidated conflict section created here. The hierarchy noted here is based on the one adopted by the state, RCW 19.27.

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prescribed extent of each such reference. Where differences occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

E. Partial Invalidity. In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions. (Ord. 6469 § 2, 2013; Ord. 6310 § 3, 2010; Ord. 6104 § 3, 2007; Ord. 5874 § 4(102), 2004.)

**15.07.030 Enforcement.**

A. *Enforcement agency.* The department of community development is designated as the agency responsible for enforcement of building codes, and the official in charge thereof shall be known as the building official, and Section 103 of Chapter 1 of the 2018 International Building Code is amended consistent therewith.

B. *Venue.* Unless specifically directed or assigned otherwise, violations of or failures to comply with any of the codes referenced by this chapter shall be prosecutable in the court of limited jurisdiction authorized to hear cases of the city.

C. *Penalties by class and category of offenses.* Unless a different city penalty is specifically provided for a violation of or failure to comply with any of the codes adopted by the chapters of this title, violations of and failures to comply with the requirements of the codes adopted by this chapter shall constitute offenses of the same description, class and category of offense as are indicated in the adopted code. The penalty for any such offense identified or identifiable as a misdemeanor for which no penalty is specifically provided shall be punishable by imprisonment in the appropriate city or county jail for a period of up to 90 days and a fine of up to $1,000, or by both such fine and imprisonment. The penalty for any such offense identified or identifiable as a gross misdemeanor for which no penalty is specifically provided shall be punishable by imprisonment in the appropriate city or county jail for a period of up to one year and a fine of up to $5,000, or by both such fine and imprisonment. The penalty for any such offense identified or identifiable as an infraction for which no penalty is specifically provided shall be punishable in accordance with ACC 1.25.050.

**Commented [JK7]:** Enforcement provisions of 15.06.04 moved to this location for consistent organization.

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D. *Non-exclusive remedy.* The penalty provisions hereof are in addition to other enforcement and remedy provisions of the codes adopted by the chapters of this title. (Ord. 6601 § 6, 2016; Ord. 6469 § 2, 2013; Ord. 5874 § 4(103), 2004.)

**15.07.050 Permits.**

A. *Application for Permit.* Applicants shall file an application in writing on a form furnished by the department of community development for that purpose. Applications determined by the building official to be in compliance with this section shall be deemed as complete. Such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.

2. Describe the land on which the proposed work is to be done with the tax parcel number assigned pursuant to RCW 84.40.160, and the street address, when available.

3. Indicate the use, occupancy, and construction type for which the proposed work is intended.

4. Be accompanied by construction documents and other information as required in this code.

5. State the valuation of the proposed work.

6. Be signed by the applicant, or the applicant's authorized agent.

7. Give such other data and information as required by the building official.

8. Include the property owner's name, address, and phone number.

9. Include the prime contractor's business name, address, phone number, current state contractor registration number and city business license.

B. The information required on the building permit application of this section shall be set forth on the building permit, approved construction documents, or on the inspection record card which shall be posted at the construction site;

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1. The information required by this section and information supplied by the applicant after the permit is issued shall be kept on record in the office where building permits are issued and made available to any person on request in a manner consistent with public disclosure requirements of the state.

2. If any of the information required by this section is not available at the time the application is submitted, the applicant shall note what information is not available. The unavailability of that information shall not cause the application to be deemed incomplete for the purposes of vesting under this section. However, the applicant shall provide the remaining information as soon as the applicant can reasonably obtain such information. (Ord. 6601 § 7, 2016; Ord. 6469 § 2, 2013; Ord. 6310 § 4, 2010; Ord. 6266 § 1, 2009; Ord. 6104 § 4, 2007; Ord. 5874 § 4(105), 2004.)

**15.07.080 Fees.**

A. *Work Performed without a Permit.* An investigation fee, in addition to the permit fee, may be collected. The investigation fee shall be equal to either the amount of the permit fee required by this code or the cost of the labor to perform the investigation. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

B. *Plan Review and Permit Fees.*

1. When submittal documents are required by ACC 15.07.050, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. The building official and/or the fire code official may have the option to charge a deposit in lieu of the full plan review fee, if the full amount is not known at the time. Any plan review deposit shall be applied toward the total plan review fee owed. The actual permit fees and related plan review fee shall be determined upon completion of the plan review and the balance owing shall be paid at the time of permit issuance. The plan review fee shall be a separate fee from the permit fees specified in this section and are in addition to the permit fees. When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in IBC Section 107.3.4.2, an additional plan review fee shall be charged at the rate shown in the fee code established by the jurisdiction.

2. *Stock Plan Program.* When plans are submitted under the "stock plan program," a plan review fee shall be paid at the time of application for each stock plan. The building official may have the option to charge a partial deposit, in lieu of the full plan review fee. All portions of fees paid as a deposit amount shall be applied to the total plan review fees owed. The applicant shall be required to pay the balance of amount owed for the plan review. Valuations used to compute the permit fees shall include all options submitted with a registered plan. When a registered plan consists of a number of plan options that can produce any number of similar but different buildings, the building official may charge plan review fees based on each different building configuration. Plan review fees shall be paid for at the time of application for a building permit. The plan review fees specified in this subsection are separate fees from the permit fees specified in the fee code, and are in addition to the permit fees.

C. *Refunds.*

1. *Application Fee Before Permit Issuance.* The building official may authorize refunding of not more than the full amount of the application or plan review fee paid, less the current rate of the additional re-submittal fee adopted by the city of Auburn fee schedule in effect at the time of request when an application for a permit for which such fee has been paid is withdrawn or canceled before any plan reviewing is done. The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee no later than 180 days after the date of application.

2. *Permit Fee Before Permit Issuance.* The building official may authorize refunding of not more than the full amount of the permit fee paid, less the current rate of the additional re-submittal fee adopted by the city of Auburn fee schedule in effect at the time of request when an application for a permit for which such fee has been paid is withdrawn or canceled prior to issuance. The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee no later than 180 days after the date of payment.

3. *Permit Fee After Permit Issuance.* The building official may authorize refunding of any fee paid hereunder, which was erroneously paid or collected. When no work has been done under a permit issued in accordance with this code, the building official may authorize refunding of not more than the full amount of the permit fee

**Commented [JK8]:** Modified to be consistent with permit fee refund.

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**Commented [JK9]:** Added new clarification of refund eligibility at step between approval and issuance, previously unaddressed.

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paid, less the current rate of the additional resubmittal fee adopted by the city of Auburn fee schedule; except that no refunds will be processed for permits 180 days from date of issuance where no work has been done. (Ord. 6601 § 9, 2016; Ord. 6469 § 2, 2013; Ord. 6310 § 6, 2010; Ord. 6104 § 5, 2007; Ord. 5874 § (108), 2004.)

**Commented [JK10]:** Revised refund deadline to be consistent with permit expiration timeline of 180-days from issuance and above refund deadlines.

Note that permit expiration date is subject to change during construction and is not recommended to be referenced for establishment of a deadline as currently written.

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**15.07.090 Inspections.**

The city will conduct inspections as prescribed in the latest adopted copy of the International Building Code with the exceptions as noted below:

A. *IMC/UPC/IFGC/NEC Rough – in Inspection.* Rough-in mechanical, gas piping, plumbing and electrical shall be inspected when the rough-in work is complete and under test. No connections to primary utilities shall be made until the rough-in work is inspected and approved.

**Commented [JK11]:** Updated reference to the International Fuel Gas Code

**Deleted:** *Gas*

B. *Energy Efficiency Inspection – Envelope.*

1. *Wall Insulation Inspection.* To be made after all wall insulation and air vapor retarder sheet or film materials are in place, but before any wall covering is placed.

2. *Glazing Inspection.* To be made after glazing materials are installed in the building.

3. *Exterior Roofing Insulation.* To be made after the installation of the roof insulation, but before concealment.

4. *Slab/Floor Insulation.* To be made after the installation of the slab/floor insulation, but before concealment.

C. *Special Inspections.* In addition to the inspections specified above, the building official is authorized to make or require special inspections above the requirements as stated in Chapter 17 of the 2015 International Building Code for any type of work related to the technical codes by an approved agency at no cost to the jurisdiction. (Ord. 6601 § 10, 2016; Ord. 6469 § 2, 2013; Ord. 6310 § 7, 2010; Ord. 6104 § 6, 2007; Ord. 5874 § 4(109), 2004.)

**15.07.100 Certificate of occupancy.**

A. *Use and Occupancy.* No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion of the building or structure shall be made until the building official has issued a certificate of occupancy as provided for in this section. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of this jurisdiction.

B. *Exception.* Certificates of occupancy are not required for work exempt from permits under Section 105.2 of the 2015 International Building Code and 2015 International Residential Code or for R-3 and U occupancies.

C. The building official is authorized under ACC 12.66.080 to evaluate the condition of public improvements that service and/or are adjacent to the lot upon which the building has been constructed. For development projects that require public improvements and the improvements remain incomplete or when the building activity has damaged adjacent public sidewalks, landscaping, streets or utilities the building official is authorized to withhold final inspection approval until the facilities are corrected and completed. The building official with the city engineer's approval may accept a bond or other financial security to guarantee repair or completion of required public improvements under special circumstances as determined by the city.

D. Section 111 of Chapter 1 of the 2015 International Building Code and International Residential Code is hereby amended consistent therewith. (Ord. 6601 § 11, 2016; Ord. 6469 § 2, 2013; Ord. 6310 § 8, 2010; Ord. 5874 § 4(110), 2004.)

**15.07.110 Maintenance.**

A. *Maintenance of Safeguards.* Whenever or wherever any device, equipment, system, condition, arrangement, level of protection, or any other feature is required for compliance with the provisions of this code, or otherwise installed, such device, equipment, system, condition, arrangement, level of protection, or other feature shall thereafter be continuously maintained in accordance with this code and applicable referenced standards. Such device, equipment, system, condition, arrangement, level of protection, or any other feature shall be maintained in accordance with the currently

**Commented [JK12]:** Added clarification for consistency with Community Development and Public Works process for issuance of Certificate of Occupancy as it relates to required public improvements.

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**Commented [JK13]:** Updated reference to IPMC and associated codes rather than just the International Fire Code.

adopted International Property Maintenance Code and associated adopted codes. (Ord. 6469 § 2, 2013; Ord. 5874 § 4(111), 2004.)

Deleted: IFC Sections 107.1 through 107.6.

**15.07.130 Appeals – Hearing examiner.**

In order to hear and decide appeals of orders, decisions or determinations made by the building official or fire code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals consisting of the city of Auburn's appointed hearing examiner.

A. *Appeal to Hearing Examiner.*

1. *Appointment and Term.* In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, except as provided in Chapter 70.92 RCW, a hearing examiner shall be appointed by the mayor as provided elsewhere in this code.

2. *Duties.* The examiner shall conduct an appeal hearing as provided herein, enter findings of fact and conclusions of law based upon those facts and a decision which is final action subject to appeal as provided herein.

3. *Conflict of Interest.* The examiner shall not conduct or participate in any hearing or decision in which the examiner has a direct or indirect personal interest which might exert such influence upon the examiner that might interfere with their decision-making process. Any actual or potential conflict of interest shall be disclosed by the hearing examiner to the parties immediately upon discovery of such conflict. Participants in the hearing process have the right, insofar as possible, to have the examiner free from personal interest or pre-hearing contacts on issues considered by them. It is recognized that there is a countervailing public right to free access to public officials on any matter. If such personal or pre-hearing interest contact impairs the examiner's ability to act on the matter, the hearing examiner shall state and shall abstain therefrom to the end that the proceeding is fair and has the appearance of fairness, unless all parties agree in writing to have the matter heard by said examiner. If all parties do not agree and the hearing examiner must abstain, the mayor shall be notified and the mayor shall appoint a hearing examiner pro tem to sit in the hearing examiner's stead.

4. *Freedom from Improper Influence.* No council member, city official, or any other person shall attempt to interfere with or improperly influence the examiner or examiner pro tempore in the performance of their designated duties.

5. *Duties of the Examiner – Applications and Decisions.* For cases and actions as prescribed by ordinance, the examiner shall receive and examine available information, conduct public hearings, prepare a record thereof, and enter findings of fact, conclusions based upon those facts, and a decision. As provided herein, such decision is final action subject to appeal as provided herein.

6. *Application of Appeal and Filing Fee – Form of Appeal.* Any person receiving a decision or determination made by the building official relative to the application and interpretation of this code may appeal such determination or decision under this code within 20 calendar days of receipt of the decision, or by the end of the following business day when the 20th day falls on a non-business day, by paying the filing fee as set forth in the city of Auburn fee schedule and filing with the department of community development a written application of appeal containing:

a. A heading in the words: "Before the Hearing Examiner of the City of Auburn."

b. A caption reading: "Appeal of Building Official or Fire Code Official Decision or Determination," giving the names of all appellants participating in the appeal.

c. A brief statement setting forth the legal interest of each of the appellants in the building or the land involved in the determination or decision.

d. A brief statement in ordinary and concise language of the specific action protested, together with any material facts claimed to support the contentions of the appellant.

e. A brief statement in ordinary and concise language of the relief sought and the reasons why it is claimed the protested action should be reversed, modified or otherwise set aside.

f. The signatures of all parties named as appellants and their official mailing addresses.

**Commented [JK14]:** Added specification for term for appeal previously undefined. Appeal deadline terms established by other sections of ACC vary. 20 calendar days is consistent with the International Building Code Appendix B.

**Deleted:** at the office of the building official

g. The verification (by declaration under penalty of perjury) of at least one appellant as to the truth of the matters stated in the appeal.

7. *Processing Application of Appeal.* Upon receipt of any application of appeal filed pursuant to this section together with the filing fee in the amount as set forth in the city of Auburn fee schedule, the building official or fire code official shall, within two working days of receipt of an application, determine whether the application is complete. If complete, the application shall be accepted. If not complete, the building official or fire code official shall request that the applicant provide additional information as necessary to complete the application. The applicant shall be advised of the date of acceptance of the application.

8. *Scheduling and Noticing Appeal for Hearing.* As soon as practicable after acceptance of the written application of appeal, the examiner shall fix a date, time and place for the hearing of the appeal. Such date shall be not less than 10 days nor more than 90 days from the date the application of appeal was filed with the building official or fire code official. Written notice of the time and place of the hearing shall be given at least 10 days prior to the date of the hearing to each appellant by the examiner either by causing a copy of such notice to be delivered to the appellant personally or by mailing a copy thereof, postage prepaid, addressed to the appellant at their address shown on the appeal.

9. *Effect of Failure to Appeal.* Failure of any person to file an appeal in accordance with provisions of this section shall constitute a waiver of any right to an administrative hearing and adjudication of the building official's or fire code official's decisions or determinations.

10. *Scope of Hearing on Appeal.* Only those matters or issues specifically raised by the appellant shall be considered in the hearing of the appeal.

11. *Hearing Procedures.*

a. *Record.* A record of the entire proceedings shall be made by tape recording or by any other means of permanent recording determined to be appropriate by the examiner.

b. *Reporting.* The proceedings at the hearing shall also be reported by a phonographic reporter if requested by any party thereto. A transcript of the

proceedings shall be made available to all parties upon request and upon payment of the fee prescribed therefor. Such fees may be established by the examiner, but shall in no event be greater than the cost involved.

c. *Continuances.* The examiner may grant continuances for good cause shown.

d. *Oaths – Certification.* In any proceedings under this section, the examiner has the power to administer oaths and affirmations and to certify to official acts.

e. *Reasonable Dispatch.* The examiner shall proceed with reasonable dispatch to conclude any matter before it. Due regard shall be shown for the convenience and necessity of any parties or their representatives.

f. *Notice of Hearing.* The notice to appellant shall be substantially in the following form, but may include other information: “You are hereby notified that a hearing will be held before (name of hearing examiner) at _____ on the ___ day of _____, 20__ at the hour of ____, upon the notice and order served upon you. You may be present at the hearing. You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You may request the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by filing an affidavit therefor with (name of hearing examiner).”

g. *Subpoenas.*

i. The examiner may issue subpoenas for the attendance of witnesses or the production of other evidence at a hearing upon the written demand of any party. The issuance and service of such subpoena shall be obtained upon the filing of an affidavit therefor which states the name and address of the proposed witness; specifies the exact things sought to be produced and the materiality thereof in detail to the issues involved; and states that the witness has the desired things in their possession or under their control. A subpoena need not be issued when the affidavit is defective in any particular.

ii. *Penalties.* Any person who refuses without lawful excuse to attend any hearing or to produce material evidence in their possession or under their control as required by any subpoena served upon such person as provided for herein shall be guilty of a misdemeanor punishable as provided in ACC 1.24.010.

h. *Conduct of Hearing.*

i. *Rules.* Hearings need not be conducted according to the technical rules relating to evidence and witnesses.

ii. *Oral Evidence.* Oral evidence shall be taken only on oath or affirmation.

iii. *Hearsay Evidence.* Hearsay evidence may be used for the purpose of supplementing or explaining any direct evidence, but shall not be sufficient in itself to support a finding unless it would be admissible over objection in civil actions in courts of competent jurisdiction in this state.

iv. *Admissibility of Evidence.* Any relevant evidence shall be admitted if it is the type of evidence on which responsible persons are accustomed to rely in the conduct of serious affairs, regardless of the existence of any common law or statutory rule which might make improper the admission of such evidence over objection in civil actions in courts of competent jurisdiction in this state.

v. *Exclusion of Evidence.* Irrelevant and unduly repetitious evidence shall be excluded.

vi. *Rights of Parties.* Each party shall have these rights among others:

(A) To call and examine witnesses on any matter relevant to the issues of the hearing;

(B) To introduce documentary and physical evidence;

(C) To cross-examine opposing witnesses on any matter relevant to the issues of the hearing;

(D) To impeach any witness regardless of which party first called them to testify;

(E) To rebut the evidence against them;

(F) To represent themself or to be represented by anyone of their choice who is lawfully permitted to do so.

vii. *Official Notice.*

(A) *What May Be Noticed.* In reaching a decision, official notice may be taken, either before or after submission of the case for decision, of any fact which may be judicially noticed by the courts of this state or official records of departments and ordinances of the city.

(B) *Parties to Be Notified.* Parties present at the hearing shall be informed of the matters to be noticed, and these matters shall be noted in the record, referred to therein, or appended thereto.

(C) *Opportunity to Refute.* Parties present at the hearing shall be given a reasonable opportunity, on request, to refute the official noticed matters by evidence or by written or oral presentation of authority, the manner of such refutation to be determined by the hearing examiner.

(D) *Inspection of the Premises.* The hearing examiner may inspect any building or premises involved in the appeal during the course of the hearing; provided, that (1) notice of such inspection shall be given to the parties before the inspection is made, (2) the parties are given an opportunity to be present during the inspection, and (3) or the hearing examiner shall state for the record upon completion of the inspection the material facts observed and the conclusions drawn therefrom. Each party then shall have a right to rebut or explain the matters so stated by the hearing examiner.

viii. *Limitation of Testimony.* The examiner has the right to limit the time a witness may testify.

12. *Form and Effective Date of Decision.* The decision shall be in writing and shall contain findings of fact, conclusions of law, a determination of the issues presented, and the requirements to be complied with. A copy of the decision shall be delivered

to the appellant personally or sent to them by certified mail, postage prepaid, return receipt requested. The effective date of the decision shall be as stated therein.

13. *Rights Granted – Right to Appeal.* Nothing in this section shall be construed as granting any right of judicial review which does not previously exist in law. The decision of the examiner or examiner pro tem shall be final and exclusive. A writ of review must be sought in the superior court of King or Pierce County, if at all, by an aggrieved party or person.

14. *Limitations of Authority.* The examiner shall have no authority relative to interpretation of the administrative provisions of this code or the technical codes nor shall the examiner be empowered to waive requirements of this code or the technical codes. (Ord. 6469 § 2, 2013; Ord. 6104 § 7, 2007; Ord. 5874 § 4, 2004.)

# EXHIBIT D-1
## Building Code

**15.08A.011 Adoption of international building code.**

The 2018 International Building Code, as adopted and hereafter amended by the State Building Code Council, and included in Chapter 51-50 WAC, is adopted as the building code of the city; provided, that the amendments, deletions and additions thereto as provided in this chapter shall govern over the published provisions of the International Building Code. (Ord. 6601 § 12, 2016; Ord. 6469 § 3, 2013; Ord. 6310 § 10, 2010; Ord. 6104 § 9, 2007; Ord. 5874 § 6, 2004.)

**15.08A.051 Section 516 added – Recyclable materials and solid waste storage.**

A new Section 516 and Table No. 5-F are added to Chapter 5 of the International Building Code to read as follows:

A. Recyclable Materials and Solid Waste Storage.

1. For the purpose of this section, the following definition shall apply: Recycled Materials means those solid wastes that are separated for recycling or reuse, such as papers, metals and glass.

2. All new buildings shall provide space in accordance with Table No. 5-F for the storage of recycled materials and solid waste; EXCEPTION: Group R, Division 3 and Group U Occupancies.

3. The storage area shall be designed to meet the needs of the occupancy, efficiency of pick-up, and shall be available to occupants and haulers.

4. Storage and Handling of Recyclables and Solid Waste shall comply with the 2003 Edition of the International Fire Code, Chapter 3, Section 304.

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**Commented [JK15]:** Updated recycle and solid waste storage area requirements for Wholesale, Warehouse, and Education uses in Table No. 5-F that were previously unspecified. Area requirements included are consistent with other local jurisdictions.

**TABLE NO. 5-F – RECYCLABLE MATERIALS AND SOLID WASTE STORAGE AREA REQUIREMENT**

| OCCUPANCY | AREA REQUIREMENTS |
|---|---|
| OFFICE | 2 SF Per 1,000 SF of Gross Floor Area |
| RETAIL | 5 SF Per 1,000 SF of Gross Floor Area |
| WHOLESALE | 3 SF per 1,000 SF of Gross Floor Area |
| WAREHOUSE | 3 SF per 1,000 SF of Gross Floor Area |
| INDUSTRIAL | 3 SF Per 1,000 SF of Gross Floor Area |
| EDUCATIONAL | 2 SF per 1,000 SF of Gross Floor Area |
| INSTITUTIONAL | 2 SF Per 1,000 SF of Gross Floor Area |
| RESIDENTIAL | Min. 12 SF Plus 1.5 SF Per Unit; One Collection Area Per 30 Units located within 200 feet |

(Ord. 5874 § 6, 2004.)

**15.08A.051 Section 903.1 amended – General.**

International Building Code Section 903.1 is amended to read as follows:

Section 903.1 General. Fire extinguishing systems required in this code shall be installed in accordance with the requirements of this section and Auburn City Code 15.36A.

(Ord. 5874 § 6, 2004.)

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Commented [JK16]: Proposing combining amendments to the International Fire Code (IFC) in ACC 15.36A and ACC 15.38A into one section.

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Deleted: Fire hose threads used in connection with fire-extinguishing systems shall be national standard hose thread or as approved by the fire department.¶ The location of fire department hose connections shall be approved by the fire department

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Deleted: buildings used for high-piled combustible storage, fire protection shall be in accordance with the Fire Code.…

# EXHIBIT E-1
## Fire Code

**15.36A.011 Adoption.**

The 2018 Edition of the International Fire Code, as published by the International Code Council, and as adopted and amended by the State Building Code Council in Chapter 51-54A WAC including Appendix D, "Fire Apparatus Access Roads," Appendix E, "Hazard Categories," Appendix H, "Hazardous Materials Management Plan (HMMP) and Hazardous Materials Inventory Statement (HMIS) Instructions," and Appendix L, "Requirements for Fire Fighter Air Replenishment," is adopted by reference with the amendments, additions, and deletions provided in this chapter. Chapter 15.38A ACC and this chapter shall be controlling within the jurisdiction of the city. The manufacture, storage, handling, sale, and use of fireworks shall be governed by Chapter 70.77 RCW and by Chapter 212-17 WAC and Chapter 8.24 ACC, Fireworks, consistent with Chapter 212-17 WAC. (Ord. 6601 § 17, 2016; Ord. 6469 § 5, 2013; Ord. 6310 § 13, 2010; Ord. 6104 § 11, 2007; Ord. 5874 § 10, 2004.)

**NEW SECTION 15.36A.015 Section 105.3.2 Extensions amended**

Chapter 1 of the International Fire Code entitled "Scope and Administration" is adopted with the following amendment:

A. Section 105.3.2 Extensions. is deleted in its entirety and is replaced with the following:

105.3.2 Extensions. The *fire code official* is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

**15.36A.031 Fire service features.**

Chapter 5 of the International Fire Code, entitled "Fire Service Features," is adopted with the following amendments:

A. *Fire Apparatus Access Roads.* Section 503 of the International Fire Code, entitled "Fire Apparatus Access Roads," is amended by substituting subsections 503.2, 503.3 and 503.4 with the following subsections:

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**Commented [JK19]:** Proposing adoption of Appendix L as recommended by the Valley Regional Fire Authority. Additional comments below.

**Deleted:** thereto as

**Commented [JK20]:** Added new clarification on permit extension policy for Fire Permits to be consistent with language published by the International Building Code (IBC) and International Residential Code (IRC). Existing language in IFC for permit extensions could be interpreted to not apply to already expired permits creating a difficult obstacle for a permitee in need of an extension.

Note that Chapter 1 is considered an optional reference and is subject to jurisdictional adoption/modification.

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Sec. 503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with the City of Auburn Engineering Design Standards as applicable based on the type of access.

Sec. 503.3 Marking. Fire apparatus access roads may be established or relocated at the time of plan review, pre-construction site inspection, and/or post construction site inspection as well as any time during the life of the occupancy. Fire apparatus access roads shall be identified in accordance with ACC 10.36.175. Means of identification shall be maintained in clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Sec. 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Widths and clearances established by the City of Auburn Engineering Design Standards shall be maintained at all times.

Sec. 503.4.1 Traffic calming devices. This section is not adopted.

B. Premises Identification. Section 505 of the International Fire Code, entitled "Premises Identification" is amended by substituting subsection 505.1 with the following subsection:

Sec. 505.1 Address identification. New and existing buildings shall be provided with approved address identification in accordance with ACC 15.52.

C. *Fire Protection Water Supplies – Where Required.* Section 507 of the International Fire Code, entitled "Fire Protection Water Supplies," is amended by substituting subsection 507.5.1 with the following:

Sec. 507.5.1 Where required. Where a portion of a building or structure hereafter constructed or moved into the city is more than 150 feet in vehicular travel from a hydrant, as measured by an approved route, on-site fire hydrants and mains shall be provided where required by the fire code official.

**Commented [JK21]:** Current road access standards published in Chapter 5 of IFC can be in conflict with established minimums specified in the City of Auburn Engineering Design Standards in some circumstances. Added clarification that Auburn Standards govern.

Note that 503.2 of the IFC has not been adopted by the State and is subject to jurisdictional adoption/modification.

**Commented [JK22]:** Modified to eliminate conflicts and be consistent with established marking requirements of ACC 10.36.175.

Note that 503.3 of the IFC has not been adopted by the State and is subject to jurisdictional adoption/modification.

**Deleted:** shall be marked whenever necessary to maintain the unobstructed minimum required width of roadways. Subject to the fire code official's prior written approval, marked fire apparatus access roads, or "fire lanes" as defined in section 202 of the code,

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**Deleted:** established by the fire code official can utilize yellow marking paint and the term "fire lane." Fire lanes shall be marked as directed by the fire code official in accordance with

**Commented [JK23]:** As with 503.2 above, modified to eliminate conflicts for specified minimum standards established by Auburn Standards.

Note that 503.4 of the IFC has not been adopted by the State and is subject to jurisdictional adoption/modification.

**Commented [JK24]:** Clarification that subsection of adopted 503.4 requiring traffic calming devices to be approved by the fire code official is not adopted. Traffic calming devices are approved via Public Works and the City Engineer.

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**Deleted:** . *Fire Apparatus Access Roads – Marking.* Section 503 of the International Fire Code, entitled "Fire Apparatus Access Roads," is amended by adding the following subsection:¶
Sec. 503.3.1 Alternate materials and methods. The fire code official may modify, on a case-by-case basis, any of the marking provisions in this subsection 503.3 where practical difficulties exist. Modification requests shall be submitted in writing to the fire code official setting forth a suggested alternative.

**Commented [JK26]:** Updated to reference already adopted address identification amendments in 15.52.

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Exception: For Group R-3 and Group U occupancies, the distance requirement shall be 450-feet.

D. *Clear Space around Hydrants.* Section 507 of the International Fire Code, entitled "Clear Space Around Hydrants," is amended by substituting subsection 507.5.5 with the following:

Sec. 507.5.5 Clear space around hydrants. A 5-foot clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved. (Ord. 6601 § 18, 2016; Ord. 6310 § 14, 2010; Ord. 5874 § 10, 2004.)

**NEW SECTION E. Section 510 amended - Emergency Responder Radio Coverage**

E. Emergency Responder Radio Coverage. Section 510 of the International Fire Code, entitled "Emergency Responder Radio Coverage" is amended by substituting the following:

510.1 Emergency responder radio coverage in new buildings. Approved radio coverage for emergency responders shall be provided within ~~the~~ buildings meeting any of the following conditions:

1. High rise buildings;
2. The total building area is 50,000 square feet or more;
3. The total basement area is 10,000 square feet or more; or
4. There are floors used for human occupancy more than 30 feet below the finished floor of the lowest level of exit discharge.
5. Buildings or structures where the Fire or Police Chief determines that in-building radio coverage is critical because of its unique design, location, use or occupancy.

The radio coverage system shall be installed in accordance with Sections 510.4 through 510.5.5 of this code and with the provisions of NFPA 1221 (2019). This section shall not require improvement of the existing public safety communication systems.

**Commented [JK27]:** Updated to be consistent with City of Auburn Engineering Design Standards for typical single family residential applications.

Note that Auburn Design Standards are more restrictive than IFC. IFC requires hydrants 600-ft for R-3 and U occupancies and 400-ft for all other building types.

**Commented [JK28]:** New section amending Section 510 of IFC to provide specifications for regional design and testing requirements for Emergency Responder Radio Coverage to be consistent with local communications infrastructure.

Language proposed by regional task force for consistency throughout King County.

**Exceptions:**

1. Buildings and areas of buildings that have minimum radio coverage signal strength levels of the King County Regional 800 MHz Radio System within the building in accordance with Section 510.4.1 without the use of a radio coverage system.

2. In facilities where emergency responder radio coverage is required and such systems, components or equipment required could have a negative impact on the normal operations of that facility, the *fire marshal* shall have the authority to accept an automatically activated emergency responder radio coverage system.
3. One- and two-family dwellings and townhouses.

510.2 Emergency responder radio coverage in existing buildings. Existing buildings shall be provided with approved radio coverage for emergency responders as required in Chapter 11.

510.3 Permit required. A construction permit for the installation of or modification to emergency responder radio coverage systems and related equipment is required as specified in Section 105.7.6. Maintenance performed in accordance with this code is not considered a modification and does not require a permit.

510.4 Technical requirements. Systems, components and equipment required to provide the emergency responder radio coverage system shall comply with Sections 510.4.1 through 510.4.2.8.

510.4.1 Emergency responder communication enhancement system signal strength. The building shall be considered to have acceptable emergency responder communications enhancement system coverage when signal strength

measurements in 95 percent of all areas on each floor of the building meet the signal strength requirements in Sections 510.4.1.1 through 510.4.1.3.

**Exception:** Critical areas, such as the fire command center(s), the fire pump room(s), interior exit stairways, exit passageways, elevator lobbies, standpipe cabinets, sprinkler sectional valve locations, and other areas required by the fire marshal, shall be provided with 99 percent floor area radio coverage.

[W]510.4.1.1 Minimum signal strength into the building. The minimum inbound signal strength shall be sufficient to provide usable voice communications throughout the coverage area as specified by the fire marshal. The inbound signal level shall be a minimum of -95dBm in 95% of the coverage area and 99% in critical areas and sufficient to provide not less than a Delivered Audio Quality (DAQ) of 3.0 or an equivalent Signal-to-Interference-Plus-Noise Ratio (SINR) applicable to the technology for either analog or digital signals.

510.4.1.2 Minimum signal strength out of the building. The minimum outbound signal strength shall be sufficient to provide usable voice communications throughout the coverage area as specified by the fire marshal. The outbound signal level shall be sufficient to provide not less than a DAQ of 3.0 or an equivalent SINR applicable to the technology for either analog or digital signals. A minimum signal strength of -95 dBm shall be received by the King County Regional 800 MHz Radio System when transmitted from within the building.

510.4.1.3 System performance. Signal strength shall be sufficient to meet the requirements of the applications being utilized by public safety for emergency operations through the coverage area as specified by the radio system manager in Section 510.4.2.2.

510.4.2 System design. The emergency responder radio coverage system shall be designed in accordance with Sections 510.4.2.1 through 510.4.2.8 and NFPA 1221 (2019).

510.4.2.1 Amplification systems and components. Buildings and structures that cannot support the required level of radio coverage shall be equipped with systems and components to enhance the public safety radio signals and achieve the required level of radio coverage specified in Sections 510.4.1 through 510.4.1.3. Public safety communications enhancement systems utilizing radio-frequency-emitting devices and cabling shall be allowed by the Public Safety Radio System Operator. Prior to installation, all RF-emitting devices shall have the certification of the radio licensing authority and be suitable for public safety use.

510.4.2.2 Technical criteria. The Public Safety Radio System Operator shall provide the various frequencies required, the location of radio sites, the effective radiated power of radio sites, the maximum propagation delay in microseconds, the applications being used and other supporting technical information necessary for system design upon request by the building owner or owner's representative.

510.4.2.3 Power supply sources. Emergency responder radio coverage systems shall be provided with dedicated standby batteries or provided with 2-hour standby batteries and connected to the facility generator power system in accordance with Section 1203. The standby power supply shall be capable of operating the emergency responder radio coverage system at 100-percent system capacity for a duration of not less than 12 hours.

[W]510.4.2.4 Signal booster requirements. If used, signal boosters shall meet the following requirements:

1. All signal booster components shall be contained in a National Electrical Manufacturer's Association (NEMA) 4, IP66-type waterproof cabinet or equivalent.
   **Exception:** Listed battery systems that are contained in integrated battery cabinets.

2. Battery systems used for the emergency power source shall be contained in a NEMA 3R or higher-rated cabinet, IP65-type waterproof cabinet or equivalent.

3. Equipment shall have FCC or other radio licensing authority certification and be suitable for public safety use prior to installation.

4. Where a donor antenna exists, isolation shall be maintained between the donor antenna and all inside antennas to not less than 20dB greater than the system gain under all operating conditions.
5. Bi-Directional Amplifiers (BDAs) used in emergency responder radio coverage systems shall be fitted with anti-oscillation circuitry and per-channel AGC.
6. Bi-Directional Amplifiers (BDAs) used in emergency responder radio coverage systems shall be fitted with anti-oscillation circuitry and per-channel AGC.
7. The installation of amplification systems or systems that operate on or provide the means to cause interference on any emergency responder radio coverage networks shall be coordinated and approved by the Public Safety Radio System Operator.
8. Unless otherwise approved by the Public Safety Radio System Operator, only channelized signal boosters shall be permitted.

   **Exception**: Broadband BDA's may be utilized when specifically authorized in writing by the Public Safety Radio System Operator.

510.4.2.5 System monitoring. The emergency responder radio enhancement system shall include automatic supervisory and trouble signals that are monitored by a supervisory service and are annunciated by the fire alarm system in accordance with NFPA The following conditions shall be separately annunciated by the fire alarm system, or, if the status of each of the following conditions is individually displayed on a dedicated panel on the radio enhancement system, a single automatic supervisory signal may be annunciated on the fire alarm system indicating deficiencies of the radio enhancement system:

1. Loss of normal AC power supply.
2. System battery charger(s) failure.
3. Malfunction of the donor antenna(s).
4. Failure of active RF-emitting device(s).
5. Low-battery capacity at 70-percent reduction of operating capacity.
6. Active system component malfunction.
7. Malfunction of the communications link between the fire alarm system and the emergency responder radio enhancement system.

510.4.2.6 Additional frequencies and change of frequencies.
The emergency responder radio coverage system shall be capable of modification or expansion in the event frequency changes are required by the FCC or other radio licensing authority, or additional frequencies are made available by the FCC or other radio licensing authority.

510.4.2.7 Design documents. The fire marshal shall have the authority to require “as-built” design documents and specifications for emergency responder communications coverage systems. The documents shall be in a format acceptable to the fire marshal.

510.4.2.8 Radio communication antenna density. Systems shall be engineered to minimize the near-far effect. Radio enhancement system designs shall include sufficient antenna density to address reduced gain conditions.

**Exceptions:**

1. Class A narrow band signal booster devices with independent AGC/ALC circuits per channel.
2. Systems where all portable devices within the same band use active power control.

[W]510.5 Installation requirements. The installation of the public safety radio coverage system shall be in accordance with NFPA 1221 and Sections 510.5.1 through 510.5.7.

510.5.1 Approval prior to installation. Amplification systems capable of operating on frequencies licensed to any public safety agency by the FCC or other radio licensing authority shall not be installed without prior coordination and approval of the Public Safety Radio System Operator.

510.5.2 Minimum qualifications of personnel. The minimum qualifications of the system designer and lead installation personnel shall include both of the following:

1. A valid FCC-issued general radio telephone operators license.

2. Certification of in-building system training issued by an approved organization or approved school, or a certificate issued by the manufacturer of the equipment being installed.

510.5.3 Acceptance test procedure. Where an emergency responder radio coverage system is required, and upon completion of installation, the building owner shall have the radio system tested to verify that two-way coverage on each floor of the

building is in accordance with Section 510.4.1. The test procedure shall be conducted as follows:

1. Each floor of the building shall be divided into a grid of 20 approximately equal test areas, with a maximum test area size of 6,400 square feet. Where the floor area exceeds 128,000 square feet, the floor shall be divided into as many approximately equal test areas as needed, such that no test area exceeds the maximum square footage allowed for a test area.

2. Coverage testing of signal strength shall be conducted using a calibrated spectrum analyzer for each of the test grids. A diagram of this testing shall be created for each floor where coverage is provided, indicating the testing grid used for the test in Section 510.5.3(1), and including signal strengths and frequencies for each test area. Indicate all critical areas.

3. Functional talk-back testing shall be conducted using two calibrated portable radios of the latest brand and model used by the agency's radio communications system or other equipment approved by the fire marshal. Testing shall use Digital Audible Quality (DAQ) metrics, where a passing result is a DAQ of 3 or higher. Communications between handsets shall be tested and recorded in the grid square diagram required by section 510.5.3(2): each grid square on each floor; between each critical area and a radio outside the building; between each critical area and the fire command center or fire alarm control panel; between each landing in each stairwell and the fire command center or fire alarm control panel.

4. Failure of more than 5% of the test areas on any floor shall result in failure of the test.

**Exception:** Critical areas shall be provided with 99 percent floor area coverage.

5. In the event that two of the test areas fail the test, in order to be more statistically accurate, the floor shall be permitted to be divided into 40 equal test areas. Failure of not more than two nonadjacent test areas shall not result in failure of the test. If the system fails the 40-area test, the system shall be altered to meet the 95-percent coverage requirement.

6. A test location approximately in the center of each test area shall be selected for the test, with the radio enabled to verify two-way communications to and from the outside of the building through the public agency's radio communications system. Once the test location has been selected, that location shall represent the entire test area. Failure in the selected test location shall be considered to be a failure of that test area. Additional test locations shall not be permitted.

7. The gain values of all amplifiers shall be measured, and the test measurement results shall be kept on file with the building owner so that the measurements can be verified during annual tests. In the event that the measurement results become lost, the building owner shall be required to rerun the acceptance test to reestablish the gain values.

8. As part of the installation, a spectrum analyzer or other suitable test equipment shall be utilized to ensure spurious oscillations are not being generated by the subject signal booster. This test shall be conducted at the time of installation and at subsequent annual inspections.

9. Systems incorporating Class B signal booster devices or Class B broadband fiber remote devices shall be tested using two portable radios simultaneously conducting subjective voice quality checks. One portable radio shall be positioned not greater than 10 feet (3048 mm) from the indoor

antenna. The second portable radio shall be positioned at a distance that represents the farthest distance from any indoor antenna. With both portable radios simultaneously keyed up on different frequencies within the same band, subjective audio testing shall be conducted and comply with DAQ levels as specified in Sections 510.4.1.1 and 510.4.1.2.

10. Documentation maintained on premises. At the conclusion of the testing, and prior to issuance of the building Certificate of Occupancy, the building owner or owner's representative shall place a copy of the following records in the DAS enclosure or the building engineer's office. The records shall be available to the fire marshal and maintained by the building owner for the life of the system:

a. A certification letter stating that the emergency responder radio coverage system has been installed and tested in accordance with this code, and that the system is complete and fully functional.
b. The grid square diagram created as part of testing in Sections 510.5.3(2) and 510.5.3(3).
c. Data sheets and/or manufacturer specifications for the emergency responder radio coverage system equipment; back up battery; and charging system (if utilized).
d. A diagram showing device locations and wiring schematic,
e. A copy of the electrical permit.

11. Acceptance test reporting to fire marshal. At the conclusion of the testing, and prior to issuance of the building Certificate of Occupancy, the building owner or owner's representative shall submit to the fire marshal a report of the acceptance test by way of the department's third-party vendor thecomplianceengine.com.

510.5.4 FCC compliance. The emergency responder radio coverage system installation and components shall comply with all applicable federal regulations including, but not limited to, FCC 47 CFR Part 90.219.

WS 510.5.5 Mounting of the donor antenna (s). To maintain proper alignment with the system designed donor site, donor antennas shall be permanently affixed on the highest possible position on the building or where approved by the fire marshal. A clearly visible sign shall be placed near the antenna stating, “movement or repositioning of this antenna is prohibited without approval from the fire marshal.” The antenna installation shall be in accordance with the applicable requirements in the International Building Code for weather protection of the building envelope.

510.5.6 Wiring. The backbone, antenna distribution, radiating, or any fiber-optic cables shall be rated as plenum cables. The backbone cables shall be connected to the antenna distribution, radiating, or copper cables using hybrid coupler devices of a value determined by the overall design. Backbone cables shall be routed through an enclosure that matches the building’s required fire-resistance rating for shafts or interior exit stairways. The connection between the backbone cable and the antenna cables shall be made within an enclosure that matches the building’s fire-resistance rating for shafts or interior exit stairways, and passage of the antenna distribution cable in and out of the enclosure shall be protected as a penetration per the International Building Code.

510.5.7 Identification Signs. Emergency responder radio coverage systems shall be identified by an approved sign located on or near the Fire Alarm Control Panel or other approved location stating “This building is equipped with an Emergency Responder Radio Coverage System. Control Equipment located in room _____”. A sign stating “Emergency Responder Radio Coverage System Equipment” shall be placed on or adjacent to the door of the room containing the main system components.

510.6 Maintenance. The emergency responder radio coverage system shall be maintained operational at all times in accordance with Sections 510.6.1 through 510.6. 7.

[W]510.6.1 Testing and proof of compliance. The owner of the building or owner's authorized agent shall have the emergency responder radio coverage system inspected and tested annually or where structural changes occur including additions or remodels that could materially change the original field performance tests. Testing shall consist of the following items (1) through (7):

1. In-building coverage test as required by the *fire marshal* as described in Section 510.5.3 "Acceptance test procedure" or 510.6.1.1 "Alternative in-building coverage test".
   **Exception:** Group R Occupancy annual testing is not required within dwelling units.
2. Signal boosters shall be tested to verify that the gain/output level is the same as it was upon initial installation and acceptance or set to optimize the performance of the system.
3. Backup batteries and power supplies shall be tested under load of a period of 1 hours to verify that they will properly operate during an actual power outage. If within the 1-hour test period the battery exhibits symptoms of failure, the test shall be extended for additional 1-hour periods until the integrity of the battery can be determined.
4. If a fire alarm system is present in the building, a test shall be conducted to verify that the fire alarm system is properly supervising the emergency responder communication system as required in Section 510.4.2.5. The test is performed by simulating alarms to the fire alarm control panel. The certifications in Section 510.5.2 are sufficient for the personnel performing this testing.
5. Other active components shall be checked to verify operation within the manufacturer's specifications.

6. At the conclusion of the testing, a report, which shall verify compliance with Section 510.6.1, shall be submitted to the *fire marshal* by way of the department's third-party vendor thecomplianceengine.com

7. At the conclusion of testing, a record of the inspection and maintenance along with an updated grid diagram of each floor showing tested strengths in each grid square and each critical area shall be added to the documentation maintained on the premises in accordance with Section 510.5.3.

510.6.1.1 Alternative In-building coverage test. When the comprehensive test documentation required by Section 510.5.3 is available, or the most recent full five-year test results are available if the system is older than six years, the in-building coverage test required by the fire marshal in Section 510.6.1(1), may be conducted as follows:

1. Functional talk-back testing shall be conducted using two calibrated portable radios of the latest brand and model used by the agency's radio communications system or other equipment approved by the fire marshal. Testing shall use Digital Audible Quality (DAQ) metrics, where a passing result is a DAQ of 3 or higher. Communications between handsets in the following locations shall be tested: between the fire command center or fire alarm control panel and a location outside the building; between the fire alarm control panel and each landing in each stairwell.

2. Coverage testing of signal strength shall be conducted using a calibrated spectrum analyzer for:

(a) Three grid areas per floor. The three grid areas to be tested on each floor are the three grid areas with poorest performance in the acceptance test or the most recent annual test, whichever is more recent; and

(b) Each of the critical areas identified in acceptance test documentation required by Section 510.5.3, or as modified by the fire marshal, and

(c) One grid square per serving antenna.

3. The test area boundaries shall not deviate from the areas established at the time of the acceptance test, or as modified by the fire marshal. The building shall be considered to have acceptable emergency responder radio coverage when the required signal strength requirements in 510.4.1.1 and 510.4.1.2 are located in 95 percent of all areas on each floor of the building and 99 percent in Critical Areas, and any non-functional serving antenna are repaired to function within normal ranges. If the documentation of the acceptance test or most recent previous annual test results are not available or acceptable to the fire marshal, the radio coverage verification testing described in 510.5.3 shall be conducted.

510.6.2 Additional frequencies. The building owner shall modify or expand the emergency responder radio coverage system at his or her expense in the event frequency changes are required by the FCC or other radio licensing authority, or additional frequencies are made available by the FCC public safety radio system operator or FCC license holder. Prior approval of a public safety radio coverage system on previous frequencies does not exempt this section.

510.6.3 Nonpublic safety system. Where other nonpublic safety amplification systems installed in buildings reduce the performance or cause interference with the emergency responder communications coverage system, the nonpublic safety amplification system shall be corrected or removed.

510.6.4 Field testing. Agency personnel shall have the right to enter onto the property at any reasonable time to conduct field testing to verify the required level of radio coverage or to disable a system that due to malfunction or poor maintenance has the potential to impact the emergency responder radio system in the region.

**15.36A.041 Chapter 9 amended – Fire protection and life safety systems.**

Chapter 9 of the International Fire Code, entitled "Fire Protection and Life Safety Systems," is adopted with the following amendments:

A. Construction documents. Section 901.2 of the International Fire Code, entitled "Construction documents," is amended by adding the following new subsection:

Section 901.2.2 Plans. In addition to the requirements in the building and fire codes, all plans for automatic fire extinguishing systems, including sprinkler system underground piping, shall bear the stamp and signature of a Washington State professional engineer who is registered as qualified in fire protection engineering, or registered as a certified sprinkler contractor through the Washington State Fire Marshal's Office, or as approved by the fire code official.

B. *Fire Areas.* Section 901.4.3 of the International Fire Code, entitled "Fire areas," is amended by adding the following new subsection:

Sec. 901.4.3.1 Fire Area Applicability. For purposes of this chapter, a "fire wall," "fire barrier," or "horizontal assembly" shall only be considered to separate a building so as to not exceed the limits established for requiring an automatic fire extinguishing system and only upon approval of the building official and/or the fire code official.

C. General. Section 903.1 of the International Fire Code, entitled "General," is amended by substituting with the following:

903.1 General. Automatic sprinkler systems shall comply with this section. Systems shall be installed and maintained in an operable condition as specified in this chapter in the following locations as determined by the building and fire code official:

a. All new buildings that do not have adequate fire flow to achieve the minimum fire flows required by the city of Auburn design standards or do not have adequate emergency fire vehicle access as required in the fire code and as determined by the fire code official. Additional fire suppression or other safety measures may be required when additional fire flows are required by the fire code official as referenced in Appendix B of the International Fire Code.

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**Commented [JK29]:** No proposed language change. Moved from 15.38A.041F.

**Commented [JK30]:** Moved from 15.38A.041E. Minor language modification included for clarity.

**Commented [JK31]:** Moved from 15.38A.041A B C D G. Minor language modifications included for clarity.

b. All new buildings except those classed as Group R-3 and Group U, when any of the following occur:

1. The building has more than 10,000 square feet of floor area, or is higher than 30 feet, or requires more than 2,500 gallons per minute of fire flow.

c. All new buildings that contain more than 8,000 square feet of Group A occupancies.d. All buildings which undergo any alteration, or repair which changes the character of the occupancy or use and which increases the fire or life safety or structure hazard.

e. All buildings which undergo any additions that increase the floor area of a building beyond the thresholds above. For such additions, exiting building areas shall comply with this chapter.

D. Speculative Use Warehouses. Section 903.2.11 of the International Fire Code, entitled "Specific buildings areas and hazards," is amended by adding the following new subsection:

Sec. 903.2.11.1.4 Speculative use warehouses. Where the occupant, tenant, or use of the building or storage commodity has not been determined or it is otherwise a speculative use warehouse or building, the automatic sprinkler system shall be designed and installed in accordance with the following:

1. The design area shall be not less than 2,000 square feet.

2. The density shall be not less than that for class IV non-encapsulated commodities on wood pallets, with no solid, slatted, or wire mesh shelving, and with aisles that are 8 feet or more in width and up to 20 feet in height.

3. Sprinkler piping that is 4 inches and larger in width shall be used and the structural engineer of record shall provide written verification approving of the point and dead loads.

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E. Automatic sprinkler riser rooms. Section 903 of the International Fire Code, entitled "Automatic Sprinkler Systems," is amended by adding the following new subsection:

Sec. 903.7. Automatic sprinkler riser rooms. All automatic sprinkler system risers shall be located in a dedicated room. The room enclosure shall meet minimum code requirements for applicable fire resistive ratings and be provided with an exterior door, lighting, heat, and a smoke barrier ceiling. This requirement shall include any NFPA 13, and 13R fire sprinkler systems.

EXCEPTION: Fire sprinkler systems installed according to the IRC shall have an approved location for the riser.

**15.36A.045 Section 3205 amended – Housekeeping and maintenance.**

International Fire Code Section 3205 is amended to read as follows:

3205.6.1 – Signage.

Facilities designed in accordance with this section shall include the appropriate signage (as shown below) and shall be properly posted.

Example of approved signage required for use of Section 3205.6.1, as amended:

**Commented [JK32]:** Moved from 15.38A.051.

**Commented [JK33]:** Updated for clarity and to add specific requirement that sprinkler riser rooms require a ceiling.

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**Commented [JK34]:** Updated to clarify that IRC project (single family dwellings and Townhomes) applications do not require a riser room in accordance with IFC but are required to have an approved location.

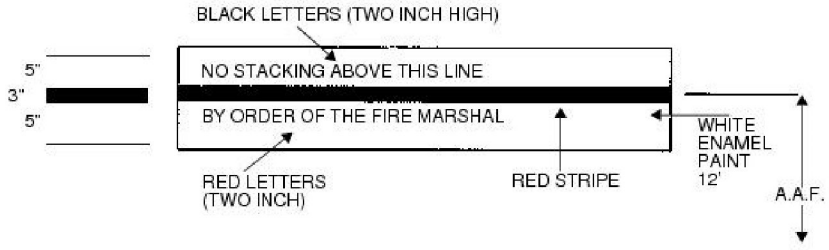
**Deleted:** 13D single family dwellings or Townhomes defined within the IRC

**Commented [JK35]:** Redundant section, previously adopted in 15.36A.041 above.

**Deleted:** ¶

**Deleted:** A. *Automatic Sprinkler Systems – Speculative Use Warehouses.* Section 903 of the International Fire Code, entitled "Automatic Sprinkler Systems," is amended by adding the following new subsections 903.2.9.3 and 903.7:¶
Sec. 903.2.9.3. Speculative use warehouses. Where the occupant, tenant, or use of the building or storage commodity has not been determined or it is otherwise a speculative use warehouse or building, the automatic sprinkler system shall be designed and installed in accordance with the following:¶
1. The design area shall be not less than 2,000 square feet.¶
2. The density shall be not less than that for class IV non-encapsulated commodities on wood pallets, with no solid, slatted, or wire mesh shelving, and with aisles that are 8 feet or more in width and up to 20 feet in height.¶
3. Sprinkler piping that is 4 inches and larger in width shall be used and the structural engineer of record shall provide written verification approving of the point and dead loads.¶
Sec. 903.7. Automatic sprinkler riser rooms. All automatic sprinkler system risers shall be located in a dedicated room with an exterior door, lighting and heat. This requirement shall include any NFPA 13, 13R and 13D systems which serve more than one (1) dwelling unit or unit of occupancies.¶
EXCEPTION: 13D single family dwellings or Townhomes defined within the IRC.

**Deleted:** B




1. This sign must be posted prior to building being stocked and/or occupied.

2. Mount signs at 50'0" O.C. on all walls starting 25'0" from any exterior corner; also on two sides of each column or other location approved by the fire marshal.

3. Signage required on end of racks, if installed.

4. In accordance with the International Fire Code as amended. (Ord. 6601 § 19, 2016.)

**NEW SECTION 15.36A.051 Section 6107 amended – Safety Precautions and Devices**

International Building Code Section 6107 is amended by adding the following new subsections:

Sec. 6107.5 Protecting containers from displacement. LP-gas containers greater than or equal to 125-gallons must be anchored or strapped to prevent lateral displacement. Anchors or straps must be an approved, listed device. Methods of securing LP-gas containers 2,000-gallons or greater must be designed by a licensed professional.

Sec. 6107.6 Earthquake shut-off valves. LP-gas containers greater than or equal to 125-gallons must be protected with an approved, listed earthquake shut-off device.

6107.7 Non-compliant installed LP-gas containers. Existing, non-compliant LP-gas containers must be upgraded to comply with sections 6107.5 and 6107.6 when accessory to a building undergoing a change in use or when tank is replaced or modified.

**Commented [JK36]:** Proposed new additional amendments to address potential safety concerns for liquid petroleum gas tanks of 125-gallons or more. Staff is proposing additional measures beyond the minimums required by State adopted codes to include additional measures to secure tanks and incorporate automatic shutoff valve for seismic events.

Note that staff is not currently recommending these requirements be retroactive for existing tanks but propose that they apply to existing tanks for future replacement, modification, or associated building change of use.

**15.36A.063 Appendix D amended – Fire apparatus access roads.**

A. Sections, D104, D105, D106 and D107 of Appendix D of the International Fire Code, entitled "Fire Apparatus Access Roads," are adopted with the following additions to sections D104, D106 and D107:

Sec. D104.3.1 Where the area to be served is adjacent to only one public access road or remoteness distance is not feasible due to topography, waterways, nonnegotiable grades, existing improvements or other similar conditions, fire apparatus access roads shall be located as distant as possible.

Sec. D106.3.1 Where the area to be served is adjacent to only one public access road or remoteness distance is not feasible due to topography, waterways, nonnegotiable grades, existing improvements or other similar conditions, fire apparatus access roads shall be located as distant as possible.

Sec. D107.2.1 Where the area to be served is adjacent to only one public access road or remoteness distance is not feasible due to topography, waterways, nonnegotiable grades, existing improvements or other similar conditions, fire apparatus access roads shall be located as distant as possible.

B. In case of conflict between the requirements contained in Appendix D of the 2018 International Fire Code, and the City of Auburn Design Standards, the requirements of the City of Auburn Design Standards shall govern.

**NEW SECTION 15.36A.067 Appendix L amended – Requirements for Fire Fighter Air Replenishment Systems**

Appendix L of the International Fire Code entitled "Requirements for Fire Fighter Air Replenishment Systems" is adopted with the following amendment:

A. Section L101.1 Scope. is deleted in its entirety and is replaced with the following:

L101.1 Scope. Fire fighter air replenishment systems (FARS) shall be provided in accordance with this appendix in all new buildings meeting the IBC definition of a high-rise building.

**Commented [JK37]:** Added additional guidance regarding remote access requirements for commercial, multi-family, and residential applications where required remote access cannot be achieved.

Note that Appendix D is considered an optional reference not adopted by the State and is subject to jurisdictional adoption/modification.

**Deleted:** is

**Deleted:** amendments:

**Deleted:** 5

**Commented [JK38]:** Proposing adoption of Appendix K as recommended by the Valley Regional Fire Authority.

Additional amendment proposed to clarify the applicability of this requirement is for "high-rise building" applications defined by the IBC as buildings with an occupied floor 75-ft or greater from the lowest level of fire department vehicle access.

Note that there are no existing or currently proposed projects within the city limits that meet this definition. Proposed adoption is intended to be in place for potential high-rise development in the future.

**15.36A.091 Fire alarm and detection systems.**

A. International Fire Code Chapter 9 is amended to read as follows:

907.1.3 Equipment. Equipment systems and their components shall be listed and approved for the purposes for which they were installed. All new systems shall be addressable. Each device shall have its own address and annunciate individual device addresses at a UL Central Station.

907.1.4 Approved Fire Alarm and Detection Systems. In addition to any requirement of 907.2 or 907.3, all new buildings, exceeding 5,000 square feet gross floor area or additions increasing the total area to greater than 5,000 square feet shall be required to provide an approved automatic fire detection and alarm system. Fire walls shall not be considered to separate a building to enable deletion of the required fire detection system.

EXCEPTIONS:

1. Group "U" Occupancies.

2. One and Two Family residences.

907.5.2.3.1 Employee Work Areas. Visible and audible alarm notification appliances shall be provided in employee work areas.

B. For purposes of this chapter, a "fire wall," "fire barrier," or "horizontal assembly" shall not be considered to separate a building so as to avoid the required automatic fire alarm and detection system. A building shall have a minimum distance of five feet from any point of the building to any point of another building and from the property line in order to be considered a separate building. (Ord. 6601 § 21, 2016; Ord. 6310 § 16, 2010; Ord. 6104 § 14, 2007.)

**Commented [JK39]:** Clarification that alarm requirements of this section is not retroactive but applies to new construction and additions. As written, it is open to interpretation about whether it is retroactive.

**Deleted:** occupancies

**Deleted:** 2

**Deleted:** . Occupancies protected throughout by an approved monitored automatic sprinkler system may delete heat and smoke detectors from the system.¶ 3

# EXHIBIT F-1
## Fire Protection Requirements

(Ord. 6601 § 22, 2016; Ord. 6310 § 18, 2010; Ord. 5874 § 12, 2004.)

(Ord. 6310 § 19, 2010; Ord. 5874 § 12, 2004.)

**Deleted: 15.38A.021 General.¶**
A

**Deleted:** . Automatic fire extinguishing systems shall be installed in accordance with this chapter or as approved by both the building official and fire code official.¶
B

**Deleted:** . The location of fire department hose connections shall be located within 50 feet of and no closer than five feet of an approved water supply and the connection shall be located on the same side of the fire access roadway as the approved water supply and must be approved by the fire code official.¶
C

**Deleted:** . Buildings used for high piled combustible storage shall comply with the fire protection requirements of the fire code and Chapter 15.36A ACC.¶
D

**Deleted:** . For additional provisions on special hazards see the fire code and building code for requirements.¶
**15.38A.041**

**Deleted: Application.¶**
An automatic fire extinguishing system shall be installed and maintained in an operable condition as specified in this chapter in the following locations:¶
A. All new buildings that do not have adequate fire flow or do not have adequate emergency fire vehicle access as required in the fire code and as determined by the fire code official.¶
B. All new buildings except those classed as Group R, Division 3 and Group U, when:¶
1. The building has more than 10,000 square feet of floor area, or is higher than 30 feet, or requires more than 2,500 gallons per minute of fire flow.¶
C. All new buildings that contain more than 8,000 square feet of Group A occupancies and in:¶
1. All enclosed usable space below or over a stairway in Group A, 1 through 5 occupancies.¶
D. *Additions, Alterations and Repairs.* For the purpose of this chapter, any alteration or repair which changes the character of the occupancy or use, and which increases the fire or life safety or structural hazards, shall comply with the requirements of this chapter and:¶
1. Any additions that increase the floor area of a building shall require that the entire building comply with this chapter; and¶ ... [1]

**Deleted: ¶**

**Deleted: 15.38A.051**

**Deleted: Automatic sprinkler systems – Speculative use warehouses.¶**
Section 903 of the International Fire Code, entitled "Automatic Sprinkler Systems," is amended by adding the following new subsection 903.2.9.3:¶ ... [2]

# EXHIBIT G-1
## Moving Buildings

**15.48.040 Permit – Application – Form.**

The application shall be made in writing, upon forms provided by the department of community development, and shall be filed with the department of community. (Ord. 6601 § 24, 2016; Ord. 6310 § 22, 2010; Ord. 2856 § 2, 1974; 1957 code § 2.14.030(A).)

**Commented [JK47]:** Updated to clarify applicable department.

**Deleted:** and public works department

**Deleted:** development and public works department

# EXHIBIT H-1

## International Property Maintenance Code

Chapter 15.20

PROPERTY MAINTENANCE CODE AND VACANT PROPERTY MANAGEMENT

Commented [JK48]: Moved from 15.06 as previously discussed. No language changes proposed.

Sections:


15.20.010 Adoption of international property maintenance code.

Deleted: Vacant property registration

15.20.020 Appendices adopted.

15.20.030 Sections 103.1 and 103.5 amended.

15.20.040 Sections 107.2 and 107.3 amended.

15.20.050 Section 110 amended – Demolition.

15.20.060 Section 111 amended – Means of appeal.

15.20.070 Sections 112.2 and 112.4 amended – Stop work order.

15.20.080 Sections 302.4 and 304.14 amended – General requirements.

15.20.090 Sections 602.3 and 602.4 amended – Mechanical and electrical requirements.

15.20.100 Vacant property registration.(Ord . 6744, 6708 § 6, 2018.)


**NEW SECTIION 15.20.010 Adoption of International Property Maintenance Code.**

The International Property Maintenance Code adopted in Chapter 15.06 shall be on file in the office of the City Clerk. The code as amended in this chapter shall govern over the published provisions of that code. Where the International Property Maintenance Code references the code official, that shall refer to and be construed to mean the building official as used in the city code. Unless the context clearly indicates otherwise, the terms "code official" and "building official" shall be synonymous.

**NEW SECTION 15.20.020 Appendices Adopted.**

International Property Maintenance Code Appendix Chapter A, Boarding Standard, is hereby adopted. A copy of the International Property Maintenance Code Appendix Chapter A, Boarding Standard, shall be on file in the office of the city clerk.

**NEW SECTION 15.20.030. Sections 103.1 and 103.5 amended.**

Sections 103.1 and 103.5 of the International Property Maintenance Code are amended to read as follows:

> 103.1 Department of property maintenance inspection. The department of community development and public works is responsible for implementation and enforcement of the International Property Maintenance Code.
>
> 103.5 Fees. The fees for activities and services performed by the city in carrying out its responsibilities under this code, including hearings conducted by the hearing examiner, shall be as indicated in the city of Auburn fee schedule.

**NEW SECTION 15.20.040 Sections 107.2 and 107.3 amended.**

Sections 107.2 and 107.3 of the International Property Maintenance Code are amended to read as follows:

> 107.2 Notices and orders. Such notice prescribed in Section 107.1 shall be in accordance with the provisions of Chapter 1.25 regarding the form of notices.
>
> 107.3 Method of service. Notices shall be deemed to be property served if delivered in accordance with the provisions of Chapter 1.25 regarding the method of services of notices.

**NEW SECTION 15.20.050 Section 110 amended – Demolition.**

International Property Maintenance Code Section 110.1 is amended to read as follows:

> Section 110.1 General. The code official shall order the owner or owner's authorized agent of any premises upon which is located any structure, which in the code official's or owner's authorized agent judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe

and sanitary, or to board up and hold for future repair or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two (2) years, the code official shall order the owner or owner's authorized agent to demolish and remove such structure, or board up until future repair. Unless the code official determines that other measures are appropriate based on the circumstances, boarding the building up for future repair shall comply with appendix A and the structure shall not remain boarded beyond thirty (30) days, except where a non-opaque material is used that provides the same level of security as provided by the requirements of Appendix A, the boarding may remain in place for no more than one year. Timeframe extensions may be approved by the code official.

**NEW SECTION 15.20.060. Section 111 amended – Means of appeal.**

Section 111 of the International Property Maintenance Code is deleted in its entirety and is replaced with the following:

111 Means of appeal. Any person directly affected by a decision of the code official or a notice or order issued under the international property maintenance code shall have the right to appeal the decision, notice, or order, accept notices to correct and the notices described in section 107. The means for appealing shall be that provided in ACC 15.07.130, as hereafter amended.

**NEW SECTION 15.20.070. Sections 112.2 and 112.4 amended – Stop work order.**

Sections 112.2 and 112.4 of the International Property Maintenance Code are amended to read as follows:

112.2 Issuance. The provisions of Auburn City Code Chapter 1.25 regarding stop work orders shall govern the issuance of a stop work order under this code.

112.4 Failure to comply. The provisions of Auburn City Code Chapter 1.25 shall govern the enforcement of stop work orders and the penalty for failing to comply with an order.

**NEW SECTION 15.20.080. Sections 302.4 and 304.14 amended – General requirements.**

Sections 302.4 and 304.14 of the International Property Maintenance Code are amended to read as follows:

302.4 Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess of six inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, according to the abatement process contained in ACC 8.12, and the costs of such removal shall be paid by the owner or agent responsible for the property.

304.14 Insect Screens. During the period from April 1 to October 31, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm) and every screen door used for insect control shall have a self-closing device in good working condition.

**NEW SECTION 15.20.090. Sections 602.3 and 602.4 amended – Mechanical and electrical requirements.**

Sections 602.3 and 602.4 of the International Property Maintenance Code are amended to read as follows:

602.3 Heat Supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during year-round to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

Exceptions:

a. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code.

b. In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

602.4 Occupiable work spaces. Indoor occupiable work spaces shall be supplied with heat year-round to maintain a minimum temperature of 65°F (18°C) during the period the spaces are occupied.

Exceptions:

a. Processing, storage and operation areas that require cooling or special temperature conditions.

b. Areas in which persons are primarily engaged in vigorous physical activities.

# EXHIBIT I-1
## Land Clearing, Filling and Grading

Deleted: ¶

**15.74.050 Exemptions.**

A. The following are exempt from the requirements of this chapter:

1. Removal of dead or diseased trees, shrubs, or ground cover.

2. EE Clearing and grading not to exceed 6,999 square feet of area within individual lots, for the purpose of the construction of a single-family home or duplex, provided a building permit has been issued by the city prior to commencing the clearing and grading activities and construction of the structure starts within 90 days of commencing clearing and grading activities.

4. The removal of up to six trees per lot within any 12-month period, or for lots greater than one acre, up to six trees per acre within any 12-month period, with fractional acres of one-half acre or more considered to be a whole acre.

5. Clearing and grading for the construction and maintenance of public facilities as approved by the city engineer to include water, sanitary sewer, streets, highways, storm drainage and related facilities.

6. Removal of trees, shrubs, and ground cover in emergency situations involving immediate danger to life or property.

7. Routine landscape maintenance and minor repair.

8. Removal of trees and vegetation consistent with an approved surface mining permit.

9. Removal of a tree from property zoned residential that endangers a permanent structure by being closer to the structure than the distance from the base of the tree to its top, regardless of whether the tree is located on the same property as the structure.

10.EUpon approval of the city engineer or designee, clearing and grading not to exceed 500 cubic yards consisting of excavations of less than five feet in vertical depth and/or fills less than eight inches of vertical depth.

11. Upon approval of the city engineer or designee, the temporary stockpiling of less than 500 cubic yards, combined, of topsoils, crushed rock, sawdust, mulch,

bark, chips, or similar materials on a lot, tract, or parcel of land for a period not to exceed 12 months; provided, that the stockpile has adequate coverage to prevent erosion.

12. Upon approval of the city engineer or designee, the temporary stockpiling of organic or inorganic materials used in an approved construction project, provided the use, location, duration, and extent of the stockpile was disclosed through the environmental or development review process. In no case shall a temporary stockpile remain beyond a 24-month period.

13. New plus replaced hard surfaces which have a surface area less than 2,000 square feet.

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Deleted:

Deleted: creation of impervious

14. Emergency temporary sandbagging, diking, ditching, filling or similar work during or after periods of extreme weather conditions when done to protect life or property, provided such measures do not adversely impact adjacent properties or public facilities.

B. An exemption from clearing, filling, and grading permit requirements does not exempt a property owner from the policies, criteria, and standards contained in this chapter or other applicable local, state, or federal regulations or permit requirements.

C. The property owner is responsible to ensure that clearing of any trees that are within striking distance of a structure or have the potential to cause damage to others is performed by a licensed and bonded contractor. (Ord. 6617 § 20, 2016; Ord. 6601 § 33, 2016; Ord. 6283 § 14, 2009; Ord. 6146 § 1, 2007; Ord. 4861 § 1, 1996; Ord. 4266 § 1, 1988.)

1Note: This section identifies exceptions internal to this chapter. The listed exceptions set forth herein do not preclude the application of requirements of other chapters of the city code thereto.

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# EXHIBIT A-2
## General Provisions

**15.04.080 Violation – Penalty.**

Unless another penalty is expressly provided by the chapters of this title, the codes adopted by this title, or other law any violation of this title shall be enforced pursuant to the provisions of Chapter 1.25 ACC. (Ord. 6601 § 3, 2016; Ord. 4502 § 14, 1991; Ord. 3609 § 4, 1981.)

**15.04.090 Enforcement.**

Pursuant to ACC 15.07.030 the building official is authorized to enforce the provisions of this title.

Recognizing the authority and responsibility vested in the director under the codes adopted by this title, the building official is authorized to promulgate such rules, policies and/or procedures as deemed necessary to carry out the intent of this title and provide for the efficient operation of the permit process as it may be administered by the building official and staff. In so doing, the building official may, from time to time, and notwithstanding other provisions of this title:

A. Record with the county auditor's office notices of building permit and/or land use compliance related activity regarding a specific site, which, after reasonable efforts in working with a property owner, is not brought into conformance with the provisions of this title, or notices and orders as called for under the dangerous buildings code; and/or

B. Call upon the auburn police chief to assist in the enforcement of this title. The chief or designee is authorized to issue criminal citations for violations of this title when criminal sanctions are appropriate under the Auburn City Code. (Ord. 5874 § 2, 2004.)

# EXHIBIT B-2
## International Codes

**15.06.010 International codes and other standards adopted.**

There is adopted by reference, upon the effective date of the ordinance codified in this chapter and upon filing with the city clerk one copy thereof, the following described chapters of the Washington Administrative Code, International Codes and standards, and Uniform Plumbing Code and standards together with appendix chapters, amendments, deletions and additions as set forth in this section or in the appropriate chapters in this code.

A. *International Building Code Adopted.* The 2018 Edition of the International Building Code, as published by the International Code Council, as adopted and hereafter amended by the State Building Code Council in Chapter 51-50 WAC, is adopted by reference with amendments, deletions and additions thereto as provided in Chapter 15.08A ACC, Building Code.

B. *International Residential Code Adopted.* The 2018 Edition of the International Residential Code, as published by the International Code Council, as adopted and hereafter amended by the State Building Code Council in Chapter 51-51 WAC, is adopted by reference, excluding Chapter 11, “Energy Efficiency,” Chapters 25 through 33, “Plumbing,” and Chapters 34 through 43, “Electrical.”

C. *International Mechanical Code Adopted.* The 2018 Edition of the International Mechanical Code, as published by the International Code Council, as adopted and hereafter amended by the State Building Code Council in Chapter 51-52 WAC, is adopted by reference.

D. *International Fire Code Adopted.* The 2018 Edition of the International Fire Code, as published by the International Code Council, as adopted and hereafter amended by the State Building Code Council in Chapter 51-54A WAC, is adopted by reference with amendments, deletions and additions thereto as provided in Chapter 15.36A ACC, Fire Code.

E. *National Fuel Gas Code (NFPA 54) Adopted.* The 2018 Edition of ANSI Z223.1/NFPA 54 National Fuel Gas Code, as published by NFPA, as adopted and hereafter amended by the State Building Code Council in Chapter 51-52 WAC, is adopted by reference.

F. *Liquefied Petroleum Gas Code (NFPA 58) Adopted.* The 2018 Edition of the Liquefied Petroleum Gas Code, as published by NFPA, as adopted and hereafter amended by the State Building Code Council in Chapter 51-52 WAC, is adopted by reference.

G. *International Fuel Gas Code Adopted.* The 2018 Edition of the International Fuel Gas Code, as published by the International Code Council, as adopted and hereafter amended by the State Building Code Council in Chapter 51-52 WAC, is adopted by reference.

H. *Uniform Plumbing Code Adopted.* The 2018 Edition of the Uniform Plumbing Code, as published by the International Association of Plumbing and Mechanical Officials, as adopted and hereafter amended by the State Building Code Council in Chapter 51-56 WAC, is adopted by reference, including Chapter 12, “Fuel Piping,” Chapter 15, “Firestop Protection,” Appendix A, “Recommended Rules for Sizing the Water Supply System,” Appendix B, “Explanatory Notes on Combination Waste and Vent Systems,” Appendix C, “Alternate Plumbing Systems,” Appendix I, “Installation Standards,” and those requirements of the Uniform Plumbing Code relating to venting and combustion air of fuel-fired appliances as found in Chapter 5 and those portions of the code addressing building sewers.

I. *International Energy Conservation Code Adopted.* The 2018 Edition of the International Energy Conservation Code, as published by the International Code Council, as amended by the State Building Code Council in Chapters 51-11C and 51-11R WAC. The most current Washington State Energy Code as established under Chapter 19.27A RCW (most recently amended in 2012). The Washington State Energy Code, as adopted and hereafter amended by the State Building Code Council in Chapters 51-11C and 51-11R WAC, is adopted.

J. *International Property Maintenance Code Adopted.* The 2018 Edition of the International Property Maintenance Code, as published by the International Code

Council, is adopted by reference subject to the deletions, exceptions and conditions in Chapter 15.20 ACC.

K. *International Swimming Pool and Spa Code Adopted.* The 2018 Edition of the International Swimming Pool and Spa Code, as published by the International Code Council, excluding Chapter 4, “Public Swimming Pools,” Chapter 5, “Public Spas and Public Exercise Spas,” and Chapter 6, “Aquatic Recreation Facilities,” is adopted by reference.

L. *International Existing Building Code Adopted.* The 2018 Edition of the International Existing Building Code, as published by the International Code Council, and hereafter amended by the State Building Code Council in WAC 51-50-480101, is adopted.

M. *International Green Construction Code Adopted.* The 2018 Edition of the International Green Construction Code, as published by the International Code Council, is adopted by reference as an optional reference for developers who choose to utilize elements of the code for guidance.

N. *National Healthy Housing Standard Adopted.* The 2014 edition of the National Healthy Housing Standard, as published by the National Center for Healthy Housing, is adopted by reference as a guideline and expression of intent to assist interpretation of the codes adopted in this Chapter.

(Ord. 6744; Ord. 6615 § 17, 2016; Ord. 6601 § 4, 2016; Ord. 6469 § 1, 2013; Ord. 6310 § 1, 2010; Ord. 6104 § 1, 2007; Ord. 5874 § 3, 2004; Ord. 5184 § 2, 1998; Ord. 4754 § 2, 1995; Ord. 4566 § 5 (Exh. A), 1992.)

# EXHIBIT C-2
## Construction Administrative Code

**15.07.010 General.**

A. *Title.* These regulations shall be known as the Construction Administrative Code of the city of Auburn.

B. *Scope.* The provisions of this chapter shall apply to the administration of the technical codes adopted in ACC 15.06 and by the state of Washington, and as listed:

1.

a. 2018 International Building Code – Chapter 51-50 WAC;

b. 2018 International Residential Code – Chapter 51-51 WAC;

c. 2018 International Mechanical Code – Chapter 51-52 WAC;

d. 2018 International Fire Code – Chapter 51-54A WAC;

e. 2018 National Fuel Gas Code (NFPA 54) – Chapter 51-52 WAC;

f. 2018 Liquefied Petroleum Gas Code (NFPA 58) – Chapter 51-52 WAC;

g. 2018 International Fuel Gas Code – Chapter 51-52 WAC;

h. 2018 Uniform Plumbing Code – Chapter 51-56 WAC;

i. 2018 International Energy Conservation Code – Chapters 51-11C and 51-11R WAC;

j. 2018 International Property Maintenance Code;

k. 2018 International Swimming Pool and Spa Code;

l. 2018 International Existing Building Code;

m. 2018 International Green Construction Code;

2014 ed. National Healthy Housing Standard.

2. *Exceptions.* The provisions of this code shall not apply to work located primarily in a public way, public utility towers and poles and hydraulic flood control structures.

3. *Definitions.* For the purpose of this chapter, certain terms, phrases, words and their derivatives shall have the meanings set forth in this subsection. Where terms are not defined, they shall have their ordinary accepted meanings within the context with which they are used. Webster's Third International Dictionary of the English Language, Unabridged, latest edition, shall be considered as providing ordinary accepted meanings. Words used in the singular include the plural and the plural the singular. Words used in the masculine gender include the feminine and the feminine the masculine; provided, that any reference to "fire department" in this title or the codes adopted hereunder shall be understood to include the Valley Regional Fire Authority. (Ord. 6601 § 5, 2016; Ord. 6469 § 2, 2013; Ord. 6310 § 2, 2010; Ord. 6104 § 2, 2007; Ord. 5874 § 4(101), 2004.)

**15.07.020 Conflicts between codes and applicability.**

A. General. In case of conflict between codes referenced in ACC 15.07.010,where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the hierarchy of the codes named in Chapter 19.F27 RCW shall govern. Otherwise, the most restrictive provision shall govern, or where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. In the case of a conflict between the International Green Construction Code and the City of Auburn design standards, surface water manage manual, or construction standards, the City of Auburn standards shall govern.

B. Other Laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

C. Application of References. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

D. Referenced Codes and Standards – Conflict with chapter. The codes and standards referenced in this code shall be considered part of the requirements of this code to the

prescribed extent of each such reference. Where differences occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

E. Partial Invalidity. In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions. (Ord. 6469 § 2, 2013; Ord. 6310 § 3, 2010; Ord. 6104 § 3, 2007; Ord. 5874 § 4(102), 2004.)



**15.07.030 Enforcement.**

A. *Enforcement agency*. The department of community development is designated as the agency responsible for enforcement of building codes, and the official in charge thereof shall be known as the building official, and Section 103 of Chapter 1 of the 2018 International Building Code is amended consistent therewith.

B. *Venue*. Unless specifically directed or assigned otherwise, violations of or failures to comply with any of the codes referenced by this chapter shall be prosecutable in the court of limited jurisdiction authorized to hear cases of the city.

C. *Penalties by class and category of offenses*. Unless a different city penalty is specifically provided for a violation of or failure to comply with any of the codes adopted by the chapters of this title, violations of and failures to comply with the requirements of the codes adopted by this chapter shall constitute offenses of the same description, class and category of offense as are indicated in the adopted code. The penalty for any such offense identified or identifiable as a misdemeanor for which no penalty is specifically provided shall be punishable by imprisonment in the appropriate city or county jail for a period of up to 90 days and a fine of up to $1,000, or by both such fine and imprisonment. The penalty for any such offense identified or identifiable as a gross misdemeanor for which no penalty is specifically provided shall be punishable by imprisonment in the appropriate city or county jail for a period of up to one year and a fine of up to $5,000, or by both such fine and imprisonment. The penalty for any such offense identified or identifiable as an infraction for which no penalty is specifically provided shall be punishable in accordance with ACC 1.25.050.

D. *Non-exclusive remedy*. The penalty provisions hereof are in addition to other enforcement and remedy provisions of the codes adopted by the chapters of this title. (Ord. 6601 § 6, 2016; Ord. 6469 § 2, 2013; Ord. 5874 § 4(103), 2004.)

**15.07.050 Permits.**

A. *Application for Permit.* Applicants shall file an application in writing on a form furnished by the department of community development for that purpose. Applications determined by the building official to be in compliance with this section shall be deemed as complete. Such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.

2. Describe the land on which the proposed work is to be done with the tax parcel number assigned pursuant to RCW 84.40.160, and the street address, when available.

3. Indicate the use, occupancy, and construction type for which the proposed work is intended.

4. Be accompanied by construction documents and other information as required in this code.

5. State the valuation of the proposed work.

6. Be signed by the applicant, or the applicant's authorized agent.

7. Give such other data and information as required by the building official.

8. Include the property owner's name, address, and phone number.

9. Include the prime contractor's business name, address, phone number, current state contractor registration number and city business license.

B. The information required on the building permit application of this section shall be set forth on the building permit, approved construction documents, or on the inspection record card which shall be posted at the construction site;

1. The information required by this section and information supplied by the applicant after the permit is issued shall be kept on record in the office where building permits are issued and made available to any person on request in a manner consistent with public disclosure requirements of the state.

2. If any of the information required by this section is not available at the time the application is submitted, the applicant shall note what information is not available. The unavailability of that information shall not cause the application to be deemed incomplete for the purposes of vesting under this section. However, the applicant shall provide the remaining information as soon as the applicant can reasonably obtain such information. (Ord. 6601 § 7, 2016; Ord. 6469 § 2, 2013; Ord. 6310 § 4, 2010; Ord. 6266 § 1, 2009; Ord. 6104 § 4, 2007; Ord. 5874 § 4(105), 2004.)

**15.07.080 Fees.**

A. *Work Performed without a Permit.* An investigation fee, in addition to the permit fee, may be collected. The investigation fee shall be equal to either the amount of the permit fee required by this code or the cost of the labor to perform the investigation. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

B. *Plan Review and Permit Fees.*

1. When submittal documents are required by ACC 15.07.050, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. The building official and/or the fire code official may have the option to charge a deposit in lieu of the full plan review fee, if the full amount is not known at the time. Any plan review deposit shall be applied toward the total plan review fee owed. The actual permit fees and related plan review fee shall be determined upon completion of the plan review and the balance owing shall be paid at the time of permit issuance. The plan review fee shall be a separate fee from the permit fees specified in this section and are in addition to the permit fees. When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in IBC Section 107.3.4.2, an additional plan review fee shall be charged at the rate shown in the fee code established by the jurisdiction.

2. *Stock Plan Program.* When plans are submitted under the "stock plan program," a plan review fee shall be paid at the time of application for each stock plan. The building official may have the option to charge a partial deposit, in lieu of the full plan review fee. All portions of fees paid as a deposit amount shall be applied to the total plan review fees owed. The applicant shall be required to pay the balance of amount owed for the plan review. Valuations used to compute the permit fees shall include all options submitted with a registered plan. When a registered plan consists of a number of plan options that can produce any number of similar but different buildings, the building official may charge plan review fees based on each different building configuration. Plan review fees shall be paid for at the time of application for a building permit. The plan review fees specified in this subsection are separate fees from the permit fees specified in the fee code, and are in addition to the permit fees.

C. *Refunds.*

1. *Application Fee Before Permit Issuance.* The building official may authorize refunding of not more than the full amount of the application or plan review fee paid, less the current rate of the additional re-submittal fee adopted by the city of Auburn fee schedule in effect at the time of request when an application for a permit for which such fee has been paid is withdrawn or canceled before any plan reviewing is done. The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee no later than 180 days after the date of application.

2. *Permit Fee Before Permit Issuance.* The building official may authorize refunding of not more than the full amount of the permit fee paid, less the current rate of the additional re-submittal fee adopted by the city of Auburn fee schedule in effect at the time of request when an application for a permit for which such fee has been paid is withdrawn or canceled prior to issuance. The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee no later than 180 days after the date of payment.

3. *Permit Fee After Permit Issuance.* The building official may authorize refunding of any fee paid hereunder, which was erroneously paid or collected. When no work has been done under a permit issued in accordance with this code, the building official may authorize refunding of not more than the full amount of the permit fee

paid, less the current rate of the additional resubmittal fee adopted by the city of Auburn fee schedule; except that no refunds will be processed for permits 180 days from date of issuance where no work has been done. (Ord. 6601 § 9, 2016; Ord. 6469 § 2, 2013; Ord. 6310 § 6, 2010; Ord. 6104 § 5, 2007; Ord. 5874 § (108), 2004.)

**15.07.090 Inspections.**

The city will conduct inspections as prescribed in the latest adopted copy of the International Building Code with the exceptions as noted below:

A. *IMC/UPC/IFGC/NEC Rough – in Inspection.* Rough-in mechanical, gas piping, plumbing and electrical shall be inspected when the rough-in work is complete and under test. No connections to primary utilities shall be made until the rough-in work is inspected and approved.

B. *Energy Efficiency Inspection – Envelope.*

1. *Wall Insulation Inspection.* To be made after all wall insulation and air vapor retarder sheet or film materials are in place, but before any wall covering is placed.

2. *Glazing Inspection.* To be made after glazing materials are installed in the building.

3. *Exterior Roofing Insulation.* To be made after the installation of the roof insulation, but before concealment.

4. *Slab/Floor Insulation.* To be made after the installation of the slab/floor insulation, but before concealment.

C. *Special Inspections.* In addition to the inspections specified above, the building official is authorized to make or require special inspections above the requirements as stated in Chapter 17 of the 2015 International Building Code for any type of work related to the technical codes by an approved agency at no cost to the jurisdiction. (Ord. 6601 § 10, 2016; Ord. 6469 § 2, 2013; Ord. 6310 § 7, 2010; Ord. 6104 § 6, 2007; Ord. 5874 § 4(109), 2004.)

## 15.07.100 Certificate of occupancy.

A. *Use and Occupancy.* No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion of the building or structure shall be made until the building official has issued a certificate of occupancy as provided for in this section. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of this jurisdiction.

B. *Exception.* Certificates of occupancy are not required for work exempt from permits under Section 105.2 of the 2015 International Building Code and 2015 International Residential Code or for R-3 and U occupancies.

C. The building official is authorized under ACC 12.66.080 to evaluate the condition of public improvements that service and/or are adjacent to the lot upon which the building has been constructed. For development projects that require public improvements and the improvements remain incomplete or when the building activity has damaged adjacent public sidewalks, landscaping, streets or utilities the building official is authorized to withhold final inspection approval until the facilities are corrected and completed. The building official with the city engineer's approval may accept a bond or other financial security to guarantee repair or completion of required public improvements under special circumstances as determined by the city.

D. Section 111 of Chapter 1 of the 2015 International Building Code and International Residential Code is hereby amended consistent therewith. (Ord. 6601 § 11, 2016; Ord. 6469 § 2, 2013; Ord. 6310 § 8, 2010; Ord. 5874 § 4(110), 2004.)

## 15.07.110 Maintenance.

A. *Maintenance of Safeguards.* Whenever or wherever any device, equipment, system, condition, arrangement, level of protection, or any other feature is required for compliance with the provisions of this code, or otherwise installed, such device, equipment, system, condition, arrangement, level of protection, or other feature shall thereafter be continuously maintained in accordance with this code and applicable referenced standards. Such device, equipment, system, condition, arrangement, level of protection, or any other feature shall be maintained in accordance with the currently

adopted International Property Maintenance Code and associated adopted codes. (Ord. 6469 § 2, 2013; Ord. 5874 § 4(111), 2004.)

### 15.07.130 Appeals – Hearing examiner.

In order to hear and decide appeals of orders, decisions or determinations made by the building official or fire code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals consisting of the city of Auburn's appointed hearing examiner.

A. *Appeal to Hearing Examiner.*

1. *Appointment and Term.* In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, except as provided in Chapter 70.92 RCW, a hearing examiner shall be appointed by the mayor as provided elsewhere in this code.

2. *Duties.* The examiner shall conduct an appeal hearing as provided herein, enter findings of fact and conclusions of law based upon those facts and a decision which is final action subject to appeal as provided herein.

3. *Conflict of Interest.* The examiner shall not conduct or participate in any hearing or decision in which the examiner has a direct or indirect personal interest which might exert such influence upon the examiner that might interfere with their decision-making process. Any actual or potential conflict of interest shall be disclosed by the hearing examiner to the parties immediately upon discovery of such conflict. Participants in the hearing process have the right, insofar as possible, to have the examiner free from personal interest or pre-hearing contacts on issues considered by them. It is recognized that there is a countervailing public right to free access to public officials on any matter. If such personal or pre-hearing interest contact impairs the examiner's ability to act on the matter, the hearing examiner shall state and shall abstain therefrom to the end that the proceeding is fair and has the appearance of fairness, unless all parties agree in writing to have the matter heard by said examiner. If all parties do not agree and the hearing examiner must abstain, the mayor shall be notified and the mayor shall appoint a hearing examiner pro tem to sit in the hearing examiner's stead.

4. *Freedom from Improper Influence.* No council member, city official, or any other person shall attempt to interfere with or improperly influence the examiner or examiner pro tempore in the performance of their designated duties.

5. *Duties of the Examiner – Applications and Decisions.* For cases and actions as prescribed by ordinance, the examiner shall receive and examine available information, conduct public hearings, prepare a record thereof, and enter findings of fact, conclusions based upon those facts, and a decision. As provided herein, such decision is final action subject to appeal as provided herein.

6. *Application of Appeal and Filing Fee – Form of Appeal.* Any person receiving a decision or determination made by the building official relative to the application and interpretation of this code may appeal such determination or decision under this code within 20 calendar days of receipt of the decision, or by the end of the following business day when the 20th day falls on a non-business day, by paying the filing fee as set forth in the city of Auburn fee schedule and filing with the department of community development a written application of appeal containing:

a. A heading in the words: “Before the Hearing Examiner of the City of Auburn.”

b. A caption reading: “Appeal of Building Official or Fire Code Official Decision or Determination,” giving the names of all appellants participating in the appeal.

c. A brief statement setting forth the legal interest of each of the appellants in the building or the land involved in the determination or decision.

d. A brief statement in ordinary and concise language of the specific action protested, together with any material facts claimed to support the contentions of the appellant.

e. A brief statement in ordinary and concise language of the relief sought and the reasons why it is claimed the protested action should be reversed, modified or otherwise set aside.

f. The signatures of all parties named as appellants and their official mailing addresses.

g. The verification (by declaration under penalty of perjury) of at least one appellant as to the truth of the matters stated in the appeal.

7. *Processing Application of Appeal.* Upon receipt of any application of appeal filed pursuant to this section together with the filing fee in the amount as set forth in the city of Auburn fee schedule, the building official or fire code official shall, within two working days of receipt of an application, determine whether the application is complete. If complete, the application shall be accepted. If not complete, the building official or fire code official shall request that the applicant provide additional information as necessary to complete the application. The applicant shall be advised of the date of acceptance of the application.

8. *Scheduling and Noticing Appeal for Hearing.* As soon as practicable after acceptance of the written application of appeal, the examiner shall fix a date, time and place for the hearing of the appeal. Such date shall be not less than 10 days nor more than 90 days from the date the application of appeal was filed with the building official or fire code official. Written notice of the time and place of the hearing shall be given at least 10 days prior to the date of the hearing to each appellant by the examiner either by causing a copy of such notice to be delivered to the appellant personally or by mailing a copy thereof, postage prepaid, addressed to the appellant at their address shown on the appeal.

9. *Effect of Failure to Appeal.* Failure of any person to file an appeal in accordance with provisions of this section shall constitute a waiver of any right to an administrative hearing and adjudication of the building official's or fire code official's decisions or determinations.

10. *Scope of Hearing on Appeal.* Only those matters or issues specifically raised by the appellant shall be considered in the hearing of the appeal.

11. *Hearing Procedures.*

a. *Record.* A record of the entire proceedings shall be made by tape recording or by any other means of permanent recording determined to be appropriate by the examiner.

b. *Reporting.* The proceedings at the hearing shall also be reported by a phonographic reporter if requested by any party thereto. A transcript of the

proceedings shall be made available to all parties upon request and upon payment of the fee prescribed therefor. Such fees may be established by the examiner, but shall in no event be greater than the cost involved.

c. *Continuances.* The examiner may grant continuances for good cause shown.

d. *Oaths – Certification.* In any proceedings under this section, the examiner has the power to administer oaths and affirmations and to certify to official acts.

e. *Reasonable Dispatch.* The examiner shall proceed with reasonable dispatch to conclude any matter before it. Due regard shall be shown for the convenience and necessity of any parties or their representatives.

f. *Notice of Hearing.* The notice to appellant shall be substantially in the following form, but may include other information: “You are hereby notified that a hearing will be held before (name of hearing examiner) at _____ on the ___ day of _____, 20__ at the hour of ____, upon the notice and order served upon you. You may be present at the hearing. You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You may request the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by filing an affidavit therefor with (name of hearing examiner).”

g. *Subpoenas.*

i. The examiner may issue subpoenas for the attendance of witnesses or the production of other evidence at a hearing upon the written demand of any party. The issuance and service of such subpoena shall be obtained upon the filing of an affidavit therefor which states the name and address of the proposed witness; specifies the exact things sought to be produced and the materiality thereof in detail to the issues involved; and states that the witness has the desired things in their possession or under their control. A subpoena need not be issued when the affidavit is defective in any particular.

ii. *Penalties.* Any person who refuses without lawful excuse to attend any hearing or to produce material evidence in their possession or under their control as required by any subpoena served upon such person as provided for herein shall be guilty of a misdemeanor punishable as provided in ACC 1.24.010.

h. *Conduct of Hearing.*

i. *Rules.* Hearings need not be conducted according to the technical rules relating to evidence and witnesses.

ii. *Oral Evidence.* Oral evidence shall be taken only on oath or affirmation.

iii. *Hearsay Evidence.* Hearsay evidence may be used for the purpose of supplementing or explaining any direct evidence, but shall not be sufficient in itself to support a finding unless it would be admissible over objection in civil actions in courts of competent jurisdiction in this state.

iv. *Admissibility of Evidence.* Any relevant evidence shall be admitted if it is the type of evidence on which responsible persons are accustomed to rely in the conduct of serious affairs, regardless of the existence of any common law or statutory rule which might make improper the admission of such evidence over objection in civil actions in courts of competent jurisdiction in this state.

v. *Exclusion of Evidence.* Irrelevant and unduly repetitious evidence shall be excluded.

vi. *Rights of Parties.* Each party shall have these rights among others:

(A) To call and examine witnesses on any matter relevant to the issues of the hearing;

(B) To introduce documentary and physical evidence;

(C) To cross-examine opposing witnesses on any matter relevant to the issues of the hearing;

(D) To impeach any witness regardless of which party first called them to testify;

(E) To rebut the evidence against them;

(F) To represent themself or to be represented by anyone of their choice who is lawfully permitted to do so.

vii. *Official Notice.*

(A) *What May Be Noticed.* In reaching a decision, official notice may be taken, either before or after submission of the case for decision, of any fact which may be judicially noticed by the courts of this state or official records of departments and ordinances of the city.

(B) *Parties to Be Notified.* Parties present at the hearing shall be informed of the matters to be noticed, and these matters shall be noted in the record, referred to therein, or appended thereto.

(C) *Opportunity to Refute.* Parties present at the hearing shall be given a reasonable opportunity, on request, to refute the official noticed matters by evidence or by written or oral presentation of authority, the manner of such refutation to be determined by the hearing examiner.

(D) *Inspection of the Premises.* The hearing examiner may inspect any building or premises involved in the appeal during the course of the hearing; provided, that (1) notice of such inspection shall be given to the parties before the inspection is made, (2) the parties are given an opportunity to be present during the inspection, and (3) or the hearing examiner shall state for the record upon completion of the inspection the material facts observed and the conclusions drawn therefrom. Each party then shall have a right to rebut or explain the matters so stated by the hearing examiner.

viii. *Limitation of Testimony.* The examiner has the right to limit the time a witness may testify.

12. *Form and Effective Date of Decision.* The decision shall be in writing and shall contain findings of fact, conclusions of law, a determination of the issues presented, and the requirements to be complied with. A copy of the decision shall be delivered

to the appellant personally or sent to them by certified mail, postage prepaid, return receipt requested. The effective date of the decision shall be as stated therein.

13. *Rights Granted – Right to Appeal.* Nothing in this section shall be construed as granting any right of judicial review which does not previously exist in law. The decision of the examiner or examiner pro tem shall be final and exclusive. A writ of review must be sought in the superior court of King or Pierce County, if at all, by an aggrieved party or person.

14. *Limitations of Authority.* The examiner shall have no authority relative to interpretation of the administrative provisions of this code or the technical codes nor shall the examiner be empowered to waive requirements of this code or the technical codes. (Ord. 6469 § 2, 2013; Ord. 6104 § 7, 2007; Ord. 5874 § 4, 2004.)

# EXHIBIT D-2
## Building Code

**15.08A.011 Adoption of international building code.**

The 2018 International Building Code, as adopted and hereafter amended by the State Building Code Council, and included in Chapter 51-50 WAC, is adopted as the building code of the city; provided, that the amendments, deletions and additions thereto as provided in this chapter shall govern over the published provisions of the International Building Code. (Ord. 6601 § 12, 2016; Ord. 6469 § 3, 2013; Ord. 6310 § 10, 2010; Ord. 6104 § 9, 2007; Ord. 5874 § 6, 2004.)

**15.08A.051 Section 516 added – Recyclable materials and solid waste storage.**

A new Section 516 and Table No. 5-F are added to Chapter 5 of the International Building Code to read as follows:

A. Recyclable Materials and Solid Waste Storage.

1. For the purpose of this section, the following definition shall apply: Recycled Materials means those solid wastes that are separated for recycling or reuse, such as papers, metals and glass.

2. All new buildings shall provide space in accordance with Table No. 5-F for the storage of recycled materials and solid waste; EXCEPTION: Group R, Division 3 and Group U Occupancies.

3. The storage area shall be designed to meet the needs of the occupancy, efficiency of pick-up, and shall be available to occupants and haulers.

4. Storage and Handling of Recyclables and Solid Waste shall comply with the 2003 Edition of the International Fire Code, Chapter 3, Section 304.

**TABLE NO. 5-F – RECYCLABLE MATERIALS AND SOLID WASTE STORAGE AREA REQUIREMENT**

| OCCUPANCY | AREA REQUIREMENTS |
|---|---|
| OFFICE | 2 SF Per 1,000 SF of Gross Floor Area |
| RETAIL | 5 SF Per 1,000 SF of Gross Floor Area |
| WHOLESALE | 3 SF per 1,000 SF of Gross Floor Area |
| WAREHOUSE | 3 SF per 1,000 SF of Gross Floor Area |
| INDUSTRIAL | 3 SF Per 1,000 SF of Gross Floor Area |
| EDUCATIONAL | 2 SF per 1,000 SF of Gross Floor Area |
| INSTITUTIONAL | 2 SF Per 1,000 SF of Gross Floor Area |
| RESIDENTIAL | Min. 12 SF Plus 1.5 SF Per Unit; One Collection Area Per 30 Units located within 200 feet |

(Ord. 5874 § 6, 2004.)

**15.08A.051 Section 903.1 amended – General.**

International Building Code Section 903.1 is amended to read as follows:

Section 903.1 General. Fire extinguishing systems required in this code shall be installed in accordance with the requirements of this section and Auburn City Code 15.36A.

(Ord. 5874 § 6, 2004.)

# EXHIBIT E-2
## Fire Code

**15.36A.011 Adoption.**

The 2018 Edition of the International Fire Code, as published by the International Code Council, and as adopted and amended by the State Building Code Council in Chapter 51-54A WAC including Appendix D, “Fire Apparatus Access Roads,” Appendix E, “Hazard Categories,” Appendix H, “Hazardous Materials Management Plan (HMMP) and Hazardous Materials Inventory Statement (HMIS) Instructions,” and Appendix L, “Requirements for Fire Fighter Air Replenishment,” is adopted by reference with the amendments, additions, and deletions provided in this chapter. Chapter 15.38A ACC and this chapter shall be controlling within the jurisdiction of the city. The manufacture, storage, handling, sale, and use of fireworks shall be governed by Chapter 70.77 RCW and by Chapter 212-17 WAC and Chapter 8.24 ACC, Fireworks, consistent with Chapter 212-17 WAC. (Ord. 6601 § 17, 2016; Ord. 6469 § 5, 2013; Ord. 6310 § 13, 2010; Ord. 6104 § 11, 2007; Ord. 5874 § 10, 2004.)

**NEW SECTION 15.36A.015 Section 105.3.2 Extensions amended**

Chapter 1 of the International Fire Code entitled “Scope and Administration” is adopted with the following amendment:

A. Section 105.3.2 Extensions. is deleted in its entirety and is replaced with the following:

105.3.2 Extensions. The *fire code official* is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

**15.36A.031 Fire service features.**

Chapter 5 of the International Fire Code, entitled “Fire Service Features,” is adopted with the following amendments:

A. *Fire Apparatus Access Roads.* Section 503 of the International Fire Code, entitled “Fire Apparatus Access Roads,” is amended by substituting subsections 503.2, 503.3 and 503.4 with the following subsections:

Sec. 503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with the City of Auburn Engineering Design Standards as applicable based on the type of access.

Sec. 503.3 Marking. Fire apparatus access roads may be established or relocated at the time of plan review, pre-construction site inspection, and/or post construction site inspection as well as any time during the life of the occupancy. Fire apparatus access roads shall be identified in accordance with ACC 10.36.175. Means of identification shall be maintained in clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Sec. 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Widths and clearances established by the City of Auburn Engineering Design Standards shall be maintained at all times.

Sec. 503.4.1 Traffic calming devices. This section is not adopted.

B. Premises Identification. Section 505 of the International Fire Code, entitled "Premises Identification" is amended by substituting subsection 505.1 with the following subsection:

> Sec. 505.1 Address identification. New and existing buildings shall be provided with approved address identification in accordance with ACC 15.52.

C. *Fire Protection Water Supplies – Where Required.* Section 507 of the International Fire Code, entitled "Fire Protection Water Supplies," is amended by substituting subsection 507.5.1 with the following:

> Sec. 507.5.1 Where required. Where a portion of a building or structure hereafter constructed or moved into the city is more than 150 feet in vehicular travel from a hydrant, as measured by an approved route, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exception: For Group R-3 and Group U occupancies, the distance requirement shall be 450-feet.

D. *Clear Space around Hydrants.* Section 507 of the International Fire Code, entitled "Clear Space Around Hydrants," is amended by substituting subsection 507.5.5 with the following:

Sec. 507.5.5 Clear space around hydrants. A 5-foot clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved. (Ord. 6601 § 18, 2016; Ord. 6310 § 14, 2010; Ord. 5874 § 10, 2004.)

**NEW SECTION E. Section 510 amended - Emergency Responder Radio Coverage**

E. Emergency Responder Radio Coverage. Section 510 of the International Fire Code, entitled "Emergency Responder Radio Coverage" is amended by substituting the following:

510.1 Emergency responder radio coverage in new buildings. Approved radio coverage for emergency responders shall be provided within ~~the~~ buildings meeting any of the following conditions:

1. High rise buildings;
2. The total building area is 50,000 square feet or more;
3. The total basement area is 10,000 square feet or more; or
4. There are floors used for human occupancy more than 30 feet below the finished floor of the lowest level of exit discharge.
5. Buildings or structures where the Fire or Police Chief determines that in-building radio coverage is critical because of its unique design, location, use or occupancy.

The radio coverage system shall be installed in accordance with Sections 510.4 through 510.5.5 of this code and with the provisions of NFPA 1221 (2019). This section shall not require improvement of the existing public safety communication systems.

**Exceptions:**

1. Buildings and areas of buildings that have minimum radio coverage signal strength levels of the King County Regional 800 MHz Radio System within the building in accordance with Section 510.4.1 without the use of a radio coverage system.

2. In facilities where emergency responder radio coverage is required and such systems, components or equipment required could have a negative impact on the normal operations of that facility, the *fire marshal* shall have the authority to accept an automatically activated emergency responder radio coverage system.
3. One- and two-family dwellings and townhouses.

510.2 Emergency responder radio coverage in existing buildings. Existing buildings shall be provided with approved radio coverage for emergency responders as required in Chapter 11.

510.3 Permit required. A construction permit for the installation of or modification to emergency responder radio coverage systems and related equipment is required as specified in Section 105.7.6. Maintenance performed in accordance with this code is not considered a modification and does not require a permit.

510.4 Technical requirements. Systems, components and equipment required to provide the emergency responder radio coverage system shall comply with Sections 510.4.1 through 510.4.2.8.

510.4.1 Emergency responder communication enhancement system signal strength. The building shall be considered to have acceptable emergency responder communications enhancement system coverage when signal strength

measurements in 95 percent of all areas on each floor of the building meet the signal strength requirements in Sections 510.4.1.1 through 510.4.1.3.

**Exception:** Critical areas, such as the fire command center(s), the fire pump room(s), interior exit stairways, exit passageways, elevator lobbies, standpipe cabinets, sprinkler sectional valve locations, and other areas required by the fire marshal, shall be provided with 99 percent floor area radio coverage.

[W]510.4.1.1 Minimum signal strength into the building. The minimum inbound signal strength shall be sufficient to provide usable voice communications throughout the coverage area as specified by the fire marshal. The inbound signal level shall be a minimum of -95dBm in 95% of the coverage area and 99% in critical areas and sufficient to provide not less than a Delivered Audio Quality (DAQ) of 3.0 or an equivalent Signal-to-Interference-Plus-Noise Ratio (SINR) applicable to the technology for either analog or digital signals.

510.4.1.2 Minimum signal strength out of the building. The minimum outbound signal strength shall be sufficient to provide usable voice communications throughout the coverage area as specified by the fire marshal. The outbound signal level shall be sufficient to provide not less than a DAQ of 3.0 or an equivalent SINR applicable to the technology for either analog or digital signals. A minimum signal strength of -95 dBm shall be received by the King County Regional 800 MHz Radio System when transmitted from within the building.

510.4.1.3 System performance. Signal strength shall be sufficient to meet the requirements of the applications being utilized by public safety for emergency operations through the coverage area as specified by the radio system manager in Section 510.4.2.2.

510.4.2 System design. The emergency responder radio coverage system shall be designed in accordance with Sections 510.4.2.1 through 510.4.2.8 and NFPA 1221 (2019).

510.4.2.1 Amplification systems and components. Buildings and structures that cannot support the required level of radio coverage shall be equipped with systems and components to enhance the public safety radio signals and achieve the required level of radio coverage specified in Sections 510.4.1 through 510.4.1.3. Public safety communications enhancement systems utilizing radio-frequency-emitting devices and cabling shall be allowed by the Public Safety Radio System Operator. Prior to installation, all RF-emitting devices shall have the certification of the radio licensing authority and be suitable for public safety use.

510.4.2.2 Technical criteria. The Public Safety Radio System Operator shall provide the various frequencies required, the location of radio sites, the effective radiated power of radio sites, the maximum propagation delay in microseconds, the applications being used and other supporting technical information necessary for system design upon request by the building owner or owner's representative.

510.4.2.3 Power supply sources. Emergency responder radio coverage systems shall be provided with dedicated standby batteries or provided with 2-hour standby batteries and connected to the facility generator power system in accordance with Section 1203. The standby power supply shall be capable of operating the emergency responder radio coverage system at 100-percent system capacity for a duration of not less than 12 hours.

[W]510.4.2.4 Signal booster requirements. If used, signal boosters shall meet the following requirements:

1. All signal booster components shall be contained in a National Electrical Manufacturer's Association (NEMA) 4, IP66-type waterproof cabinet or equivalent.
   **Exception:** Listed battery systems that are contained in integrated battery cabinets.

2. Battery systems used for the emergency power source shall be contained in a NEMA 3R or higher-rated cabinet, IP65-type waterproof cabinet or equivalent.

3. Equipment shall have FCC or other radio licensing authority certification and be suitable for public safety use prior to installation.

4. Where a donor antenna exists, isolation shall be maintained between the donor antenna and all inside antennas to not less than 20dB greater than the system gain under all operating conditions.
5. Bi-Directional Amplifiers (BDAs) used in emergency responder radio coverage systems shall be fitted with anti-oscillation circuitry and per-channel AGC.
6. Bi-Directional Amplifiers (BDAs) used in emergency responder radio coverage systems shall be fitted with anti-oscillation circuitry and per-channel AGC.
7. The installation of amplification systems or systems that operate on or provide the means to cause interference on any emergency responder radio coverage networks shall be coordinated and approved by the Public Safety Radio System Operator.
8. Unless otherwise approved by the Public Safety Radio System Operator, only channelized signal boosters shall be permitted.

   **Exception**: Broadband BDA's may be utilized when specifically authorized in writing by the Public Safety Radio System Operator.

510.4.2.5 System monitoring. The emergency responder radio enhancement system shall include automatic supervisory and trouble signals that are monitored by a supervisory service and are annunciated by the fire alarm system in accordance with NFPA The following conditions shall be separately annunciated by the fire alarm system, or, if the status of each of the following conditions is individually displayed on a dedicated panel on the radio enhancement system, a single automatic supervisory signal may be annunciated on the fire alarm system indicating deficiencies of the radio enhancement system:

1. Loss of normal AC power supply.
2. System battery charger(s) failure.
3. Malfunction of the donor antenna(s).
4. Failure of active RF-emitting device(s).
5. Low-battery capacity at 70-percent reduction of operating capacity.
6. Active system component malfunction.
7. Malfunction of the communications link between the fire alarm system and the emergency responder radio enhancement system.

510.4.2.6 Additional frequencies and change of frequencies.
The emergency responder radio coverage system shall be capable of modification or expansion in the event frequency changes are required by the FCC or other radio licensing authority, or additional frequencies are made available by the FCC or other radio licensing authority.

510.4.2.7 Design documents. The fire marshal shall have the authority to require “as-built” design documents and specifications for emergency responder communications coverage systems. The documents shall be in a format acceptable to the fire marshal.

510.4.2.8 Radio communication antenna density. Systems shall be engineered to minimize the near-far effect. Radio enhancement system designs shall include sufficient antenna density to address reduced gain conditions.

**Exceptions:**

1. Class A narrow band signal booster devices with independent AGC/ALC circuits per channel.
2. Systems where all portable devices within the same band use active power control.

[W]510.5 Installation requirements. The installation of the public safety radio coverage system shall be in accordance with NFPA 1221 and Sections 510.5.1 through 510.5.7.

510.5.1 Approval prior to installation. Amplification systems capable of operating on frequencies licensed to any public safety agency by the FCC or other radio licensing authority shall not be installed without prior coordination and approval of the Public Safety Radio System Operator.

510.5.2 Minimum qualifications of personnel. The minimum qualifications of the system designer and lead installation personnel shall include both of the following:

1. A valid FCC-issued general radio telephone operators license.

2. Certification of in-building system training issued by an approved organization or approved school, or a certificate issued by the manufacturer of the equipment being installed.

510.5.3 Acceptance test procedure. Where an emergency responder radio coverage system is required, and upon completion of installation, the building owner shall have the radio system tested to verify that two-way coverage on each floor of the

building is in accordance with Section 510.4.1. The test procedure shall be conducted as follows:

1. Each floor of the building shall be divided into a grid of 20 approximately equal test areas, with a maximum test area size of 6,400 square feet. Where the floor area exceeds 128,000 square feet, the floor shall be divided into as many approximately equal test areas as needed, such that no test area exceeds the maximum square footage allowed for a test area.

2. Coverage testing of signal strength shall be conducted using a calibrated spectrum analyzer for each of the test grids. A diagram of this testing shall be created for each floor where coverage is provided, indicating the testing grid used for the test in Section 510.5.3(1), and including signal strengths and frequencies for each test area. Indicate all critical areas.

3. Functional talk-back testing shall be conducted using two calibrated portable radios of the latest brand and model used by the agency's radio communications system or other equipment approved by the fire marshal. Testing shall use Digital Audible Quality (DAQ) metrics, where a passing result is a DAQ of 3 or higher. Communications between handsets shall be tested and recorded in the grid square diagram required by section 510.5.3(2): each grid square on each floor; between each critical area and a radio outside the building; between each critical area and the fire command center or fire alarm control panel; between each landing in each stairwell and the fire command center or fire alarm control panel.

4. Failure of more than 5% of the test areas on any floor shall result in failure of the test.

**Exception:** Critical areas shall be provided with 99 percent floor area coverage.

5. In the event that two of the test areas fail the test, in order to be more statistically accurate, the floor shall be permitted to be divided into 40 equal test areas. Failure of not more than two nonadjacent test areas shall not result in failure of the test. If the system fails the 40-area test, the system shall be altered to meet the 95-percent coverage requirement.

6. A test location approximately in the center of each test area shall be selected for the test, with the radio enabled to verify two-way communications to and from the outside of the building through the public agency's radio communications system. Once the test location has been selected, that location shall represent the entire test area. Failure in the selected test location shall be considered to be a failure of that test area. Additional test locations shall not be permitted.

7. The gain values of all amplifiers shall be measured, and the test measurement results shall be kept on file with the building owner so that the measurements can be verified during annual tests. In the event that the measurement results become lost, the building owner shall be required to rerun the acceptance test to reestablish the gain values.

8. As part of the installation, a spectrum analyzer or other suitable test equipment shall be utilized to ensure spurious oscillations are not being generated by the subject signal booster. This test shall be conducted at the time of installation and at subsequent annual inspections.

9. Systems incorporating Class B signal booster devices or Class B broadband fiber remote devices shall be tested using two portable radios simultaneously conducting subjective voice quality checks. One portable radio shall be positioned not greater than 10 feet (3048 mm) from the indoor

antenna. The second portable radio shall be positioned at a distance that represents the farthest distance from any indoor antenna. With both portable radios simultaneously keyed up on different frequencies within the same band, subjective audio testing shall be conducted and comply with DAQ levels as specified in Sections 510.4.1.1 and 510.4.1.2.

10. Documentation maintained on premises. At the conclusion of the testing, and prior to issuance of the building Certificate of Occupancy, the building owner or owner's representative shall place a copy of the following records in the DAS enclosure or the building engineer's office. The records shall be available to the fire marshal and maintained by the building owner for the life of the system:

a. A certification letter stating that the emergency responder radio coverage system has been installed and tested in accordance with this code, and that the system is complete and fully functional.
b. The grid square diagram created as part of testing in Sections 510.5.3(2) and 510.5.3(3).
c. Data sheets and/or manufacturer specifications for the emergency responder radio coverage system equipment; back up battery; and charging system (if utilized).
d. A diagram showing device locations and wiring schematic,
e. A copy of the electrical permit.

11. Acceptance test reporting to fire marshal. At the conclusion of the testing, and prior to issuance of the building Certificate of Occupancy, the building owner or owner's representative shall submit to the fire marshal a report of the acceptance test by way of the department's third-party vendor thecomplianceengine.com.

510.5.4 FCC compliance. The emergency responder radio coverage system installation and components shall comply with all applicable federal regulations including, but not limited to, FCC 47 CFR Part 90.219.

WS 510.5.5 Mounting of the donor antenna (s). To maintain proper alignment with the system designed donor site, donor antennas shall be permanently affixed on the highest possible position on the building or where approved by the fire marshal. A clearly visible sign shall be placed near the antenna stating, “movement or repositioning of this antenna is prohibited without approval from the fire marshal.” The antenna installation shall be in accordance with the applicable requirements in the International Building Code for weather protection of the building envelope.

510.5.6 Wiring. The backbone, antenna distribution, radiating, or any fiber-optic cables shall be rated as plenum cables. The backbone cables shall be connected to the antenna distribution, radiating, or copper cables using hybrid coupler devices of a value determined by the overall design. Backbone cables shall be routed through an enclosure that matches the building’s required fire-resistance rating for shafts or interior exit stairways. The connection between the backbone cable and the antenna cables shall be made within an enclosure that matches the building’s fire-resistance rating for shafts or interior exit stairways, and passage of the antenna distribution cable in and out of the enclosure shall be protected as a penetration per the International Building Code.

510.5.7 Identification Signs. Emergency responder radio coverage systems shall be identified by an approved sign located on or near the Fire Alarm Control Panel or other approved location stating “This building is equipped with an Emergency Responder Radio Coverage System. Control Equipment located in room_____”. A sign stating “Emergency Responder Radio Coverage System Equipment” shall be placed on or adjacent to the door of the room containing the main system components.

510.6 Maintenance. The emergency responder radio coverage system shall be maintained operational at all times in accordance with Sections 510.6.1 through 510.6. 7.

[W]510.6.1 Testing and proof of compliance. The owner of the building or owner's authorized agent shall have the emergency responder radio coverage system inspected and tested annually or where structural changes occur including additions or remodels that could materially change the original field performance tests. Testing shall consist of the following items (1) through (7):

1. In-building coverage test as required by the *fire marshal* as described in Section 510.5.3 "Acceptance test procedure" or 510.6.1.1 "Alternative in-building coverage test".

   **Exception:** Group R Occupancy annual testing is not required within dwelling units.
2. Signal boosters shall be tested to verify that the gain/output level is the same as it was upon initial installation and acceptance or set to optimize the performance of the system.
3. Backup batteries and power supplies shall be tested under load of a period of 1 hours to verify that they will properly operate during an actual power outage. If within the 1-hour test period the battery exhibits symptoms of failure, the test shall be extended for additional 1-hour periods until the integrity of the battery can be determined.
4. If a fire alarm system is present in the building, a test shall be conducted to verify that the fire alarm system is properly supervising the emergency responder communication system as required in Section 510.4.2.5. The test is performed by simulating alarms to the fire alarm control panel. The certifications in Section 510.5.2 are sufficient for the personnel performing this testing.
5. Other active components shall be checked to verify operation within the manufacturer's specifications.

6. At the conclusion of the testing, a report, which shall verify compliance with Section 510.6.1, shall be submitted to the *fire marshal* by way of the department's third-party vendor thecomplianceengine.com
7. At the conclusion of testing, a record of the inspection and maintenance along with an updated grid diagram of each floor showing tested strengths in each grid square and each critical area shall be added to the documentation maintained on the premises in accordance with Section 510.5.3.

510.6.1.1 Alternative In-building coverage test. When the comprehensive test documentation required by Section 510.5.3 is available, or the most recent full five-year test results are available if the system is older than six years, the in-building coverage test required by the fire marshal in Section 510.6.1(1), may be conducted as follows:

1. Functional talk-back testing shall be conducted using two calibrated portable radios of the latest brand and model used by the agency's radio communications system or other equipment approved by the fire marshal. Testing shall use Digital Audible Quality (DAQ) metrics, where a passing result is a DAQ of 3 or higher. Communications between handsets in the following locations shall be tested: between the fire command center or fire alarm control panel and a location outside the building; between the fire alarm control panel and each landing in each stairwell.

2. Coverage testing of signal strength shall be conducted using a calibrated spectrum analyzer for:

(a) Three grid areas per floor. The three grid areas to be tested on each floor are the three grid areas with poorest performance in the acceptance test or the most recent annual test, whichever is more recent; and

(b) Each of the critical areas identified in acceptance test documentation required by Section 510.5.3, or as modified by the fire marshal, and

(c) One grid square per serving antenna.

3. The test area boundaries shall not deviate from the areas established at the time of the acceptance test, or as modified by the fire marshal. The building shall be considered to have acceptable emergency responder radio coverage when the required signal strength requirements in 510.4.1.1 and 510.4.1.2 are located in 95 percent of all areas on each floor of the building and 99 percent in Critical Areas, and any non-functional serving antenna are repaired to function within normal ranges. If the documentation of the acceptance test or most recent previous annual test results are not available or acceptable to the fire marshal, the radio coverage verification testing described in 510.5.3 shall be conducted.

510.6.2 Additional frequencies. The building owner shall modify or expand the emergency responder radio coverage system at his or her expense in the event frequency changes are required by the FCC or other radio licensing authority, or additional frequencies are made available by the FCC public safety radio system operator or FCC license holder. Prior approval of a public safety radio coverage system on previous frequencies does not exempt this section.

510.6.3 Nonpublic safety system. Where other nonpublic safety amplification systems installed in buildings reduce the performance or cause interference with the emergency responder communications coverage system, the nonpublic safety amplification system shall be corrected or removed.

510.6.4 Field testing. Agency personnel shall have the right to enter onto the property at any reasonable time to conduct field testing to verify the required level of radio coverage or to disable a system that due to malfunction or poor maintenance has the potential to impact the emergency responder radio system in the region.

## 15.36A.041 Chapter 9 amended – Fire protection and life safety systems.

Chapter 9 of the International Fire Code, entitled “Fire Protection and Life Safety Systems,” is adopted with the following amendments:

A. Construction documents. Section 901.2 of the International Fire Code, entitled “Construction documents,” is amended by adding the following new subsection:

Section 901.2.2 Plans. In addition to the requirements in the building and fire codes, all plans for automatic fire extinguishing systems, including sprinkler system underground piping, shall bear the stamp and signature of a Washington State professional engineer who is registered as qualified in fire protection engineering, or registered as a certified sprinkler contractor through the Washington State Fire Marshal’s Office, or as approved by the fire code official.

B. *Fire Areas.* Section 901.4.3 of the International Fire Code, entitled “Fire areas,” is amended by adding the following new subsection:

Sec. 901.4.3.1 Fire Area Applicability. For purposes of this chapter, a “fire wall,” “fire barrier,” or “horizontal assembly” shall only be considered to separate a building so as to not exceed the limits established for requiring an automatic fire extinguishing system and only upon approval of the building official and/or the fire code official.

C. General. Section 903.1 of the International Fire Code, entitled “General,” is amended by substituting with the following:

903.1 General. Automatic sprinkler systems shall comply with this section. Systems shall be installed and maintained in an operable condition as specified in this chapter in the following locations as determined by the building and fire code official:

a. All new buildings that do not have adequate fire flow to achieve the minimum fire flows required by the city of Auburn design standards or do not have adequate emergency fire vehicle access as required in the fire code and as determined by the fire code official. Additional fire suppression or other safety measures may be required when additional fire flows are required by the fire code official as referenced in Appendix B of the International Fire Code.

b. All new buildings except those classed as Group R-3 and Group U, when any of the following occur:

1. The building has more than 10,000 square feet of floor area, or is higher than 30 feet, or requires more than 2,500 gallons per minute of fire flow.

c. All new buildings that contain more than 8,000 square feet of Group A occupancies.d. All buildings which undergo any alteration, or repair which changes the character of the occupancy or use and which increases the fire or life safety or structure hazard.

e. All buildings which undergo any additions that increase the floor area of a building beyond the thresholds above. For such additions, exiting building areas shall comply with this chapter.

D. Speculative Use Warehouses. Section 903.2.11 of the International Fire Code, entitled “Specific buildings areas and hazards,” is amended by adding the following new subsection:

Sec. 903.2.11.1.4 Speculative use warehouses. Where the occupant, tenant, or use of the building or storage commodity has not been determined or it is otherwise a speculative use warehouse or building, the automatic sprinkler system shall be designed and installed in accordance with the following:

1. The design area shall be not less than 2,000 square feet.

2. The density shall be not less than that for class IV non-encapsulated commodities on wood pallets, with no solid, slatted, or wire mesh shelving, and with aisles that are 8 feet or more in width and up to 20 feet in height.

3. Sprinkler piping that is 4 inches and larger in width shall be used and the structural engineer of record shall provide written verification approving of the point and dead loads.

E. Automatic sprinkler riser rooms. Section 903 of the International Fire Code, entitled “Automatic Sprinkler Systems,” is amended by adding the following new subsection:

Sec. 903.7. Automatic sprinkler riser rooms. All automatic sprinkler system risers shall be located in a dedicated room. The room enclosure shall meet minimum code requirements for applicable fire resistive ratings and be provided with an exterior door, lighting, heat, and a smoke barrier ceiling. This requirement shall include any NFPA 13 and 13R fire sprinkler systems.

EXCEPTION: Fire sprinkler systems installed according to the IRC shall have an approved location for the riser.

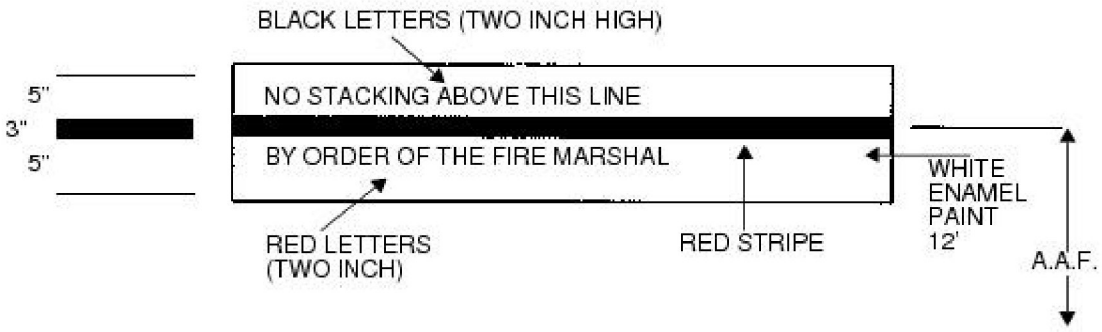
**15.36A.045 Section 3205 amended – Housekeeping and maintenance.**

. International Fire Code Section 3205 is amended to read as follows:

3205.6.1 – Signage.

Facilities designed in accordance with this section shall include the appropriate signage (as shown below) and shall be properly posted.

Example of approved signage required for use of Section 3205.6.1, as amended:




1. This sign must be posted prior to building being stocked and/or occupied.

2. Mount signs at 50'0" O.C. on all walls starting 25'0" from any exterior corner; also on two sides of each column or other location approved by the fire marshal.

3. Signage required on end of racks, if installed.

4. In accordance with the International Fire Code as amended. (Ord. 6601 § 19, 2016.)

**NEW SECTION 15.36A.051 Section 6107 amended – Safety Precautions and Devices**

International Building Code Section 6107 is amended by adding the following new subsections:

Sec. 6107.5 Protecting containers from displacement. LP-gas containers greater than or equal to 125-gallons must be anchored or strapped to prevent lateral displacement. Anchors or straps must be an approved, listed device. Methods of securing LP-gas containers 2,000-gallons or greater must be designed by a licensed professional.

Sec. 6107.6 Earthquake shut-off valves. LP-gas containers greater than or equal to 125-gallons must be protected with an approved, listed earthquake shut-off device.

6107.7 Non-compliant installed LP-gas containers. Existing, non-compliant LP-gas containers must be upgraded to comply with sections 6107.5 and 6107.6 when accessory to a building undergoing a change in use or when tank is replaced or modified.

**15.36A.063 Appendix D amended – Fire apparatus access roads.**

A. Sections, D104, D105, D106 and D107 of Appendix D of the International Fire Code, entitled “Fire Apparatus Access Roads,” are adopted with the following additions to sections D104, D106 and D107:

Sec. D104.3.1 Where the area to be served is adjacent to only one public access road or remoteness distance is not feasible due to topography, waterways, nonnegotiable grades, existing improvements or other similar conditions, fire apparatus access roads shall be located as distant as possible.

Sec. D106.3.1 Where the area to be served is adjacent to only one public access road or remoteness distance is not feasible due to topography, waterways, nonnegotiable grades, existing improvements or other similar conditions, fire apparatus access roads shall be located as distant as possible.

Sec. D107.2.1 Where the area to be served is adjacent to only one public access road or remoteness distance is not feasible due to topography, waterways, nonnegotiable grades, existing improvements or other similar conditions, fire apparatus access roads shall be located as distant as possible.

B. In case of conflict between the requirements contained in Appendix D of the 2018 International Fire Code, and the City of Auburn Design Standards, the requirements of the City of Auburn Design Standards shall govern.

**NEW SECTION 15.36A.067 Appendix L amended – Requirements for Fire Fighter Air Replenishment Systems**

Appendix L of the International Fire Code entitled “Requirements for Fire Fighter Air Replenishment Systems” is adopted with the following amendment:

A. Section L101.1 Scope. is deleted in its entirety and is replaced with the following:

L101.1 Scope. Fire fighter air replenishment systems (FARS) shall be provided in accordance with this appendix in all new buildings meeting the IBC definition of a high-rise building.

**15.36A.091 Fire alarm and detection systems.**

A. International Fire Code Chapter 9 is amended to read as follows:

907.1.3 Equipment. Equipment systems and their components shall be listed and approved for the purposes for which they were installed. All new systems shall be addressable. Each device shall have its own address and annunciate individual device addresses at a UL Central Station.

907.1.4 Approved Fire Alarm and Detection Systems. In addition to any requirement of 907.2 or 907.3, all new buildings exceeding 5,000 square feet gross floor area or additions increasing the total area to greater than 5,000 square feet shall be required to provide an approved automatic fire detection and alarm system. Fire walls shall not be considered to separate a building to enable deletion of the required fire detection system.

EXCEPTIONS:

1. Group “U” Occupancies.

2. One and Two Family residences.

907.5.2.3.1 Employee Work Areas. Visible and audible alarm notification appliances shall be provided in employee work areas.

B. For purposes of this chapter, a “fire wall,” “fire barrier,” or “horizontal assembly” shall not be considered to separate a building so as to avoid the required automatic fire alarm and detection system. A building shall have a minimum distance of five feet from any point of the building to any point of another building and from the property line in order to be considered a separate building. (Ord. 6601 § 21, 2016; Ord. 6310 § 16, 2010; Ord. 6104 § 14, 2007.)

# EXHIBIT F-2
## Fire Protection Requirements

(Ord. 6601 § 22, 2016; Ord. 6310 § 18, 2010; Ord. 5874 § 12, 2004.)

(Ord. 6310 § 19, 2010; Ord. 5874 § 12, 2004.)

# EXHIBIT G-2
## Moving Buildings

**15.48.040 Permit – Application – Form.**

The application shall be made in writing, upon forms provided by the department of community development, and shall be filed with the department of community. (Ord. 6601 § 24, 2016; Ord. 6310 § 22, 2010; Ord. 2856 § 2, 1974; 1957 code § 2.14.030(A).)

# EXHIBIT H-2

## International Property Maintenance Code

Chapter 15.20
PROPERTY MAINTENANCE CODE AND VACANT PROPERTY MANAGEMENT

Sections:


15.20.010 Adoption of international property maintenance code.
15.20.020 Appendices adopted.
15.20.030 Sections 103.1 and 103.5 amended.
15.20.040 Sections 107.2 and 107.3 amended.
15.20.050 Section 110 amended – Demolition.
15.20.060 Section 111 amended – Means of appeal.
15.20.070 Sections 112.2 and 112.4 amended – Stop work order.
15.20.080 Sections 302.4 and 304.14 amended – General requirements.
15.20.090 Sections 602.3 and 602.4 amended – Mechanical and electrical requirements.
15.20.100 Vacant property registration.(Ord . 6744, 6708 § 6, 2018.)


**NEW SECTIION 15.20.010 Adoption of International Property Maintenance Code**.

The International Property Maintenance Code adopted in Chapter 15.06 shall be on file in the office of the City Clerk. The code as amended in this chapter shall govern over the published provisions of that code. Where the International Property Maintenance Code references the code official, that shall refer to and be construed to mean the building official as used in the city code. Unless the context clearly indicates otherwise, the terms “code official” and “building official” shall be synonymous.

**NEW SECTION 15.20.020 Appendices Adopted.**

International Property Maintenance Code Appendix Chapter A, Boarding Standard, is hereby adopted. A copy of the International Property Maintenance Code Appendix Chapter A, Boarding Standard, shall be on file in the office of the city clerk.

**NEW SECTION 15.20.030. Sections 103.1 and 103.5 amended.**

Sections 103.1 and 103.5 of the International Property Maintenance Code are amended to read as follows:

> 103.1 Department of property maintenance inspection. The department of community development and public works is responsible for implementation and enforcement of the International Property Maintenance Code.
>
> 103.5 Fees. The fees for activities and services performed by the city in carrying out its responsibilities under this code, including hearings conducted by the hearing examiner, shall be as indicated in the city of Auburn fee schedule.

**NEW SECTION 15.20.040 Sections 107.2 and 107.3 amended.**

Sections 107.2 and 107.3 of the International Property Maintenance Code are amended to read as follows:

> 107.2 Notices and orders. Such notice prescribed in Section 107.1 shall be in accordance with the provisions of Chapter 1.25 regarding the form of notices.
>
> 107.3 Method of service. Notices shall be deemed to be property served if delivered in accordance with the provisions of Chapter 1.25 regarding the method of services of notices.

**NEW SECTION 15.20.050 Section 110 amended – Demolition.**

International Property Maintenance Code Section 110.1 is amended to read as follows:

> Section 110.1 General. The code official shall order the owner or owner's authorized agent of any premises upon which is located any structure, which in the code official's or owner's authorized agent judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe

and sanitary, or to board up and hold for future repair or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two (2) years, the code official shall order the owner or owner's authorized agent to demolish and remove such structure, or board up until future repair. Unless the code official determines that other measures are appropriate based on the circumstances, boarding the building up for future repair shall comply with appendix A and the structure shall not remain boarded beyond thirty (30) days, except where a non-opaque material is used that provides the same level of security as provided by the requirements of Appendix A, the boarding may remain in place for no more than one year. Timeframe extensions may be approved by the code official.

**NEW SECTION 15.20.060. Section 111 amended – Means of appeal.**

Section 111 of the International Property Maintenance Code is deleted in its entirety and is replaced with the following:

111 Means of appeal. Any person directly affected by a decision of the code official or a notice or order issued under the international property maintenance code shall have the right to appeal the decision, notice, or order, accept notices to correct and the notices described in section 107. The means for appealing shall be that provided in ACC 15.07.130, as hereafter amended.

**NEW SECTION 15.20.070. Sections 112.2 and 112.4 amended – Stop work order.**

Sections 112.2 and 112.4 of the International Property Maintenance Code are amended to read as follows:

112.2 Issuance. The provisions of Auburn City Code Chapter 1.25 regarding stop work orders shall govern the issuance of a stop work order under this code.

112.4 Failure to comply. The provisions of Auburn City Code Chapter 1.25 shall govern the enforcement of stop work orders and the penalty for failing to comply with an order.

**NEW SECTION 15.20.080. Sections 302.4 and 304.14 amended – General requirements.**

Sections 302.4 and 304.14 of the International Property Maintenance Code are amended to read as follows:

302.4 Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess of six inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, according to the abatement process contained in ACC 8.12, and the costs of such removal shall be paid by the owner or agent responsible for the property.

304.14 Insect Screens. During the period from April 1 to October 31, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm) and every screen door used for insect control shall have a self-closing device in good working condition.

**NEW SECTION 15.20.090. Sections 602.3 and 602.4 amended – Mechanical and electrical requirements.**

Sections 602.3 and 602.4 of the International Property Maintenance Code are amended to read as follows:

602.3 Heat Supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during year-round to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

Exceptions:

a. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code.

b. In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

602.4 Occupiable work spaces. Indoor occupiable work spaces shall be supplied with heat year-round to maintain a minimum temperature of 65°F (18°C) during the period the spaces are occupied.

Exceptions:

a. Processing, storage and operation areas that require cooling or special temperature conditions.

b. Areas in which persons are primarily engaged in vigorous physical activities.

# EXHIBIT I-2
## Land Clearing, Filling and Grading

**15.74.050 Exemptions.**

A. The following are exempt from the requirements of this chapter:

1. Removal of dead or diseased trees, shrubs, or ground cover.

2. EE Clearing and grading not to exceed 6,999 square feet of area within individual lots, for the purpose of the construction of a single-family home or duplex, provided a building permit has been issued by the city prior to commencing the clearing and grading activities and construction of the structure starts within 90 days of commencing clearing and grading activities.

4. The removal of up to six trees per lot within any 12-month period, or for lots greater than one acre, up to six trees per acre within any 12-month period, with fractional acres of one-half acre or more considered to be a whole acre.

5. Clearing and grading for the construction and maintenance of public facilities as approved by the city engineer to include water, sanitary sewer, streets, highways, storm drainage and related facilities.

6. Removal of trees, shrubs, and ground cover in emergency situations involving immediate danger to life or property.

7. Routine landscape maintenance and minor repair.

8. Removal of trees and vegetation consistent with an approved surface mining permit.

9. Removal of a tree from property zoned residential that endangers a permanent structure by being closer to the structure than the distance from the base of the tree to its top, regardless of whether the tree is located on the same property as the structure.

10.EUpon approval of the city engineer or designee, clearing and grading not to exceed 500 cubic yards consisting of excavations of less than five feet in vertical depth and/or fills less than eight inches of vertical depth.

11. Upon approval of the city engineer or designee, the temporary stockpiling of less than 500 cubic yards, combined, of topsoils, crushed rock, sawdust, mulch,

bark, chips, or similar materials on a lot, tract, or parcel of land for a period not to exceed 12 months; provided, that the stockpile has adequate coverage to prevent erosion.

12. Upon approval of the city engineer or designee, the temporary stockpiling of organic or inorganic materials used in an approved construction project, provided the use, location, duration, and extent of the stockpile was disclosed through the environmental or development review process. In no case shall a temporary stockpile remain beyond a 24-month period.

13. New plus replaced hard surfaces which have a surface area less than 2,000 square feet.

14. Emergency temporary sandbagging, diking, ditching, filling or similar work during or after periods of extreme weather conditions when done to protect life or property, provided such measures do not adversely impact adjacent properties or public facilities.

B. An exemption from clearing, filling, and grading permit requirements does not exempt a property owner from the policies, criteria, and standards contained in this chapter or other applicable local, state, or federal regulations or permit requirements.

C. The property owner is responsible to ensure that clearing of any trees that are within striking distance of a structure or have the potential to cause damage to others is performed by a licensed and bonded contractor. (Ord. 6617 § 20, 2016; Ord. 6601 § 33, 2016; Ord. 6283 § 14, 2009; Ord. 6146 § 1, 2007; Ord. 4861 § 1, 1996; Ord. 4266 § 1, 1988.)

1Note: This section identifies exceptions internal to this chapter. The listed exceptions set forth herein do not preclude the application of requirements of other chapters of the city code thereto.

# AGENDA BILL APPROVAL FORM

**Agenda Subject:**
Comprehensive Plan Amendment Briefing #2

**Date:**
October 12, 2020

**Department:**
Community Development

**Attachments:**
Memo to Planning Commission
CPA20-0003 Packet
CPA20-0002

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

**Administrative Recommendation:**

**Background Summary:**

**Reviewed by Council Committees:**

**Councilmember:**

**Staff:** Dixon

**Meeting Date:** October 20, 2020

Item Number:

# Memorandum

**To:** Judi Roland, Chair, Planning Commission
Roger Lee, Vice-Chair, Planning Commission
Planning Commission Members

**From:** Anthony Avery, Senior Long Range Planner, Comm. Dev. Dept.
Jeff Dixon, Planning Services Manager, Comm. Dev. Dept.

**Date:** October 7, 2020

**Re:** **2020 Annual Comprehensive Plan Amendments –October 20th Mtg.**

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

## DISCUSSION

At the October 20, 2020 Planning Commission meeting, staff would like to briefly review and discuss the **second group of docket items** consisting of:

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

- **P/T #10 –** Volume 1: Land Use Element. The Auburn Adventist Academy is making multiple updates to their Adopted Area documents to better address their current needs and long-term direction. Some changes to maps as part of the special area plan cannot be ruled out, and may be needed. No application to amend any maps have been received.

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

  EXHIBIT LIST

  Exhibit 1 Staff Report

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

# Proposal Location




*Proposal location labeled "Academy"*

**Comprehensive Plan Map Amendments**

**Private-Initiated Map Amendments:**

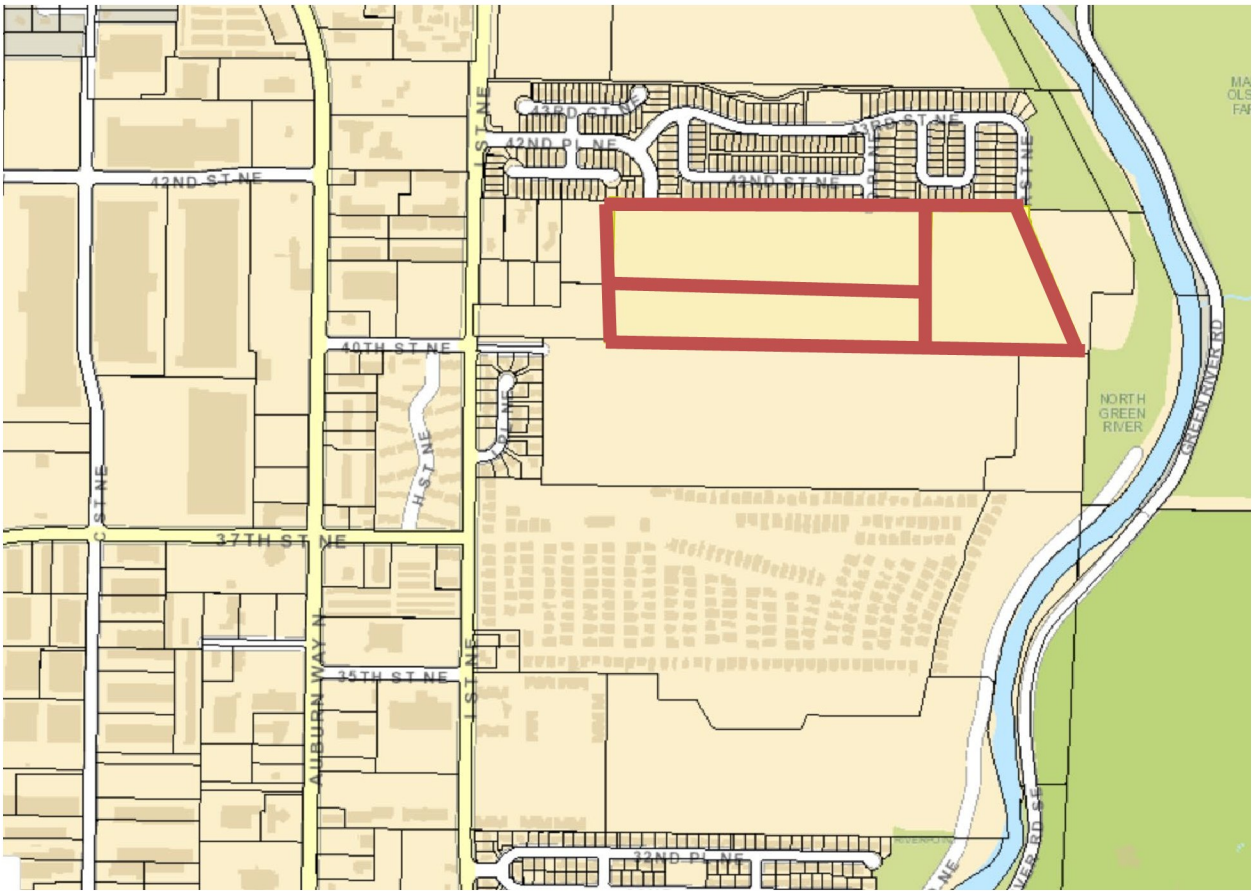
- **CPM#3** – CPA20-0002: Request by Request by Westport Capital Investments to change the designation of King County Parcel numbers 0004200024, 0004200022, and 0004200003 totaling approximately 32.4 acres and located approximately 650 feet east of the intersection of I Street and 40th Street NE, from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

zone. This includes uses such as apartments, assisted living facilities, mixed-use buildings, and single family houses.

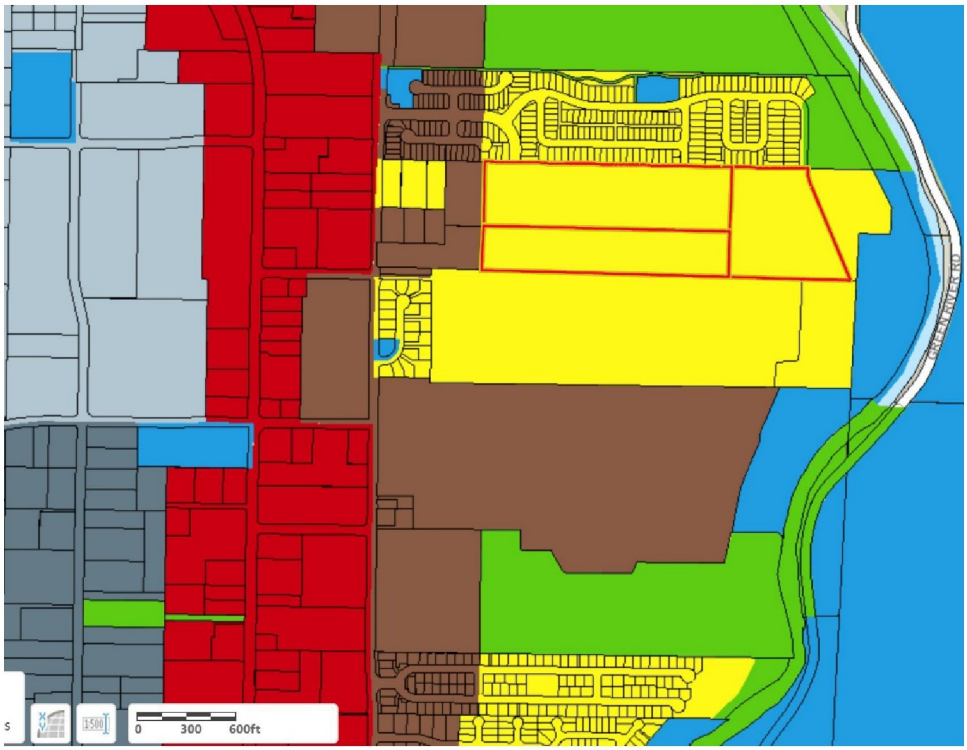
EXHIBIT LIST

Exhibit 1 Staff Report – Additional analysis being conducted; staff report not included at this time.
Exhibit 2 Completed Comprehensive Plan Amendment Application Form
Exhibit 3 Applicant's Narrative and Proof of Ownership
Exhibit 4 Applicant's Application Revision
Exhibit 5 Comprehensive Plan Amendment Criteria and Response
Exhibit 6 Re-Zone Criteria and Response
Exhibit 7 Traffic Impact Analysis (Scoping Document), Gibson Traffic Consultants, Inc.
Exhibit 8 SEPA Checklist

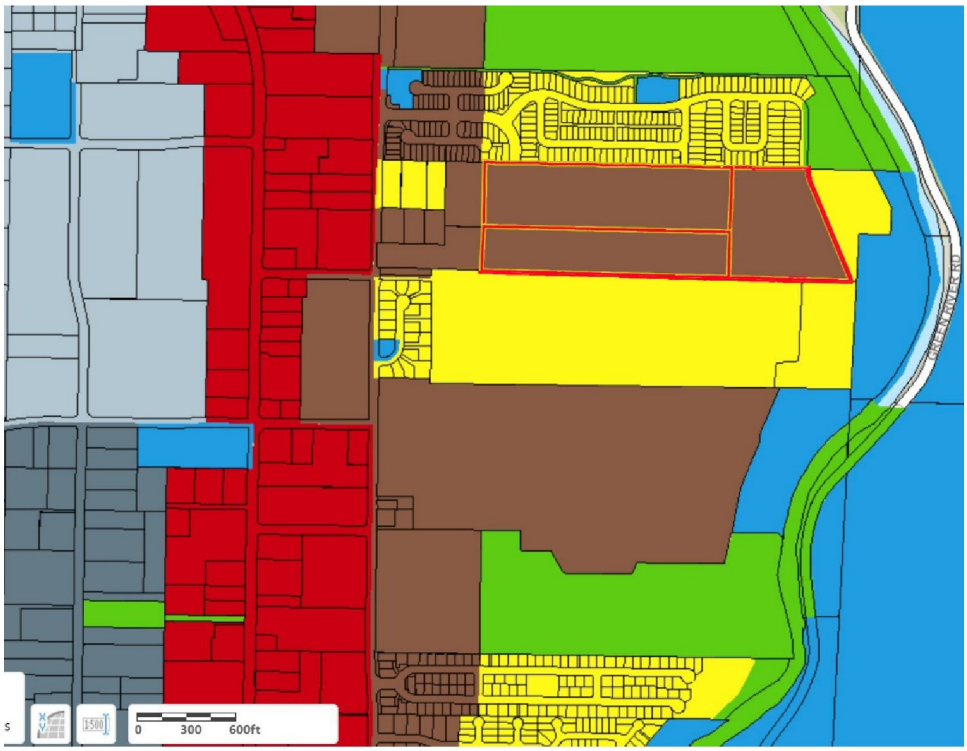
## Proposal Location



## Existing Land Use Designation




## Proposed Land Use Designation



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

# AGENDA BILL APPROVAL FORM
# PLANNING COMMISSION

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

**Date:**
November 4, 2020

**Department:**
Community Development

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

**Administrative Recommendation:** Planning Commission to conduct public hearing and recommend to City Council approval of the 2020 Privately-Initiated Comprehensive Plan Amendments (Policy/Text Amendments).

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

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

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

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

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

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

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

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

## Findings

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

20. The City of Auburn established a June 5, 2020 submittal deadline for comprehensive plan amendments for the year 2020 (map or policy/text amendments). Notice to the public of the application filing deadline was provided on the City's website, publication of a legal notice the Seattle Times Newspaper, and sent to a notification list of potentially interested parties.

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

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

"Section 14.22.100

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

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

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

D. The city council, if it elects to amend the comprehensive plan, shall adopt written findings and adopt said amendments by ordinance.
E. State Review. All comprehensive plan amendments considered by the planning commission shall be forwarded for state agency review consistent with RCW 36.70A.106.
F. Any appeal of an amendment to the comprehensive plan shall be made in accordance with Chapter 36.70A RCW. (Ord. 6172 § 1, 2008.)"

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

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

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

Volume 1 – Land Use Element

"Public and Institutional Land Use Designations"

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

"General Policies

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

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

"Institutional Designation"
Description"

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

example, public uses of an industrial character are included in the industrial designation, and small-scale religious institutions of a residential character are included in the residential designation"

"Designation Criteria
1. Previously developed institutional uses; or
2. Located along major arterial streets;
3. Properties that are buffered from the single-family designation by landscaping, environmental features, or the Residential Transition designation and buffered from all other Residential designations; and
4. Meets the development parameters of the Institutional designation.
5. Properties identified in the Airport Master Plan as Landing Field."

"Policies

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

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

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

**"ACC 14.22.110 Decision criteria for plan amendments.**

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

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

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

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

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

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

## CONCLUSIONS

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

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

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

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

   Staff Analysis: The application for changes to the Comprehensive Plan text policies have been reviewed by Valley Regional Fire Agency and the City Utilities and Traffic divisions. Based on these reviews, the changes would not adversely affect the provision of services. The proposed Comprehensive Plan text change by itself, if approved will not affect the ability to provide adequate services. As typical with development in the City, the infrastructure improvements needed to support the development would be the responsibility of the future development. At the time of development, adequate services would be required to be provided concurrent with the development in order for the project to be authorized. As such, it is not anticipated that approval of the request will negatively affect the provision of services. Utility and street frontage improvements, and possibly off-site improvements, would be required to support the development.

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

   Staff Analysis: While the policies of the Comprehensive Plan are not invalid, the current text amendment attempts to clarify existing policies and how they integrate with the Academy's long term mission. The intent of the Academy is to continue their operation as a religious and educational institution offering vocational training. By amending the text policies to clarify that multi-family and senior housing type uses are allowed, the Academy will have the financial means to continue to operate.

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

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

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

   Staff Analysis: The change if approved would continue to be consistent with the Growth Management Act (RCW 36.70A), the Countywide Planning Policies of King County and "Vision 2040: Growth and Transportation Strategy for the Puget Sound Region". The proposal is consistent because it intends to clarify existing policies without materially changing them. Further, the existing Institutional Comprehensive Plan Map designation and Institutional zoning will remain.

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

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

## STAFF RECOMMENDATION

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

## EXHIBIT LIST

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

CITY OF AUBURN WASHINGTON

# MASTER LAND USE APPLICATION FORM

Date Received:

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

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

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

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

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

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

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

**Written Statement - Decision criteria for plan amendments.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Land Use Element

- Introduction, p. LU-1. All land within the City of Auburn is assigned a land use designation, which builds off the past Comprehensive Plan Map, the existing land use pattern, previously approved subarea plans, topography, natural features, and targeted goals for shifting the character of specified areas.

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

- Public and Institutional Land Use Designations, General Policies

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

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

- Subarea Policies

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

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

Housing Element

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

This clarifying amendment will not create an inconsistency.

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

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

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

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

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

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

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

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

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

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

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

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

*5. If applicable, a determination that a question of consistency exists between the comprehensive plan and Chapter 36.70A RCW, the countywide planning policies for either King and/or*

*Pierce County, as appropriate, and Vision 2040: Growth and Transportation Strategy for the Puget Sound Region.*

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

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

It is also consistent with the 2012 King County Countywide Planning Policies for housing, including H-5 (adopt policies, strategies, actions and regulations at the local and countywide levels that promote housing supply, affordability and diversity…); H-9 (plan for housing that is accessible to major employment centers and affordable to the workforce in them so people of all incomes can live near or within reasonable commuting distance of their places of work…); and H-12 (plan for residential neighborhoods that protect and promote the health and well-being of residents by supporting active living and healthy eating and by reducing exposure to harmful environments). *6. If the request is to change the land use designation of a specific property on the comprehensive land use map, the applicant must demonstrate one of the following:*

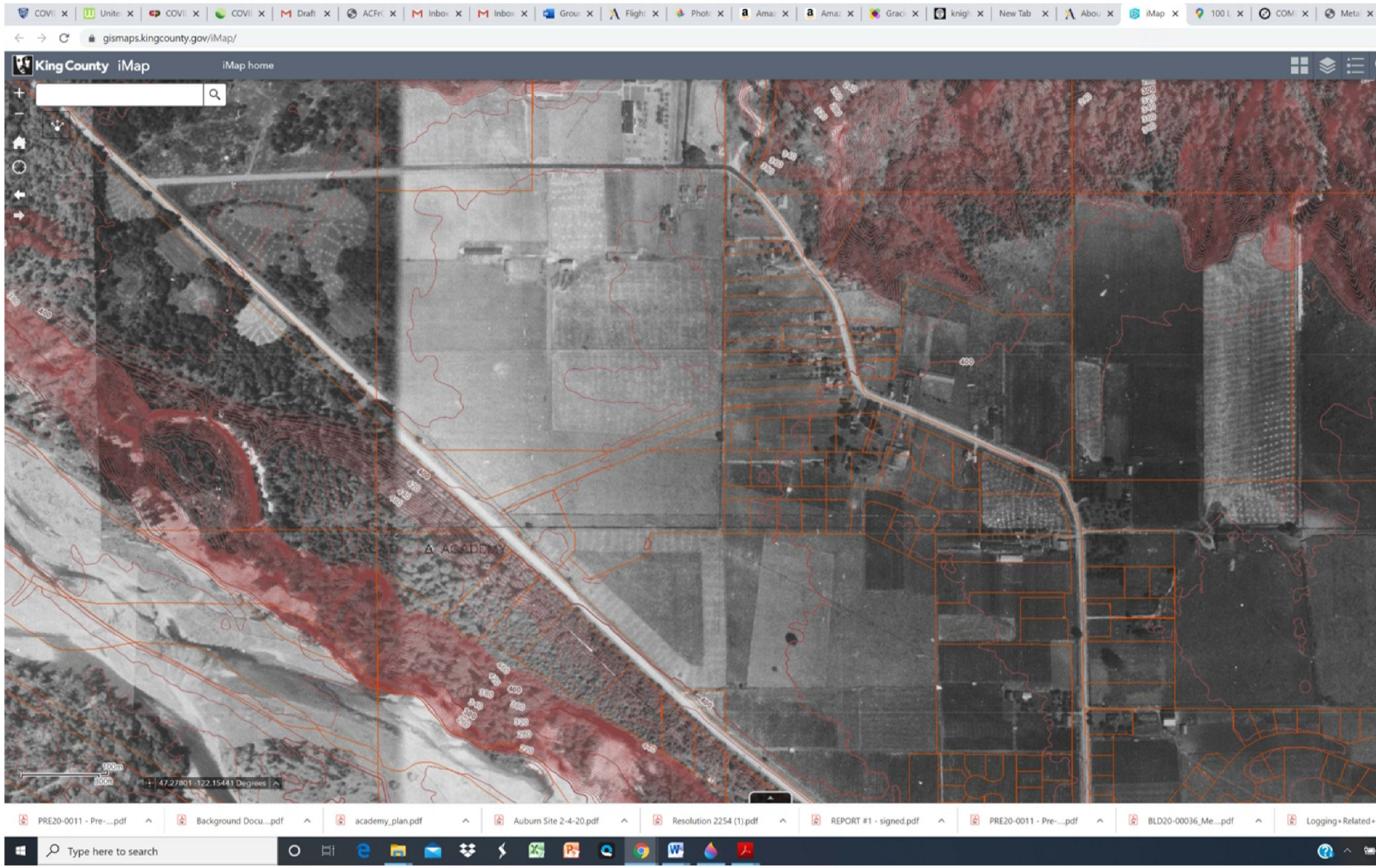
*a. The current land use designation was clearly made in error or due to an oversight;*
*b. The proposed land use designation is adjacent to property having a similar or compatible designation, or other conditions are present to ensure compatibility with surrounding properties;*
*c. There has been a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

Not Applicable.

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

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

# ATTACHMENT A


gismaps.kingcounty.gov/iMap/
King County iMap
iMap home
ACADEMY
47.27801 -122.15441 Degrees
PRE20-0011 - Pre-....pdf
Background Docu....pdf
academy_plan.pdf
Auburn Site 2-4-20.pdf
Resolution 2254 (1).pdf
REPORT #1 - signed.pdf
PRE20-0011 - Pre-....pdf
BLD20-00036_Me....pdf
Logging+Related+
Type here to search

# ATTACHMENT B

WASHINGTON CONFERENCE
of Seventh-day Adventists

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

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

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

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

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

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

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

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

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

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

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

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

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

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

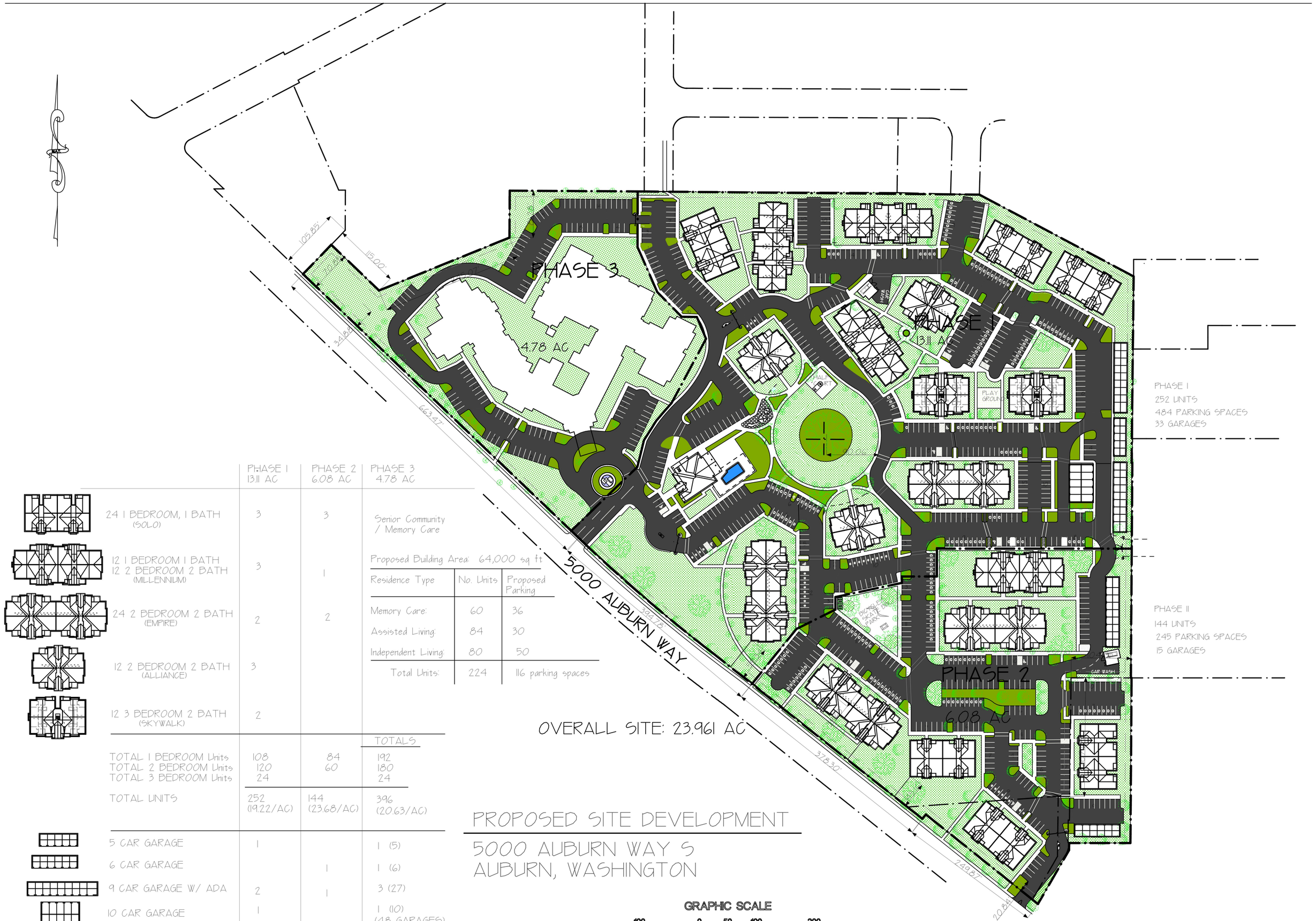
X Peter Fackenthall

Peter Fackenthall
Auburn Adventist Academy's Principal

X Doug L. Bing

Douglas L. Bing
Washington Conference of SDA's President

# ATTACHMENT C




OVERALL SITE: 23.961 AC

| | PHASE 1 13.11 AC | PHASE 2 6.08 AC | PHASE 3 4.78 AC |
|---|---|---|---|
| 24 1 BEDROOM, 1 BATH (SOLO) | 3 | 3 | Senior Community / Memory Care |
| 12 1 BEDROOM 1 BATH<br>12 2 BEDROOM 2 BATH (MILLENNIUM) | 3 | 1 | |
| 24 2 BEDROOM 2 BATH (EMPIRE) | 2 | 2 | |
| 12 2 BEDROOM 2 BATH (ALLIANCE) | 3 | | |
| 12 3 BEDROOM 2 BATH (SKYWALK) | 2 | | |
| | | | TOTALS |
| TOTAL 1 BEDROOM Units | 108 | 84 | 192 |
| TOTAL 2 BEDROOM Units | 120 | 60 | 180 |
| TOTAL 3 BEDROOM Units | 24 | | 24 |
| TOTAL UNITS | 252 (19.22/AC) | 144 (23.68/AC) | 396 (20.63/AC) |
| 5 CAR GARAGE | 1 | | 1 (5) |
| 6 CAR GARAGE | | 1 | 1 (6) |
| 9 CAR GARAGE W/ ADA | 2 | 1 | 3 (27) |
| 10 CAR GARAGE | 1 | | 1 (10) (48 GARAGES) |
| PARKING SPACES | 484 (1.70 SPACES/ UNIT) | 245 (1.92 SPACES / UNIT) | 729 (1.84 SPACES/ UNIT) |

Proposed Building Area: 64,000 sq ft

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

# PROPOSED SITE DEVELOPMENT

## 5000 AUBURN WAY S
## AUBURN, WASHINGTON

GRAPHIC SCALE

100 0 50 100 200

( IN FEET )

1 INCH = 100 FT.

5000 AUBURN WAY
AUBURN, WASHINGTON

C:\Users\Robert\Dropbox (HTP)\Auburn Investment and Development, LLC\5000 Site Development\Auburn Site 2-4-20.pln - 02/10/2020 - 11:15 AM - Scale 1 : 1000

# ATTACHMENT D

TRAFFIC IMPACT ANALYSIS SCOPING INFORMATION

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

Trip Generation:

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

AWDT: Average Weekday Daily Trip

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

Intersections to Study:

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

Preliminary Trip Distribution:

See attached figure. May modify based on field counts.

Additional Comments:

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

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

N

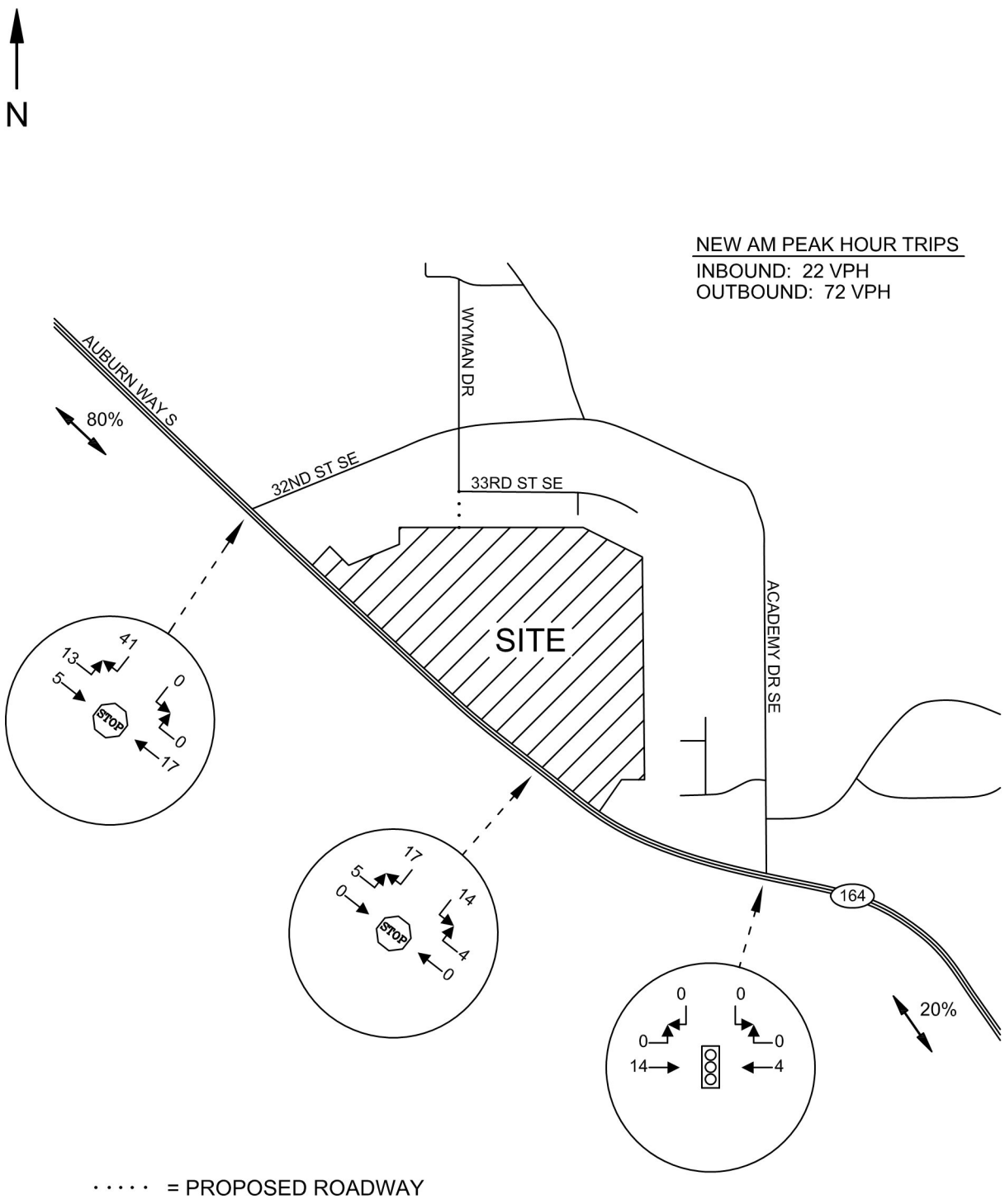



HEATH & ASSOCIATES

TRAFFIC AND CIVIL ENGINEERING

AUBURN SITE G

SITE PLAN
FIGURE 1

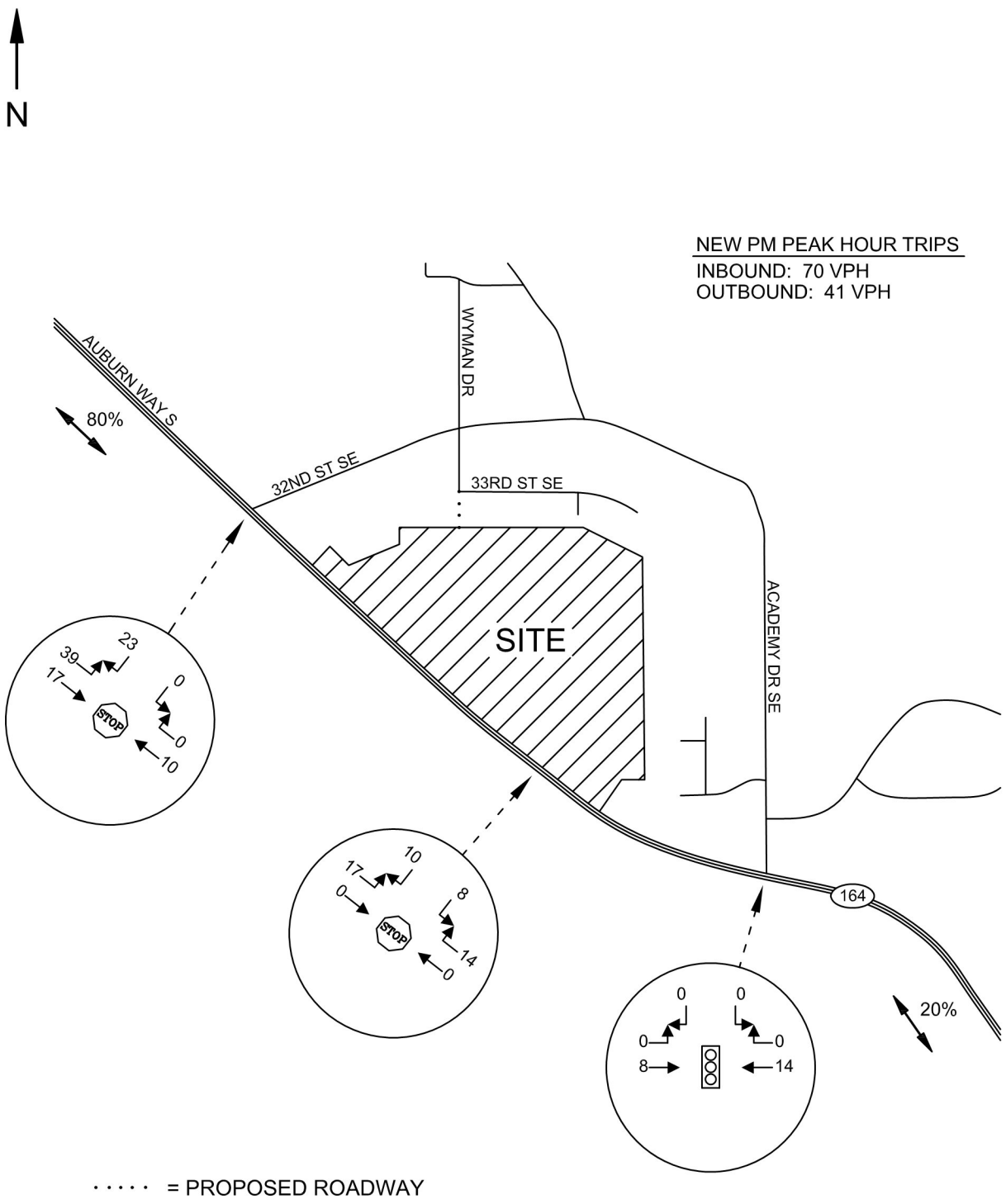



HEATH & ASSOCIATES

TRAFFIC AND CIVIL ENGINEERING

AUBURN SITE G

AM PEAK HOUR TRIP DISTRIBUTION & ASSIGNMENT
FIGURE 2

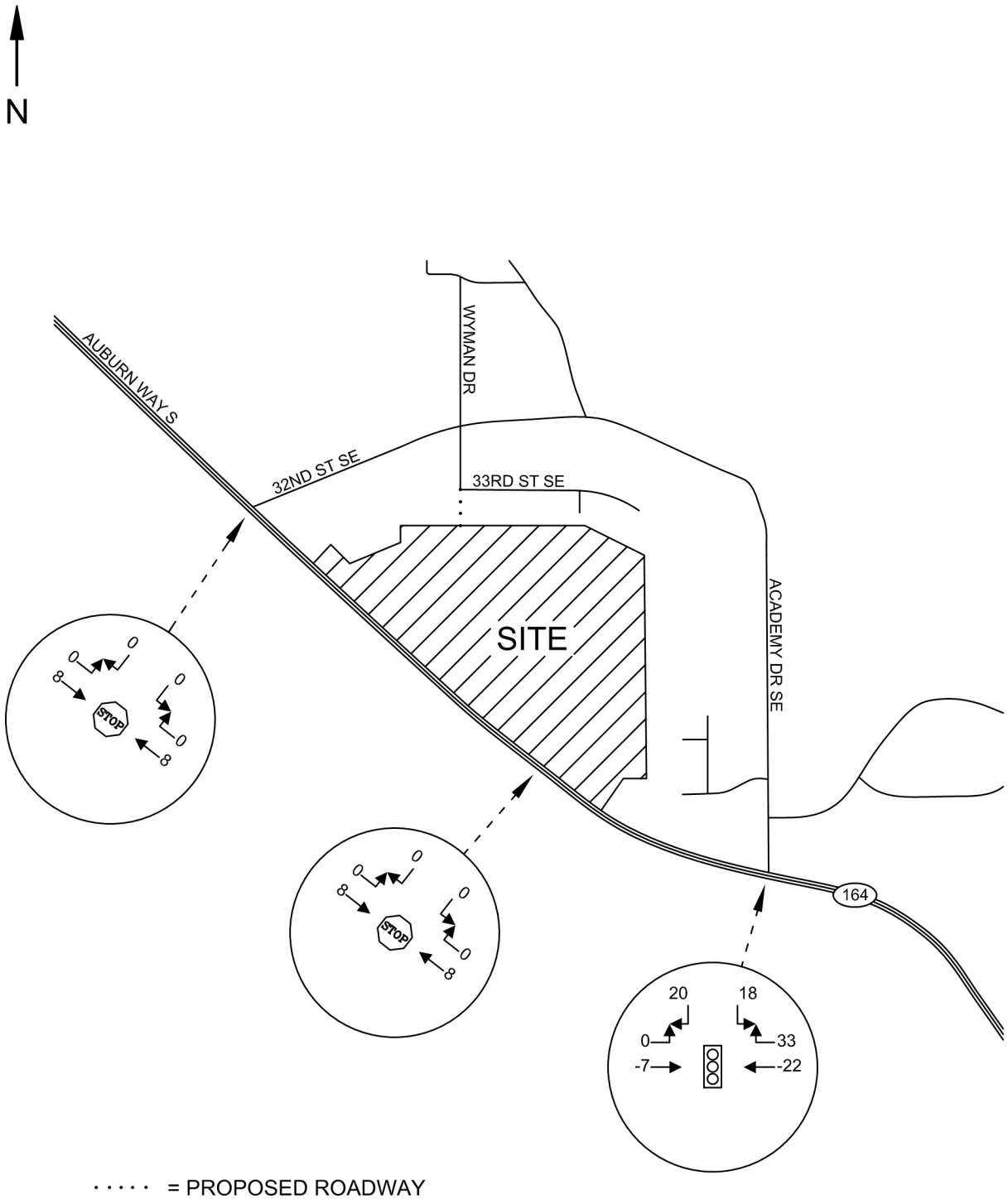



HEATH & ASSOCIATES

TRAFFIC AND CIVIL ENGINEERING

AUBURN SITE G

PM PEAK HOUR TRIP DISTRIBUTION & ASSIGNMENT
FIGURE 3

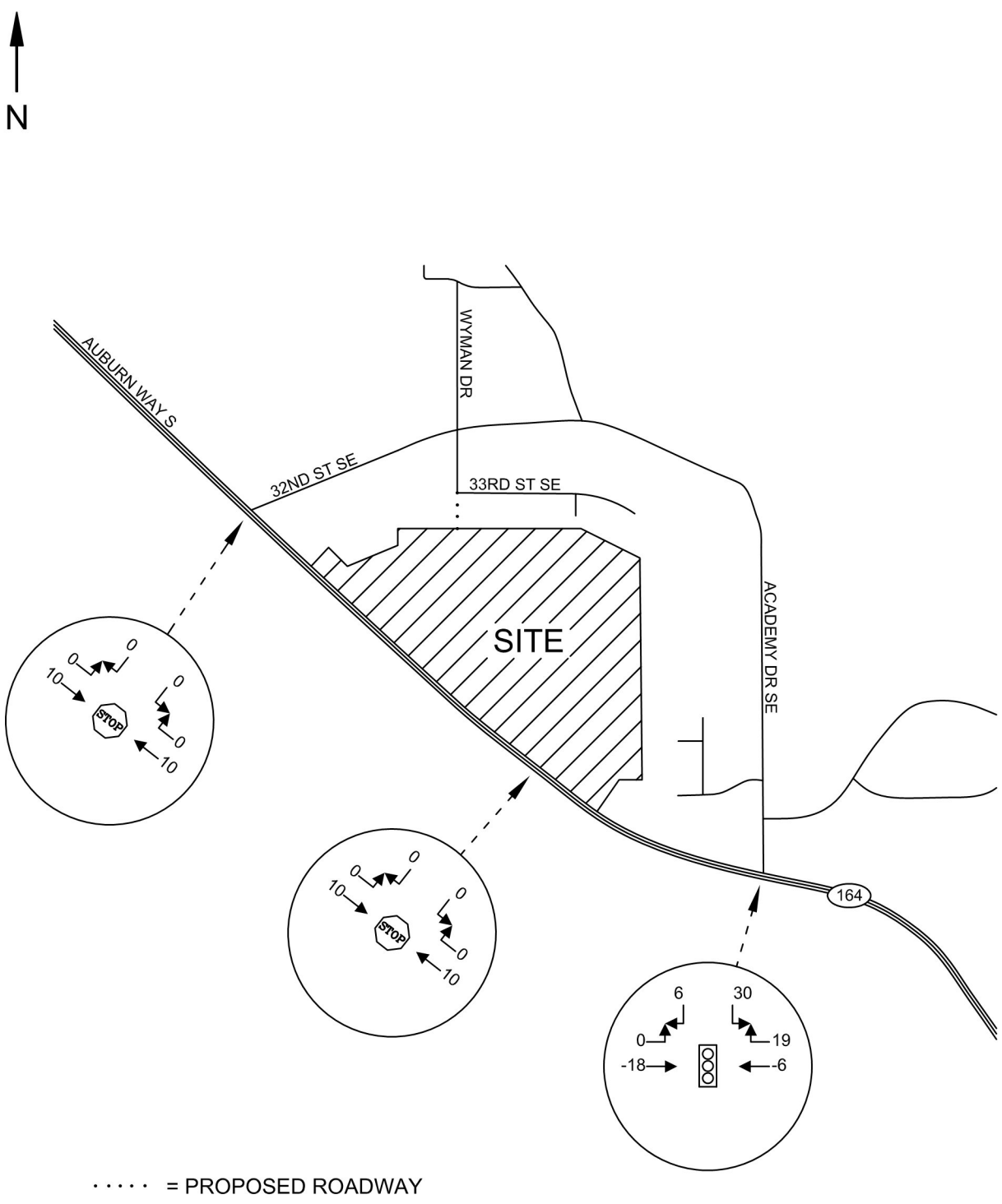



HEATH & ASSOCIATES

TRAFFIC AND CIVIL ENGINEERING

AUBURN SITE G

AM PEAK HOUR PIPELINE VOLUMES
FIGURE 4




HEATH & ASSOCIATES

TRAFFIC AND CIVIL ENGINEERING

AUBURN SITE G

PM PEAK HOUR PIPELINE VOLUMES
FIGURE 5

# Multifamily Housing (Low-Rise)
(220)

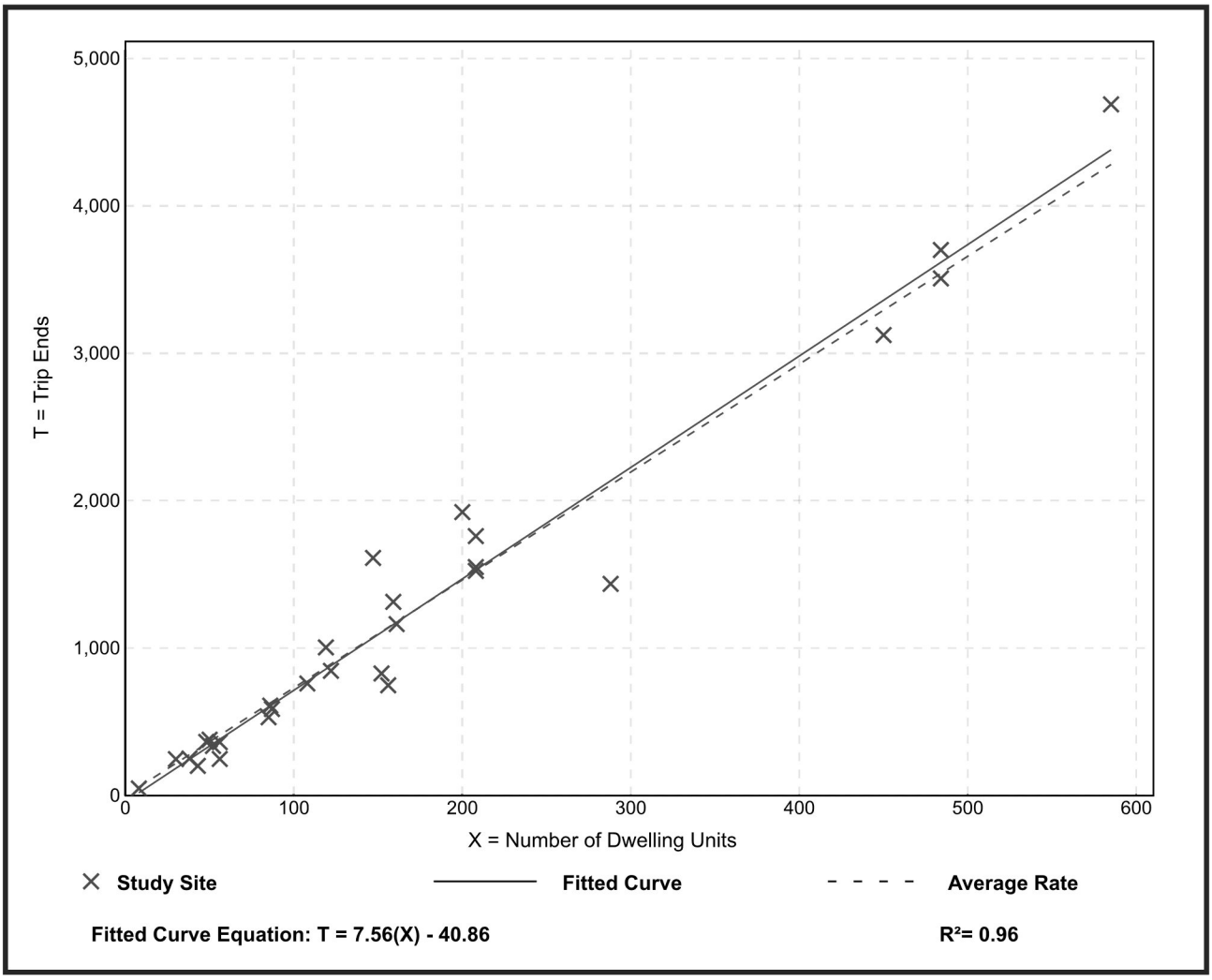
**Vehicle Trip Ends vs:** **Dwelling Units**
**On a:** **Weekday**

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

## Vehicle Trip Generation per Dwelling Unit

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

## Data Plot and Equation




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

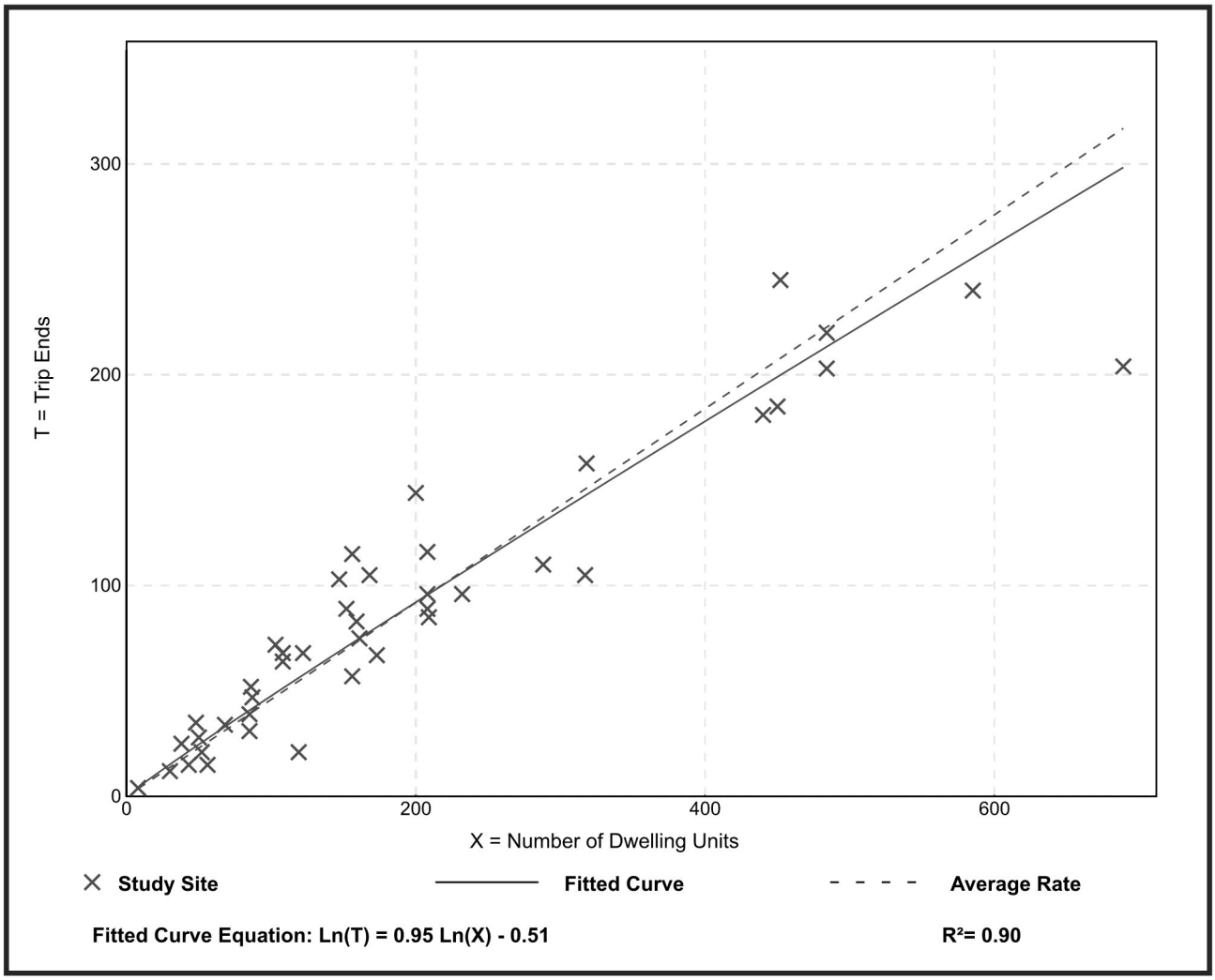
# Multifamily Housing (Low-Rise)
(220)

**Vehicle Trip Ends vs:** **Dwelling Units**
**On a:** **Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 7 and 9 a.m.**
**Setting/Location:** **General Urban/Suburban**
Number of Studies: 42
Avg. Num. of Dwelling Units: 199
Directional Distribution: 23% entering, 77% exiting

## Vehicle Trip Generation per Dwelling Unit

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

## Data Plot and Equation




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

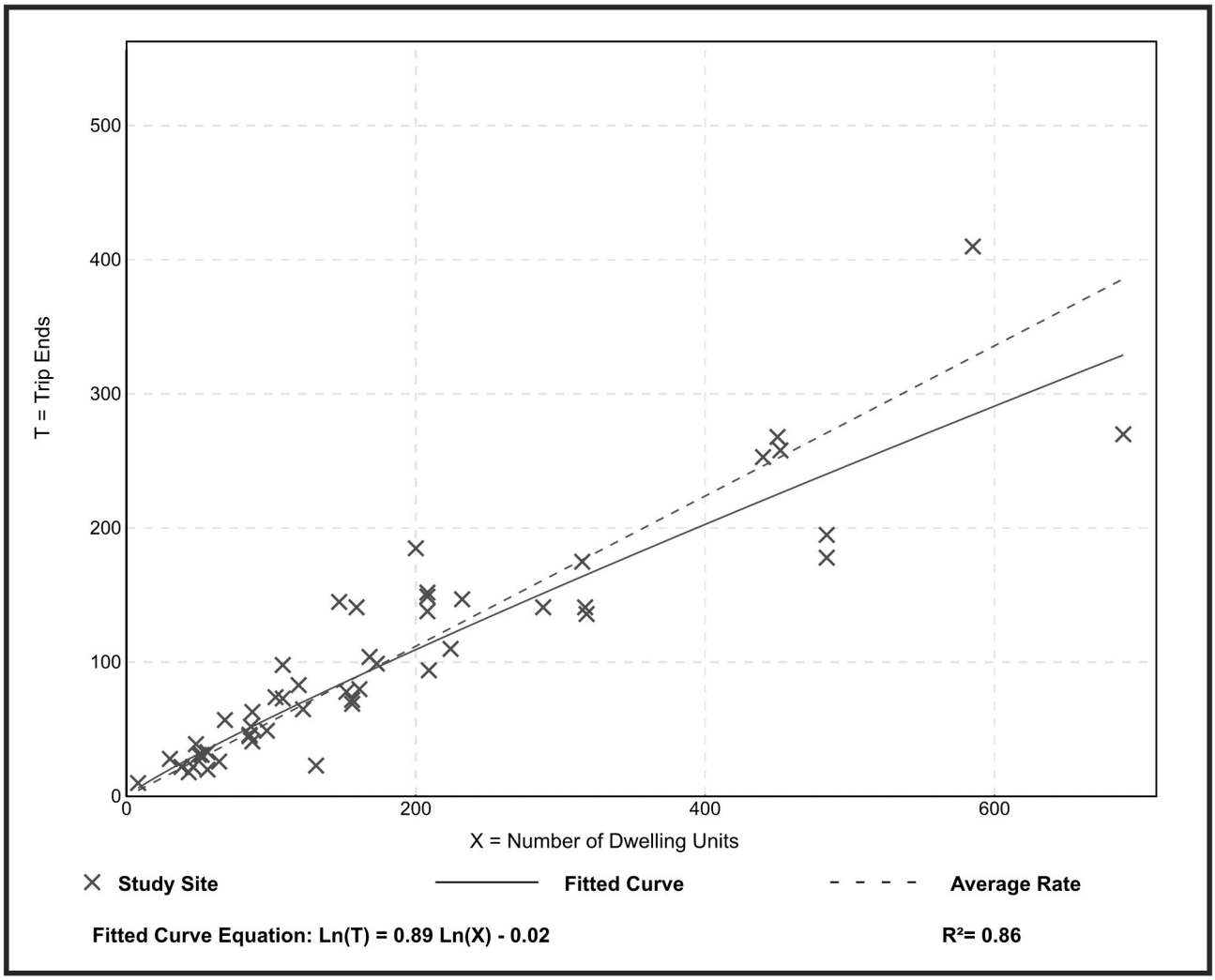
# Multifamily Housing (Low-Rise)
(220)

**Vehicle Trip Ends vs:** **Dwelling Units**
**On a:** **Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 4 and 6 p.m.**
**Setting/Location:** **General Urban/Suburban**
Number of Studies: 50
Avg. Num. of Dwelling Units: 187
Directional Distribution: 63% entering, 37% exiting

## Vehicle Trip Generation per Dwelling Unit

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

## Data Plot and Equation




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

Prepared for: **City of Auburn**

***Traffic Count Consultants, Inc.***

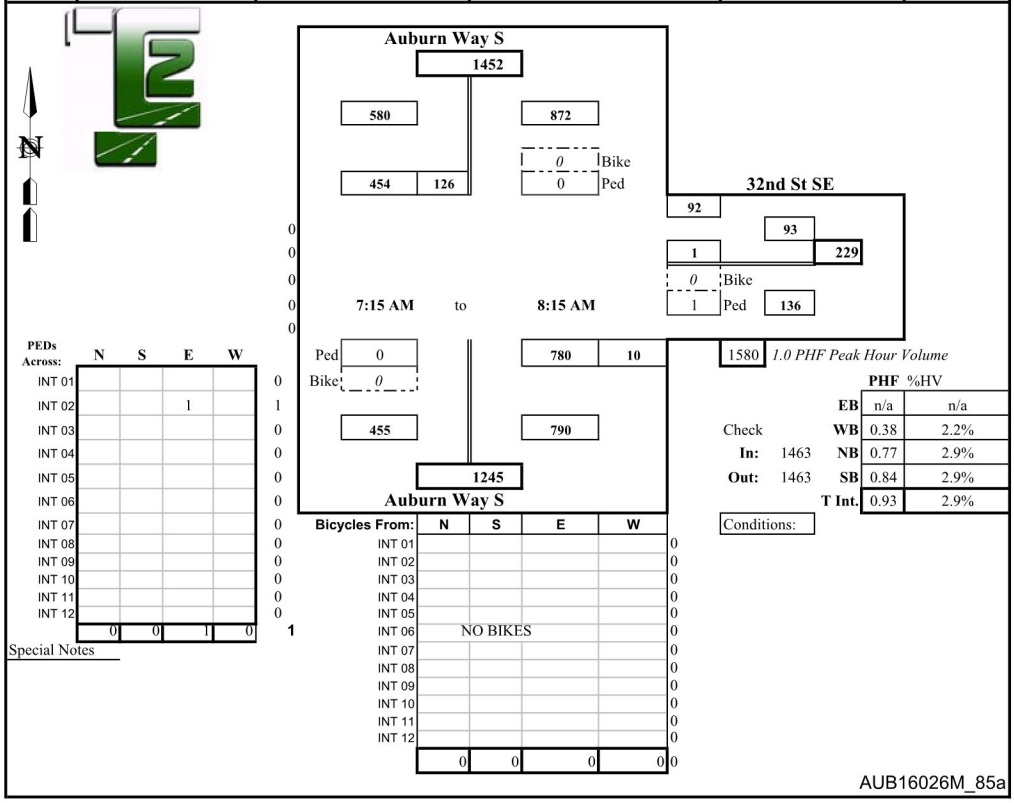
Phone: (253) 926-6009 FAX: (253) 922-7211 E-Mail: Team@TC2inc.com

WBE/DBE

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

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

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



Prepared for: **City of Auburn**

***Traffic Count Consultants, Inc.***

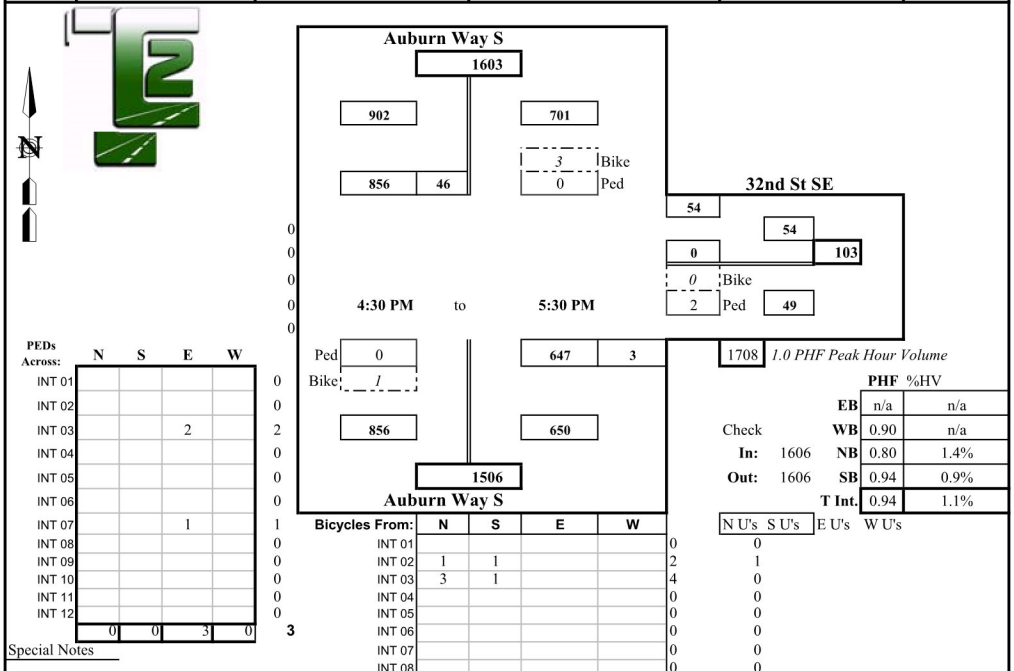
Phone: (253) 926-6009 FAX: (253) 922-7211 E-Mail: Team@TC2inc.com

WBE/DBE

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

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

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




| PEDs Across: | N | S | E | W | |
|---|---|---|---|---|---|
| INT 01 | | | | | 0 |
| INT 02 | | | | | 0 |
| INT 03 | | | 2 | | 2 |
| INT 04 | | | | | 0 |
| INT 05 | | | | | 0 |
| INT 06 | | | | | 0 |
| INT 07 | | | 1 | | 1 |
| INT 08 | | | | | 0 |
| INT 09 | | | | | 0 |
| INT 10 | | | | | 0 |
| INT 11 | | | | | 0 |
| INT 12 | | | | | 0 |
| | 0 | 0 | 3 | 0 | 3 |

| | PHF | %HV |
|---|---|---|
| EB | n/a | n/a |
| WB | 0.90 | n/a |
| NB | 0.80 | 1.4% |
| SB | 0.94 | 0.9% |
| T Int. | 0.94 | 1.1% |

Check In: 1606 Out: 1606

| Bicycles From: | N | S | E | W | | N U's | S U's | E U's | W U's |
|---|---|---|---|---|---|---|---|---|---|
| INT 01 | | | | | 0 | 0 | | | |
| INT 02 | 1 | 1 | | | 2 | 1 | | | |
| INT 03 | 3 | 1 | | | 4 | 0 | | | |
| INT 04 | | | | | 0 | 0 | | | |
| INT 05 | | | | | 0 | 0 | | | |
| INT 06 | | | | | 0 | 0 | | | |
| INT 07 | | | | | 0 | 0 | | | |
| INT 08 | | | | | 0 | 0 | | | |
| INT 09 | | | | | 0 | | | | |
| INT 10 | | | | | 0 | | | | |
| INT 11 | | | | | 0 | | | | |
| INT 12 | | | | | 0 | | | | |
| | 4 | 2 | 0 | 0 | 6 | 1 | 0 | 0 | 0 |

Special Notes

AUB16026M_85p

Prepared for: **City of Auburn**

***Traffic Count Consultants, Inc.***

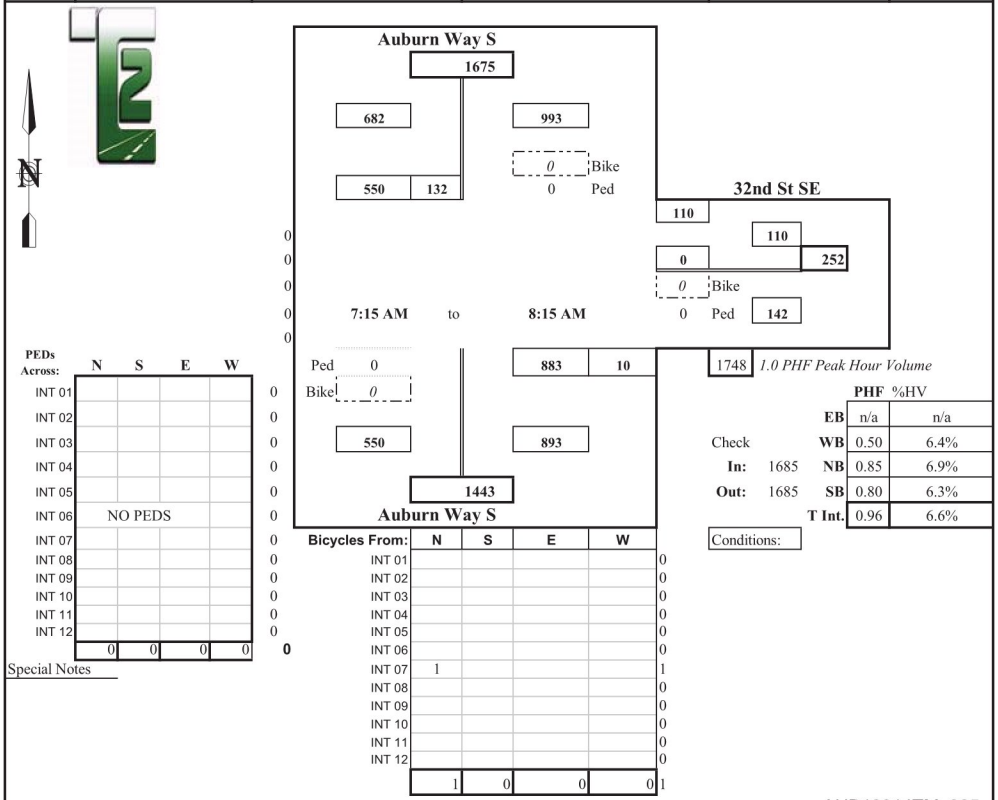
Phone: (253) 770-1407 FAX: (253) 770-1411 E-Mail: Team@TC2inc.com

WBE/DBE

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

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

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




AUB18014TM_085a

Prepared for: **City of Auburn**

***Traffic Count Consultants, Inc.***

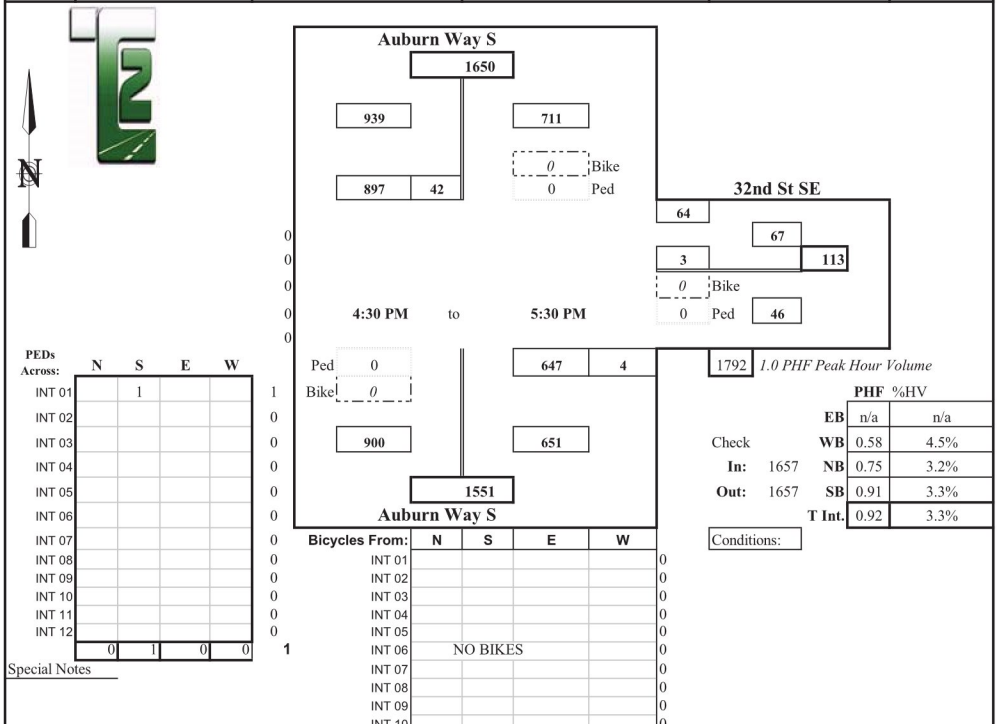
Phone: (253) 770-1407 FAX: (253) 770-1411 E-Mail: Team@TC2inc.com

WBE/DBE

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

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

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




Special Notes

AUB18014TM_085p

Prepared for: **City of Auburn**

***Traffic Count Consultants, Inc.***

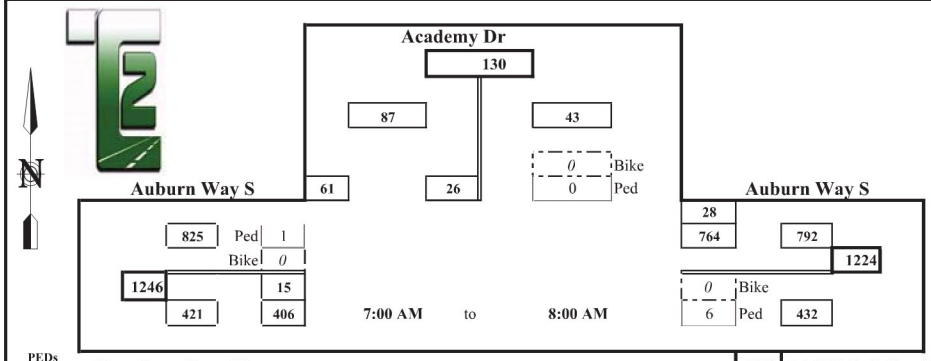
Phone: (253) 926-6009 FAX: (253) 922-7211 E-Mail: Team@TC2inc.com

WBE/DBE

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

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

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




1392 *1.0 PHF Peak Hour Volume*

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

Check In: 1300 Out: 1300

Conditions:

**PEDs Across:**

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

**Bicycles From:**

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

Special Notes

AUB16026M_79a

Prepared for: **City of Auburn**

***Traffic Count Consultants, Inc.***

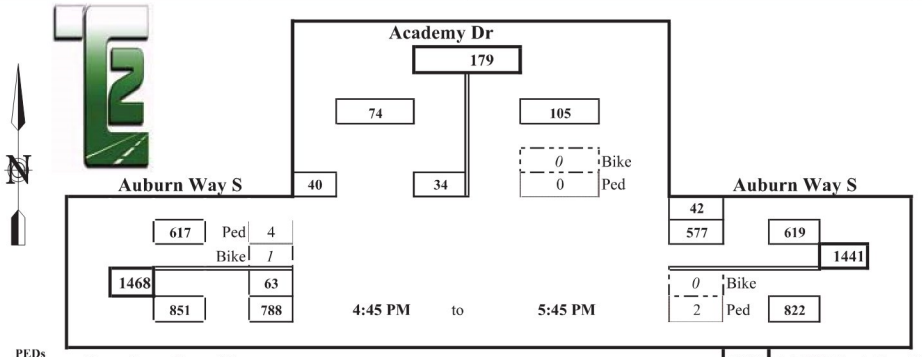
Phone: (253) 926-6009 FAX: (253) 922-7211 E-Mail: Team@TC2inc.com

WBE/DBE

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

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

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




1596 *1.0 PHF Peak Hour Volume*

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

Conditions:

**PEDs Across:**

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

**Bicycles From:**

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

Special Notes

AUB16026M_79p

Prepared for: **City of Auburn**

***Traffic Count Consultants, Inc.***

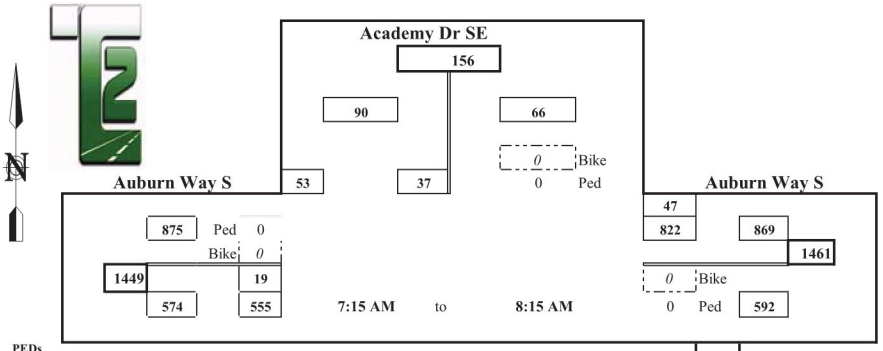
Phone: (253) 770-1407 FAX: (253) 770-1411 E-Mail: Team@TC2inc.com

WBE/DBE

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

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

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




1668 *1.0 PHF Peak Hour Volume*

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

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

Check In: 1533 Out: 1533

Conditions:

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

Special Notes

AUB18014TM_079a

Prepared for: **City of Auburn**

***Traffic Count Consultants, Inc.***

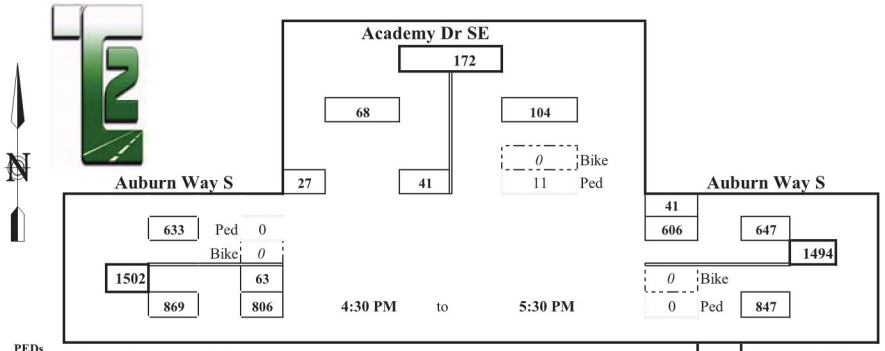
Phone: (253) 770-1407 FAX: (253) 770-1411 E-Mail: Team@TC2inc.com

WBE/DBE

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

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

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




1768 *1.0 PHF Peak Hour Volume*

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

Special Notes

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

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

Conditions:

AUB18014TM_079p

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

# ATTACHMENT F

**Proposed amendments to**
**AUBURN ADVENTIST ACADEMY PLAN**

## I. PLAN FRAMEWORK

### A PURPOSE OF THE PLAN

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

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

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

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

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

## III. PLAN POLICIES

A. LAND USE POLICIES

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

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

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

# SEPA ENVIRONMENTAL CHECKLIST

Date Received:

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

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

## A. Background [help]

1. Name of proposed project, if applicable: Comprehensive Plan text amendment to LU-135 and related amendments to Auburn Adventist Academy Special Planning Area (AAASPA).

2. Name of Applicant: HT Industrial Properties, LLC

Name of Agent (if applicable): Alison Moss

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

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

4. Date Checklist prepared: 06/03/20

Date(s) Checklist Revised:

5. Agency requesting checklist: City of Auburn

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

To process the update to the Comprehensive Plan in the 2020 amendment cycle. Development that is allowed per the updated plan would follow under separate permits and SEPA review.

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

Continued use of the AAA Special Planning Area is anticipated. The described AAASPA uses will continue to be active and vibrant to financially support the Academy's mission.

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

Critical Areas Assessment by Habitat Technologies dated July 9, 2019; Traffic Impact Analysis Scoping by Heath & Associates, Inc.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known

10. List any government approvals or permits that will be needed for your proposal, if known.

City Council Approval of Comprehensive Plan text amendment. SEPA determination. No construction is proposed with this application. Future development will be permitted separately.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

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

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

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

## B. Environmental Elements [help]

### 1. Earth [help]

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

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

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

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

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

There are no surface indications or known history of unstable soils in the immediate vicinity.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

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

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

N/A

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

N/A

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

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

### 2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

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

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

None known.

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

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

**3. Water** *[help]*

a. Surface Water. *[help]*

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

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

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No work is proposed with this Comprehensive Plan text amendment.

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

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

N/A

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

No, see FEMA Panels 53033C1266F and 53033C1267F

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

N/A

b. Ground Water. *[help]*

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

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

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

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

c. Water runoff (including stormwater).

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

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

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

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

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

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

## 4. Plants [help]

a. Check the types of vegetation found on the site:

- ■ deciduous tree: ■ alder, □ maple, □ aspen, ■ other
- ■ evergreen tree: □ fir, □ cedar, ■ pine, □ other
- ■ shrubs
- ■ grass
- ☐ pasture
- ■ crop or grain
- ☐ orchards, vineyards or other permanent crops
- ■ wet soil plants: □ cattail, ■ buttercup, □ bullrush, □ skunk cabbage, □ other
- ☐ water plants: □ water lily, □ eelgrass, □ milfoil, □ other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

None.

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

None Known

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

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

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

None Known

## 5. Animals [help]

a. Check any birds and other animals which have been observed on or near the site or are known to be on or near the site.

- ■ Birds: ■ hawk, □ heron, □ eagle, □ songbirds, ■ geese, □ ducks, ■ crows, ■ other
- ■ Mammals: □ deer, □ bear, □ elk, □ beaver, ■ other
- ☐ Fish: □ bass, □ salmon, □ trout, □ herring, □ shellfish, □ other

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

None Known

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

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

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

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

None Known.

## 6. Energy and Natural Resources [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

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

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

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

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

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

## 7. Environmental Health [help]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

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

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

None Known

2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

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

3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None Known

4. Describe special emergency services that might be required.

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

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

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

b. Noise.

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

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

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

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

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

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

## 8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

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

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

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

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

1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

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

c. Describe any structures on the site.

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

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

No

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

"I" Institutional

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

Academy adopted area

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

N/A

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

Yes, see the Critical Areas Assessment by Habitat Technologies.

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

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

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

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

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

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

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

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

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

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

**9. Housing** *[help]*

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

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

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

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

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

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

**10. Aesthetics** *[help]*

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

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

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

N/A

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

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

**11. Light and Glare** *[help]*

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

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

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

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

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

None Known.

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

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

**12. Recreation** *[help]*

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

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

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

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

**13. Historic and Cultural Preservation** *[help]*

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

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

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

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

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the Department of Archeology and Historic Preservation (DAHP), archaeological surveys, historic maps, GIS data, etc.

DAHP provides an online search for registered and inventoried properties, known as WISAARD. WISAARD was reviewed for this checklist.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

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

**14. Transportation** *[help]*

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

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

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

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

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

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

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

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

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

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

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

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

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

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

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

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

## 15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

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

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

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

## 16. Utilities [help]

a. Check utilities currently available at the site: ▣ electricity, ▣ natural gas, ▣ water, ▣ refuse service, ▣ telephone, ▣ sanitary sewer, □ septic system, □ other

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

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

## C. Signature [help]

Signature: Cheryl Ebsworth

Name of Signee: Cheryl Ebsworth

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

Date Submitted: 06/05/2020

## *D. Supplemental sheet for nonproject actions* [HELP]

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

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

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

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

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains or prime farmlands?

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

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

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

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

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

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

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

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

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

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

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

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

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

# HABITAT TECHNOLOGIES

# CRITICAL AREAS ASSESSMENT

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

**prepared for**

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**July 9, 2019**

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# 1.0 INTRODUCTION

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

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

## 1.1 PROJECT SITE DESCRIPTION

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

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

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

# 2.0 BACKGROUND INFORMATION

## 2.1 NATIONAL WETLAND INVENTORY

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

## 2.2 STATE OF WASHINGTON PRIORITY HABITATS AND SPECIES

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

## 2.3 STATE OF WASHINGTON DEPARTMENT OF FISH AND WILDLIFE

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

## 2.4 STATE OF WASHINGTON DEPARTMENT OF NATURAL RESOURCES

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

## 2.5 CITY OF AUBURN INVENTORY MAPPING

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

## 2.6 KING COUNTY MAPPING

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

## 2.7 SOILS MAPPING

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

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

# 3.0 ONSITE ANALYSIS

## 3.1 CRITERIA FOR CRITICAL AREA IDENTIFICATION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## 3.2 STUDY METHODS

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

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

### 3.2.a Soils

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

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

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

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

### 3.2.b Hydrology

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

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

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

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

### 3.2.c Vegetation

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

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

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

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

### 3.2.d Wildlife Observations

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

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

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

### 3.2.e State Priority Species

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

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

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

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

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

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

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

### 3.2.f Federally Listed Species

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

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

# 4.0 ASSESSMENT CONCLUSIONS

## 4.1 IDENTIFIED CRITICAL AREAS

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

### 4.1.a Wetlands

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

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

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

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

### 4.1.b Field Ditches (streams)

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

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

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

### 4.1.c Fish and Wildlife Conservation Areas

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

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

## 5.0 SITE PLANNING

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

## 6.0 STANDARD OF CARE

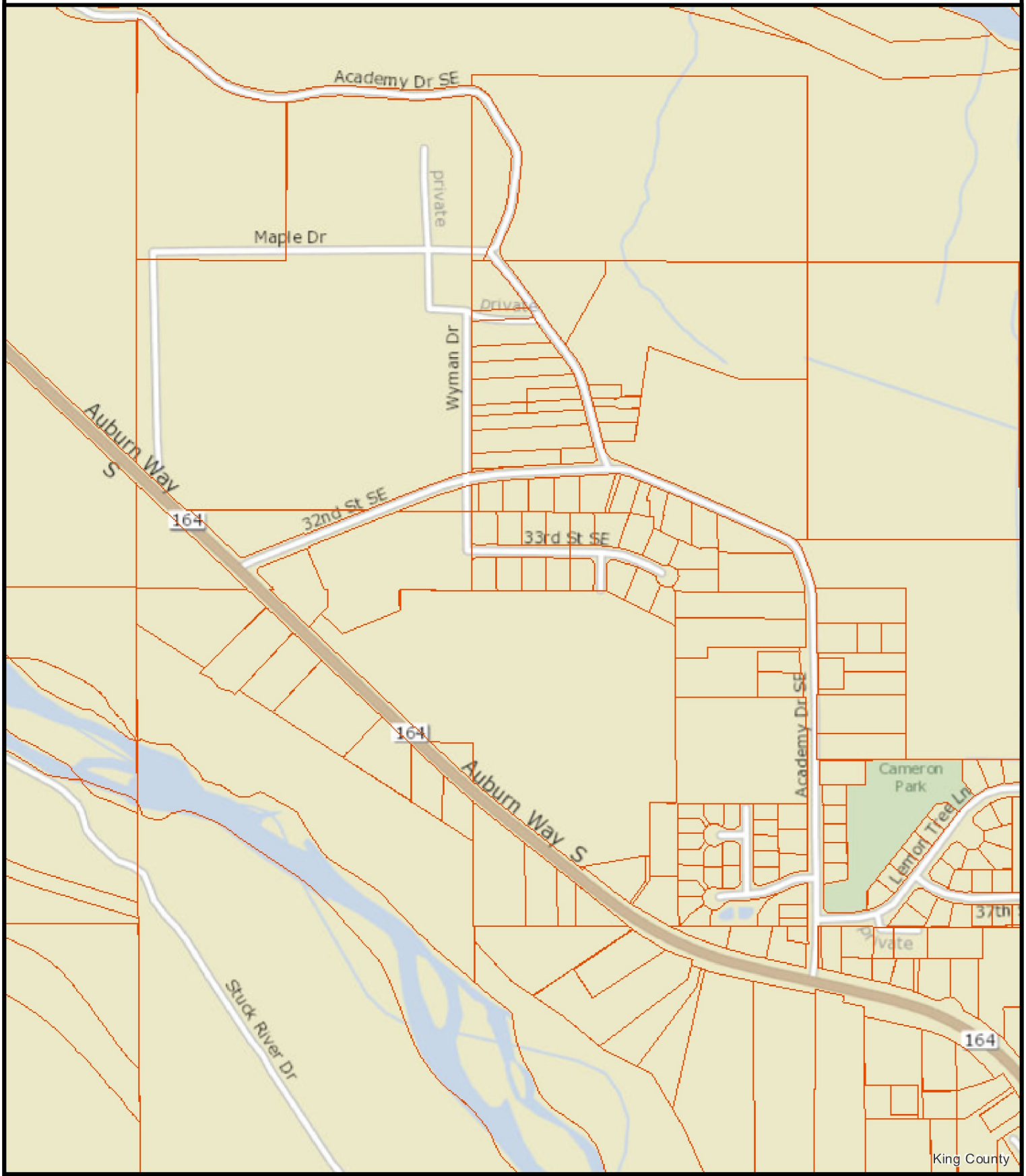
This document has been completed by Habitat Technologies for use by the **Auburn Adventist Academy.** Prior to extensive site planning the defined critical habitats should be reviewed and verified by the City of Auburn personnel and potentially other resource and permitting agencies. Habitat Technologies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

Bryan W. Peck
Wetland Biologist

Thomas D. Deming, PWS
Habitat Technologies

# 7.0 FIGURES

# Figure 1 Site Vicinity




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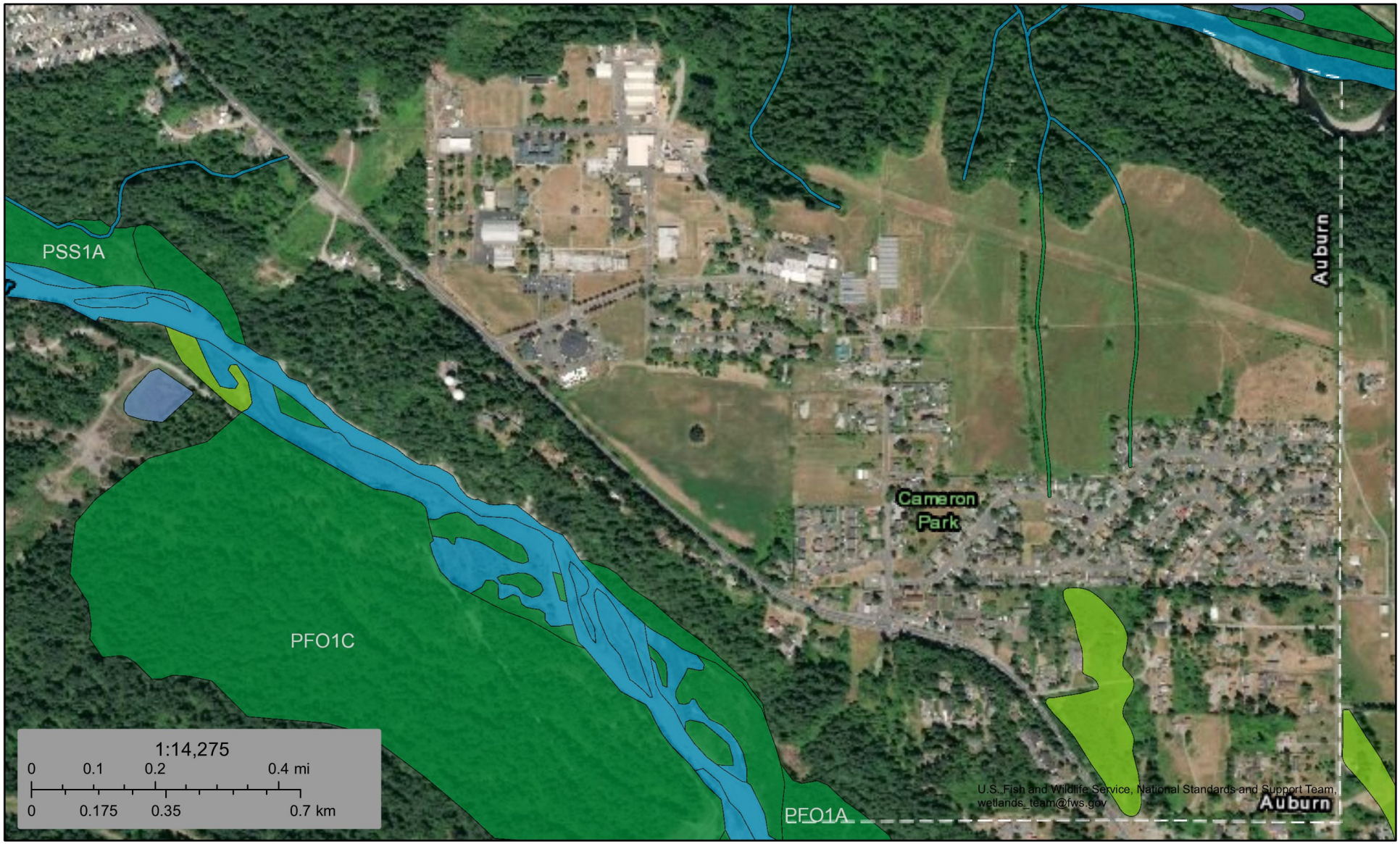
Date: 3/23/2020 Notes:

N

King County

U.S. Fish and Wildlife Service
National Wetlands Inventory

# Figure 2 NWI Mapping




March 23, 2020

**Wetlands**

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

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



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

# WASHINGTON DEPARTMENT OF FISH AND WILDLIFE
# PRIORITY HABITATS AND SPECIES REPORT

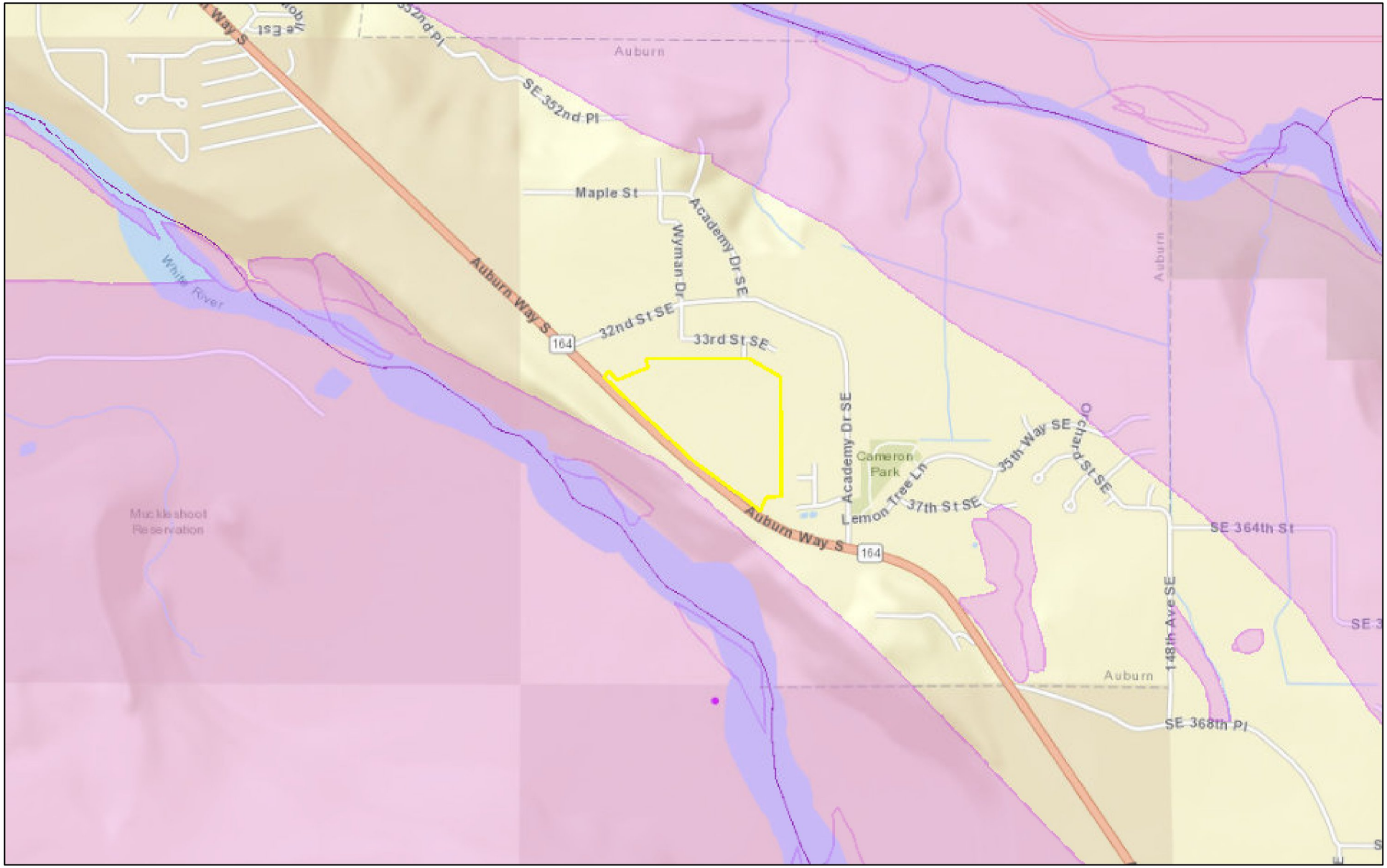
Figure 3

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

Query ID: P200325101841

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

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




March 25, 2020

1:19,842

0 0.15 0.3 0.6 mi

0 0.275 0.55 1.1 km

PHS Report Clip Area

PT

LN

**POLY**

AS MAPPED

SECTION

QTR-TWP

TOWNSHIP

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

# Figure 4 WDFW Salmonscape Mapping




March 23, 2020

1:9,028

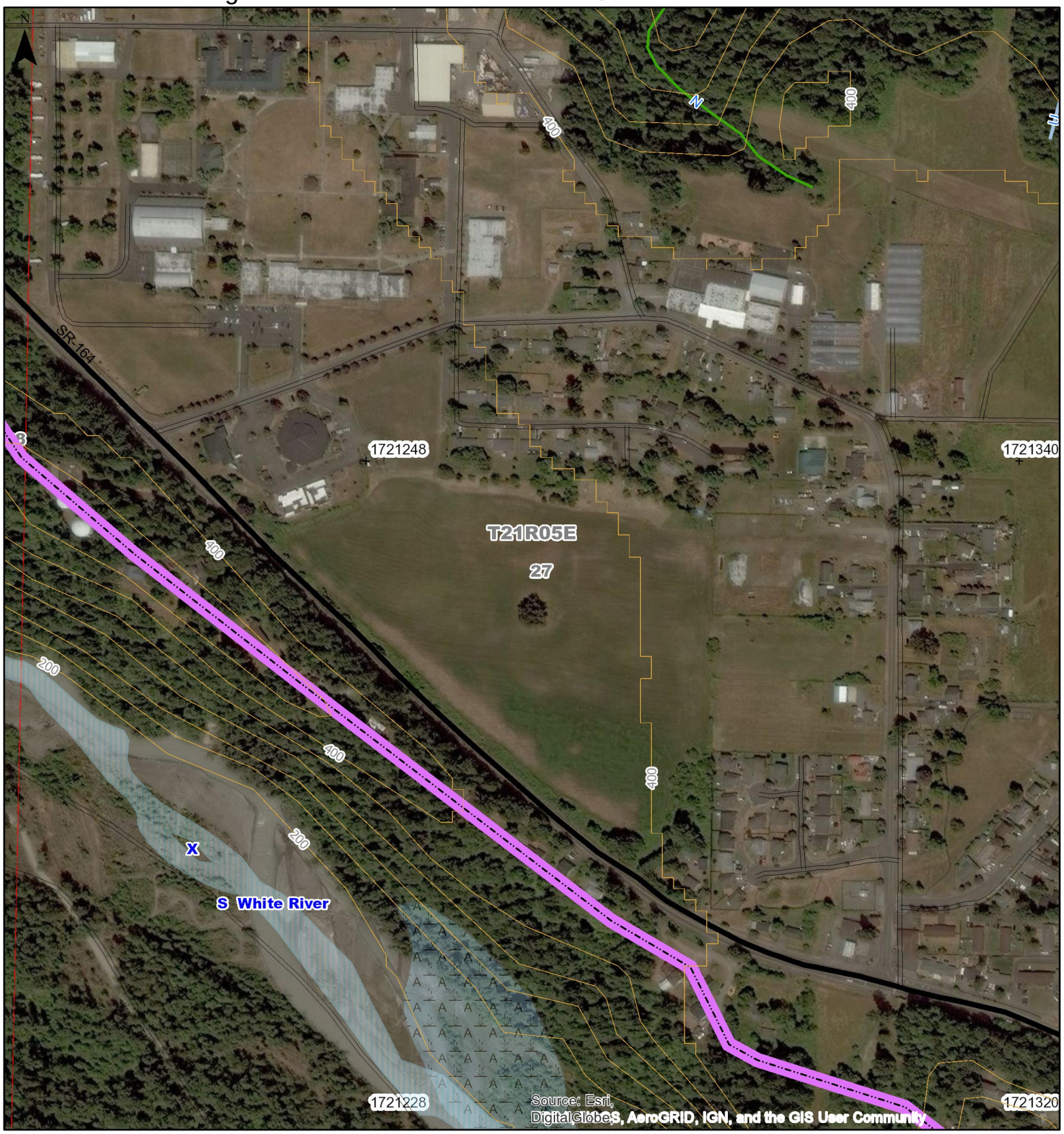
All SalmonScape Species

0 0.075 0.15 0.3 mi

0 0.1 0.2 0.4 km

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

Figure 5 Forest Practices Water Type Map




**Map Symbols**

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

**Additional Information**

**Legal Description**

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

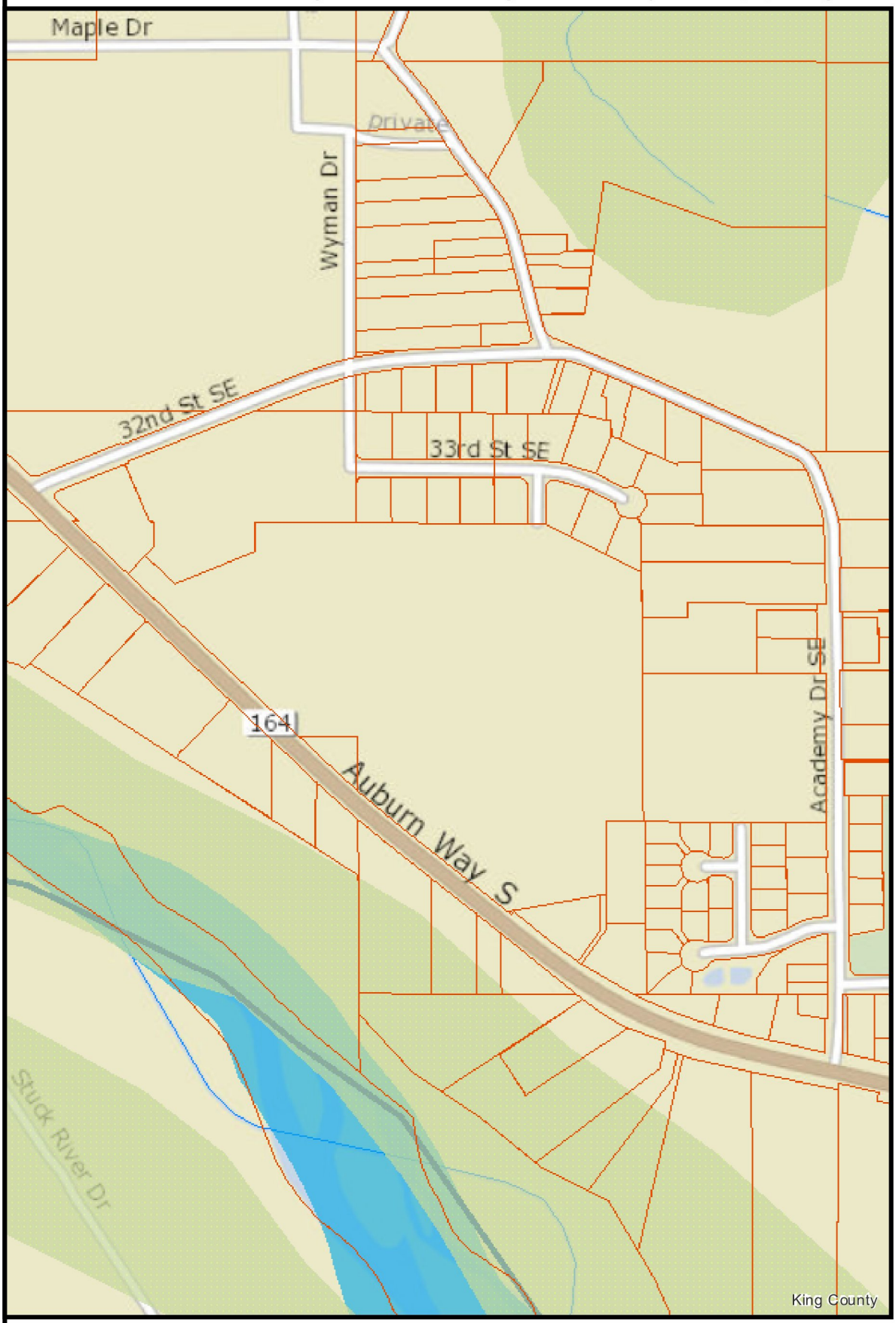
WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES

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

0 0.1 Miles

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

# Figure 6 King County Mapping




## Legend

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

**Stream (1990 SAO)**

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

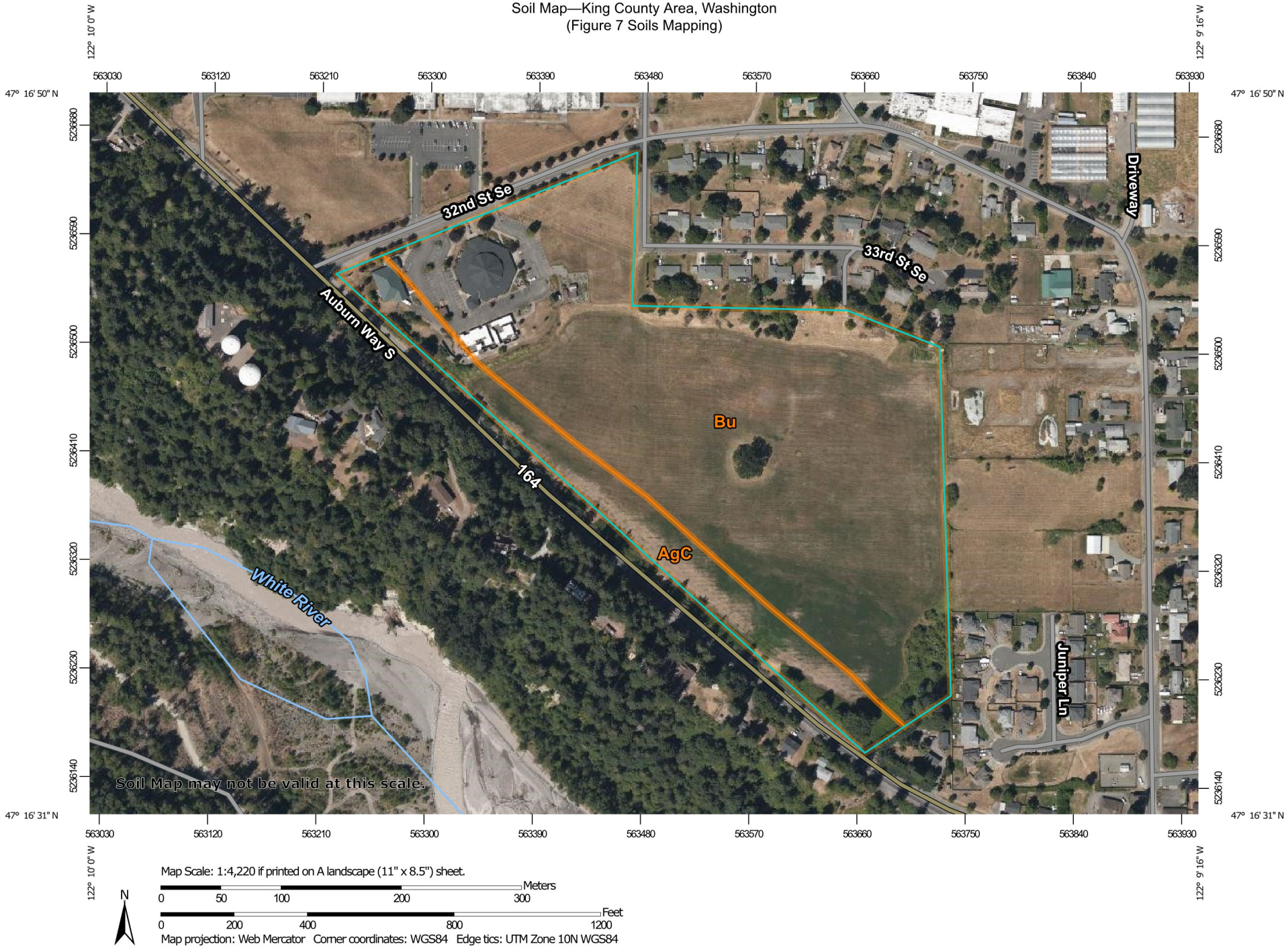
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N

King County

Date: 3/23/2020 Notes:

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




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

N

Meters
0 50 100 200 300

Feet
0 200 400 800 1200

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

## MAP LEGEND

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

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

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

**Water Features**
- Streams and Canals

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

**Background**
- Aerial Photography

## MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

# Map Unit Legend

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




ExpertGPS

# Figure 8 Site Graphic

200 ft

MN

15°29'

# 8.0 REFERENCE AND BACKGROUND LIST

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Washington State Department of Ecology. 1997. Washington State Wetlands Identification and Delineation Manual. Publication Number 96-94.

Washington State Department of Fish and Wildlife Priority Habitats and Species Maps 2016 http://wdfw.wa.gov/mapping/phs/

Washington State Department of Fish and Wildlife SalmonScape Mapping System, 2016 (for fish presence): http://apps.wdfw.wa.gov/salmonscape/map.html

Washington State Department of Natural Resources FPARS Mapping System, 2016 (for stream typing): http://fortess.wa.gov/dnr/app1/fpars/viewer.htm

# 9.0 APPENDIX A – HYDROLOGY MONITORING DATA

# Hydrology Test Holes




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Date: 3/25/2020 Notes:

N

King County

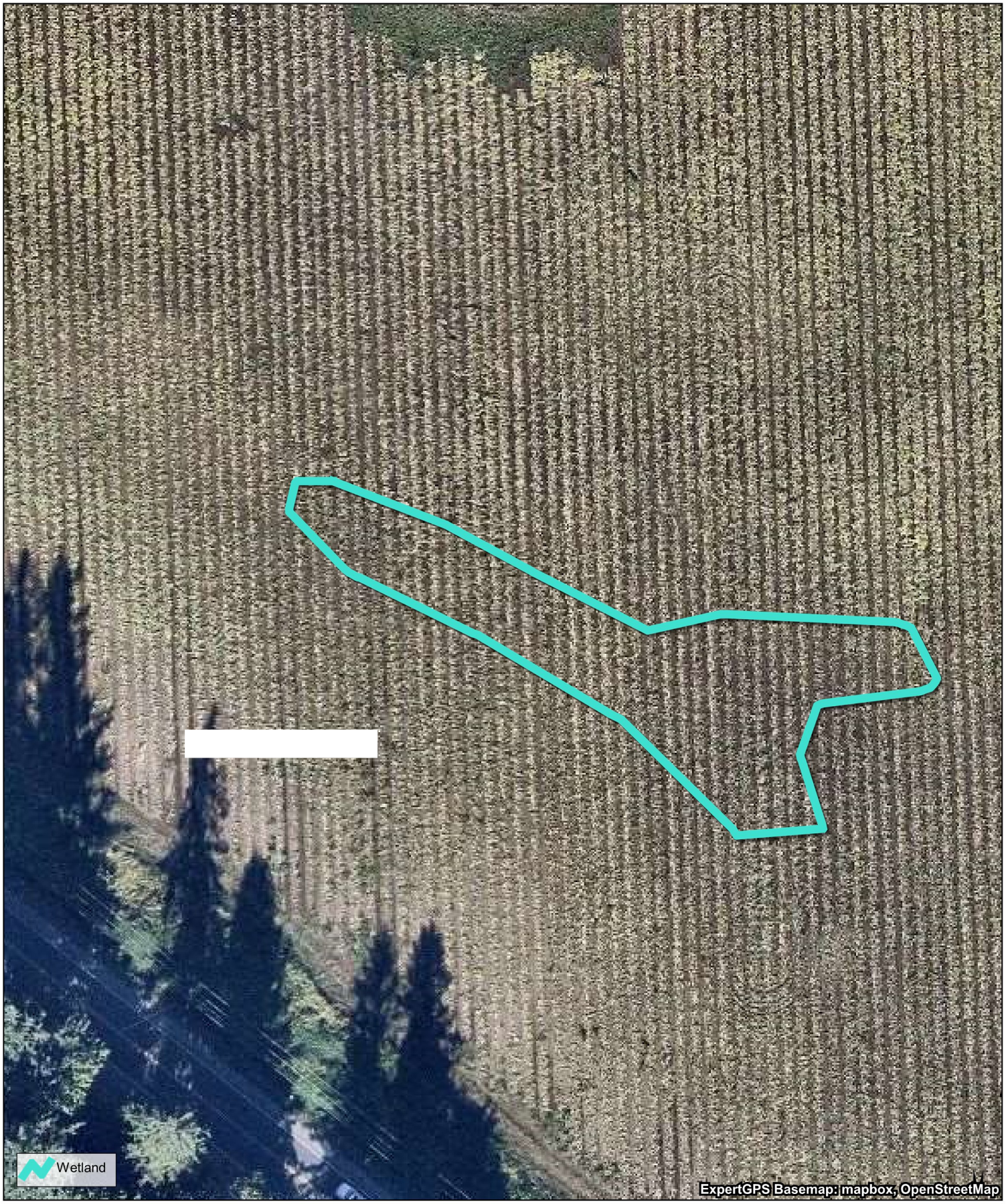
# Parcel 2721059117 – Spring 2019 Hydrology Monitoring

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

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

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

# 10.0 APPENDIX B – WETLAND RATING WORKSHEET



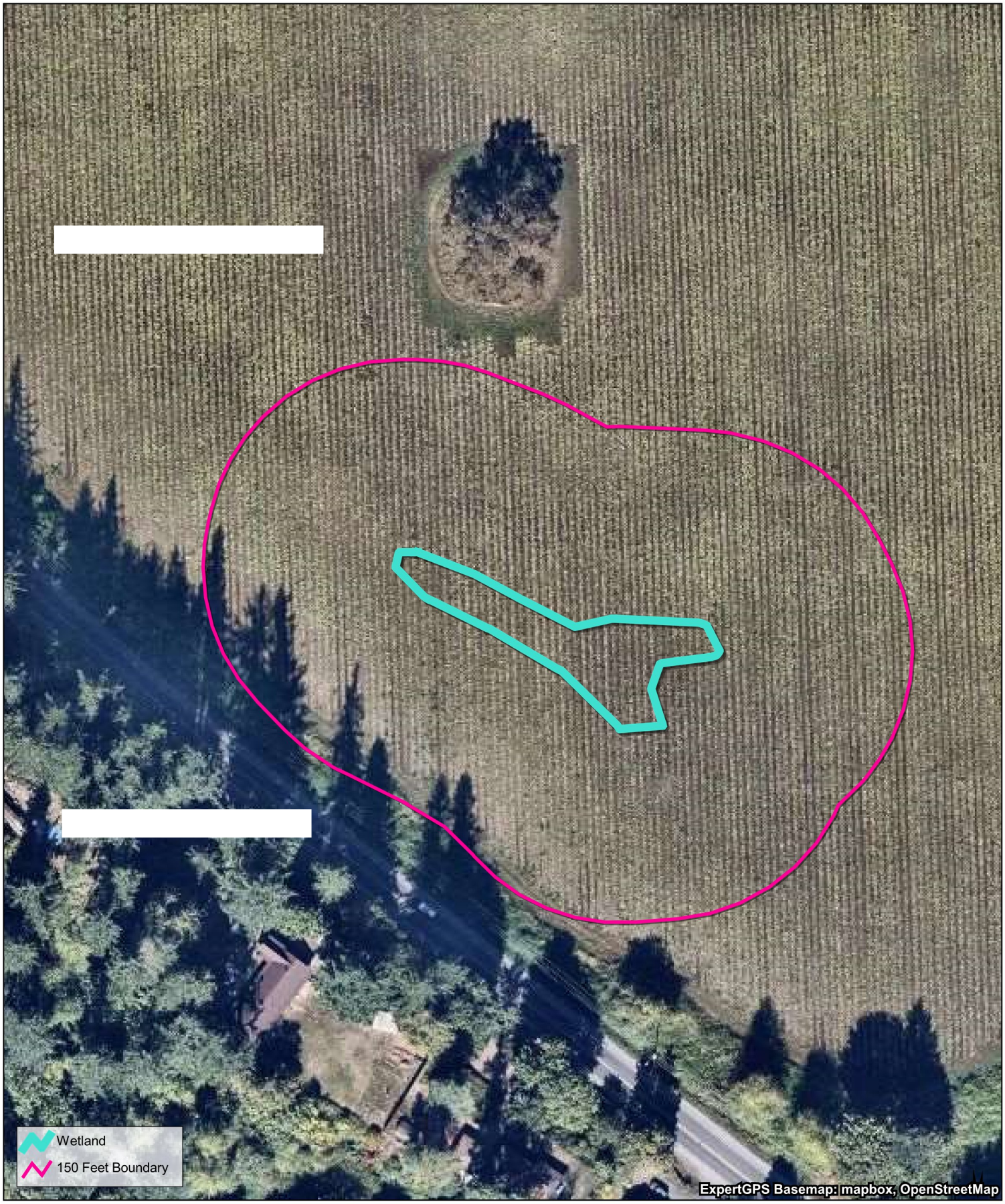

ExpertGPS

**Figure A1**

25 ft

MN

15°29'




ExpertGPS

**Figure A2**

50 ft

MN

15°29'



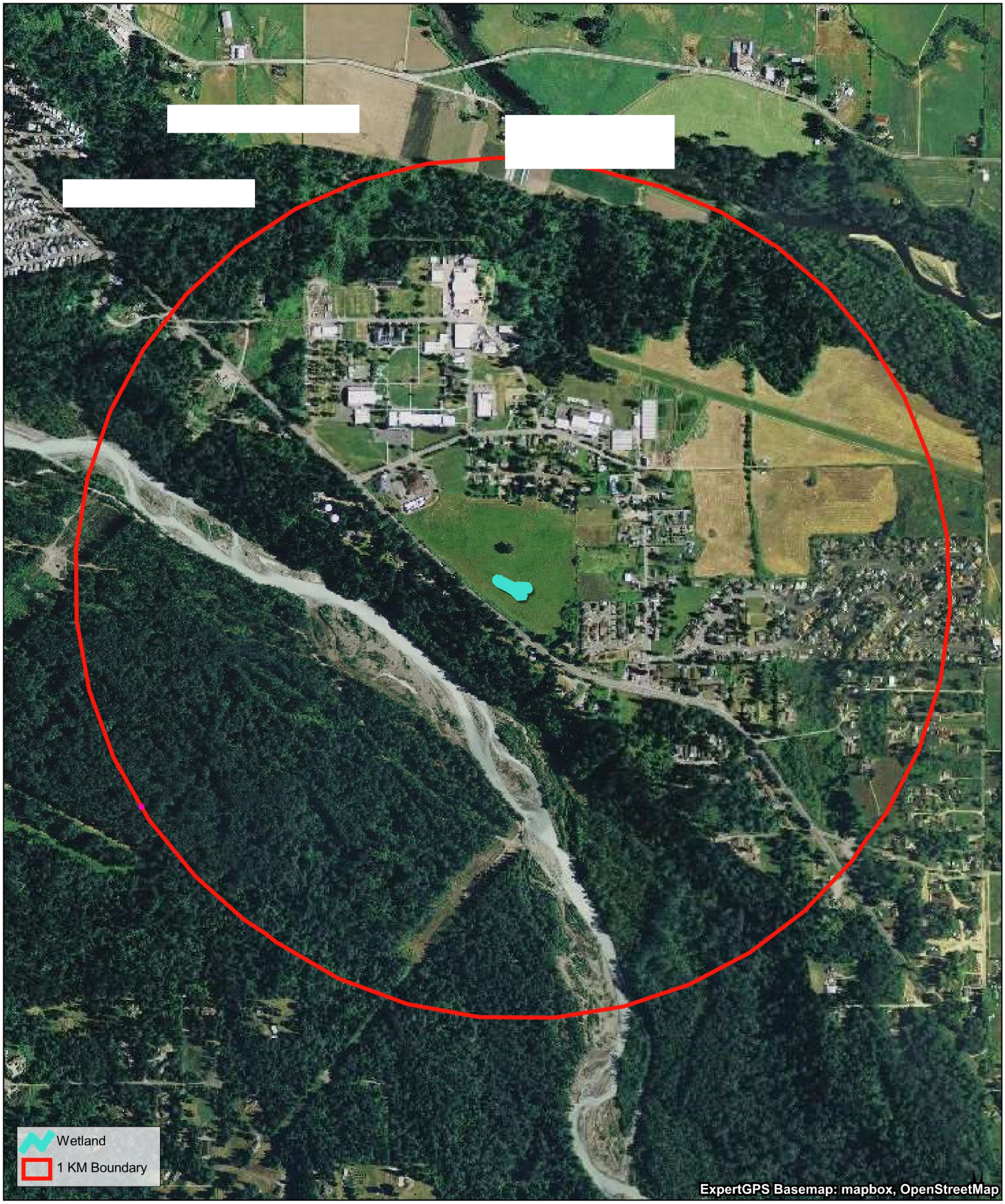

ExpertGPS

**Figure A3**

200 ft

MN

15°29'




ExpertGPS

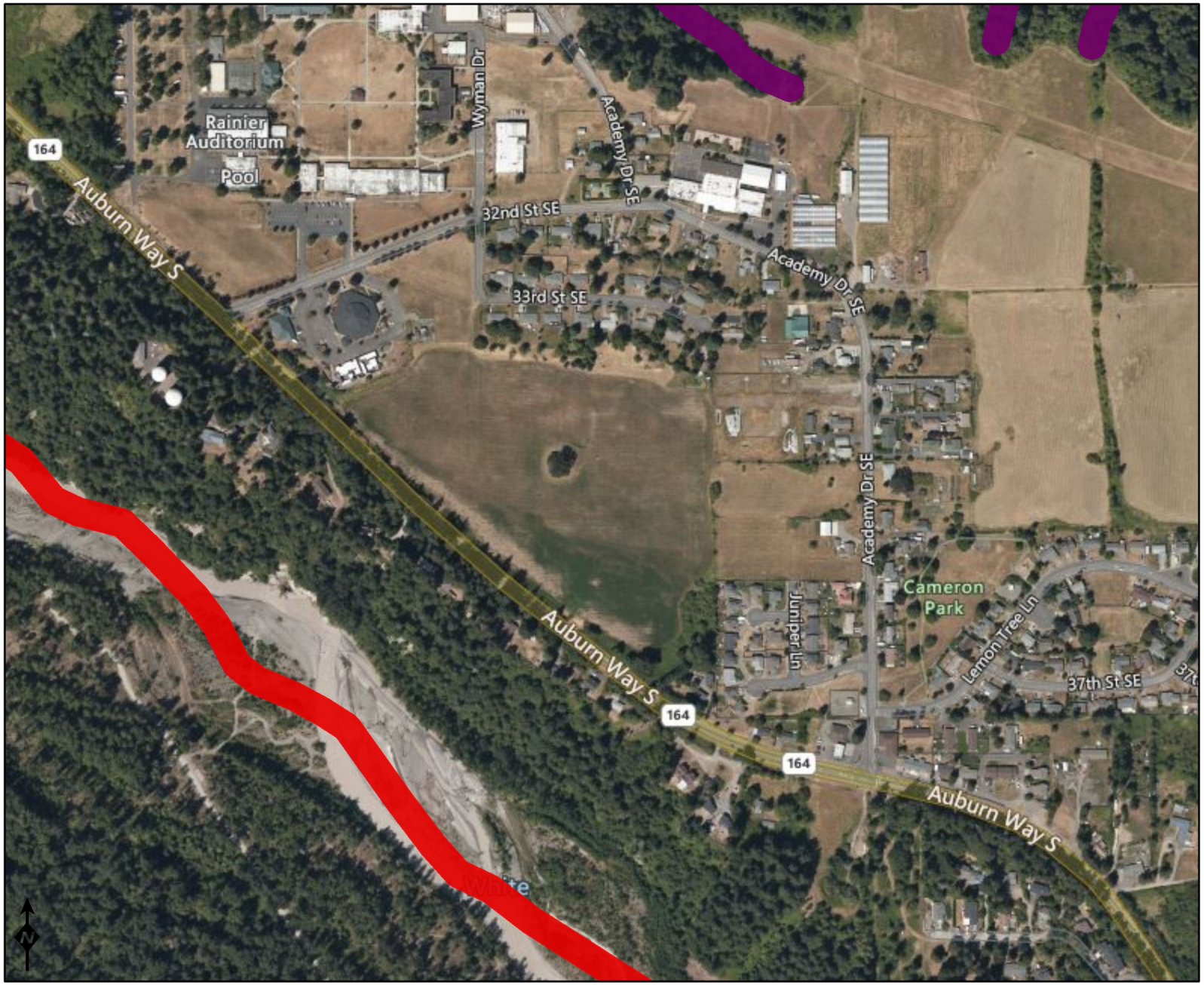
**Figure A4**

500 ft

MN

15°29'

# Figure A5




**Assessed Waters/Sediment**

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

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

WQ Standards

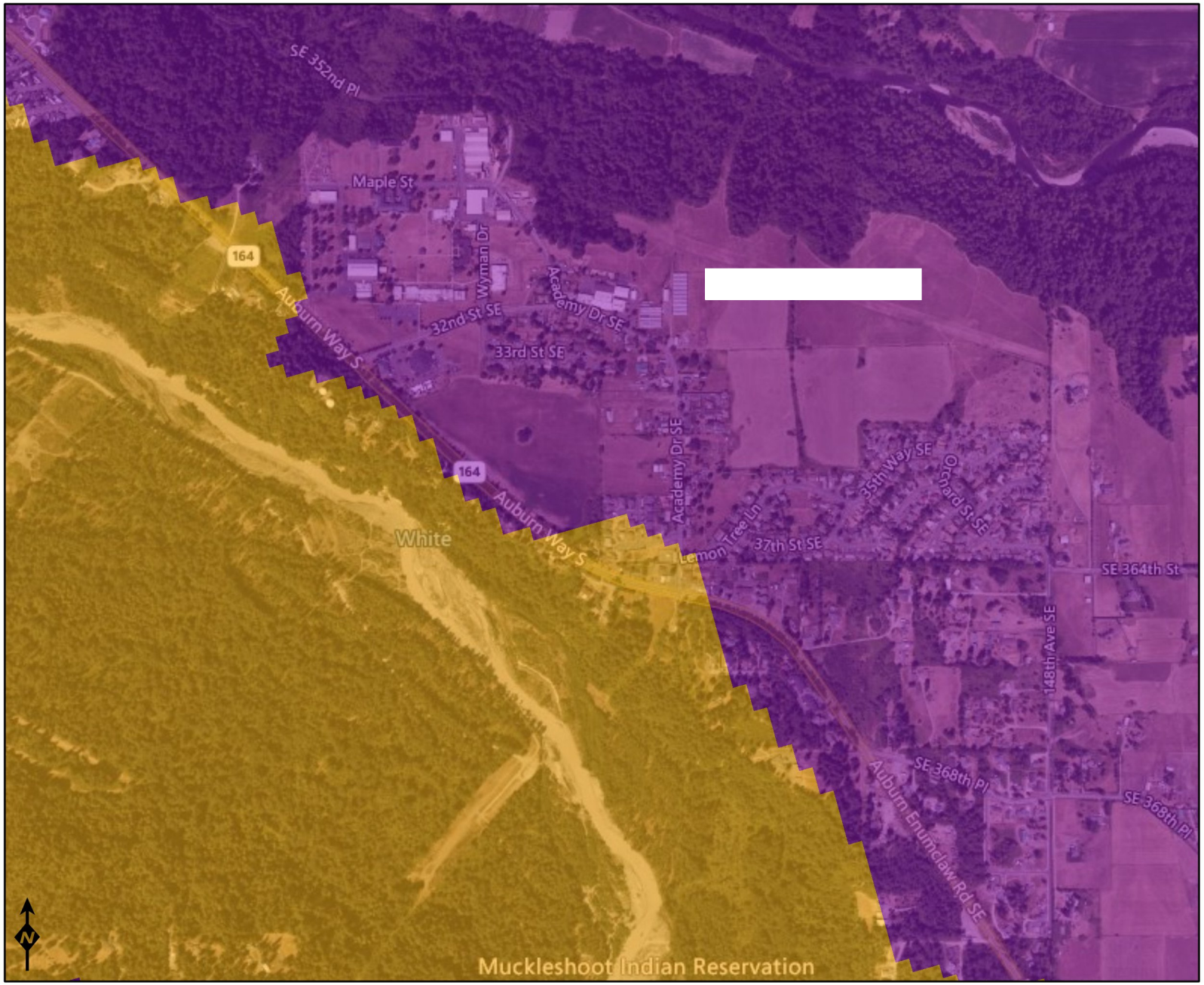
Miles
0 0.25 0.5 1 1.5 2

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DEPARTMENT OF ECOLOGY
State of Washington

# Figure A6




**Assessed Waters/Sediment**

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

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

**WQ Improvement Projects**
- Approved
- In Development

- WQ Standards

Miles
0 0.125 0.25 0.5

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DEPARTMENT OF ECOLOGY
State of Washington

Wetland name or number _A _

# RATING SUMMARY – Western Washington

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

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

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

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

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

**OVERALL WETLAND CATEGORY** 4 (based on functions_x or special characteristics___)

## 1. Category of wetland based on FUNCTIONS

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

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

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

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

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

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

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

## 2. Category based on SPECIAL CHARACTERISTICS of wetland

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

Wetland name or number _A _

# Maps and figures required to answer questions correctly for Western Washington

## Depressional Wetlands

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

## Riverine Wetlands

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

## Lake Fringe Wetlands

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

## Slope Wetlands

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

Wetland name or number _A _

# HGM Classification of Wetlands in Western Washington

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

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

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

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

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

   **NO – Saltwater Tidal Fringe (Estuarine)** **YES – Freshwater Tidal Fringe**
   *If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe it is an **Estuarine** wetland and is not scored. This method **cannot** be used to score functions for estuarine wetlands.*

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

   ☐ **YES** – The wetland class is **Flats**
   *If your wetland can be classified as a Flats wetland, use the form for **Depressional** wetlands.*

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

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

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

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

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

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

Wetland name or number A

**YES** – The wetland class is **Riverine**

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

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

   NO – go to 7

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

   **YES** – The wetland class is **Depressional**

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

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

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

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

Wetland name or number A

## DEPRESSIONAL AND FLATS WETLANDS

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

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

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

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

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

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

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

Wetland name or number A

## DEPRESSIONAL AND FLATS WETLANDS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

0

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

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

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

Wetland name or number A

**These questions apply to wetlands of all HGM classes.**

**HABITAT FUNCTIONS** - Indicators that site functions to provide important habitat

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

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

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

*If the unit has a Forested class, check if:*

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

0

H 1.2. Hydroperiods

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

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

1

H 1.3. Richness of plant species

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

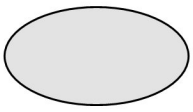
*Different patches of the same species can be combined to meet the size threshold and you do not have to name the species.* ***Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle***

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

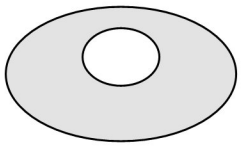
0

H 1.4. Interspersion of habitats

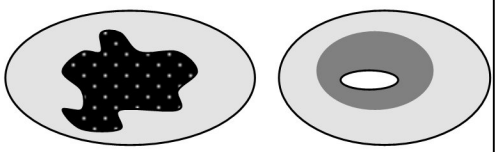
Decide from the diagrams below whether interspersion among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always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



**None** = 0 points

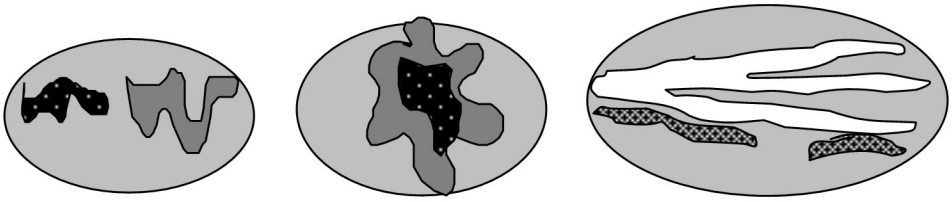


**Low** = 1 point



**Moderate** = 2 points

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



0

Wetland name or number A

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

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

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

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

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

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

Wetland name or number A

# WDFW Priority Habitats

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TRAFFIC IMPACT ANALYSIS SCOPING INFORMATION - AUGUST 25, 2020

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

Trip Generation:

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

AWDT: Average Weekday Daily Trip

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

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

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

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

Intersections to Study:

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

Preliminary Trip Distribution:

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

Additional Comments:

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

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

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



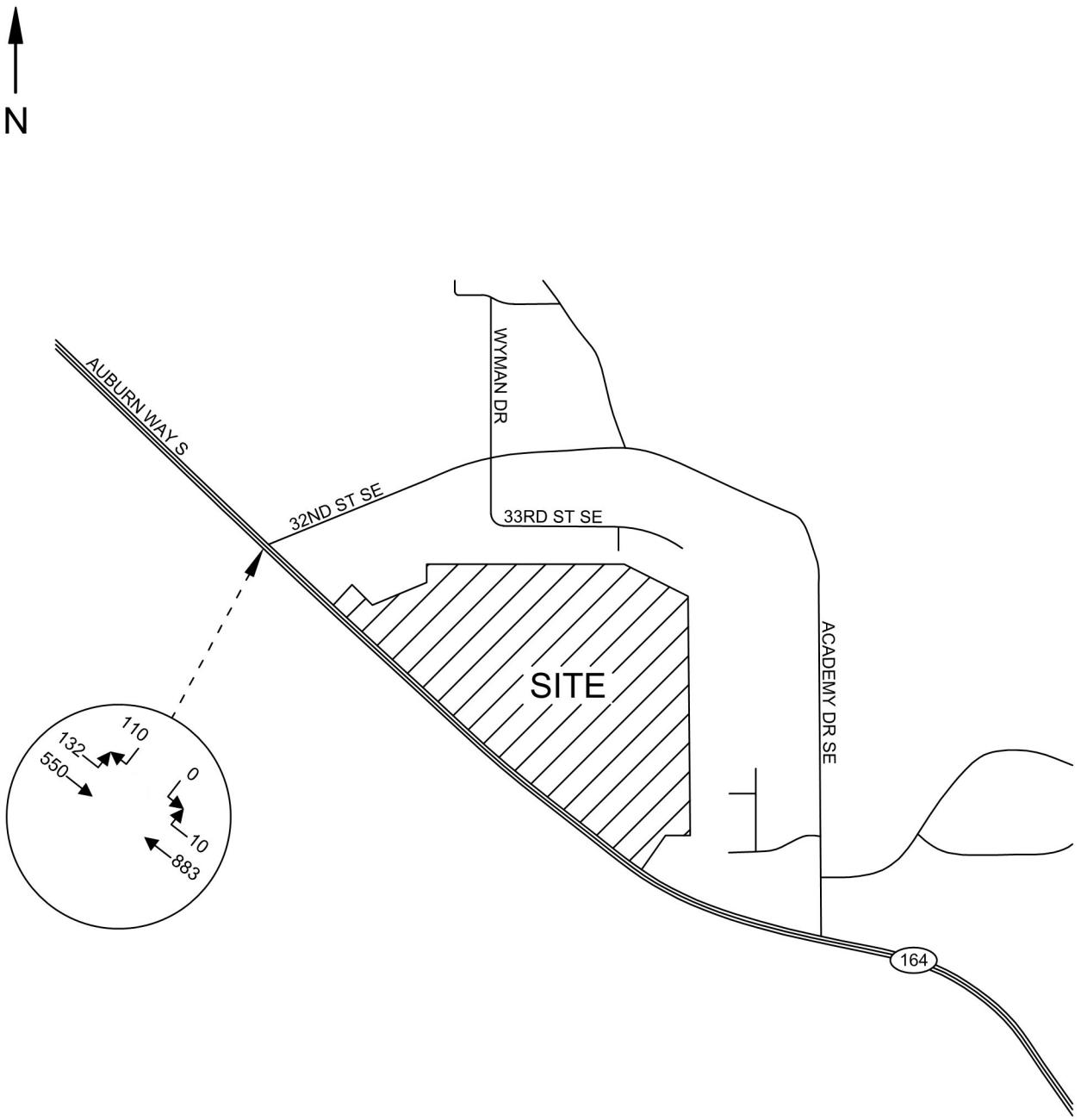

HEATH & ASSOCIATES

TRAFFIC AND CIVIL ENGINEERING

AUBURN SITE G

SITE PLAN
FIGURE 1

2214 Tacoma Road Puyallup WA 98371 (253) 770 1401 Fax (253) 770 1473 heathtraffic.com

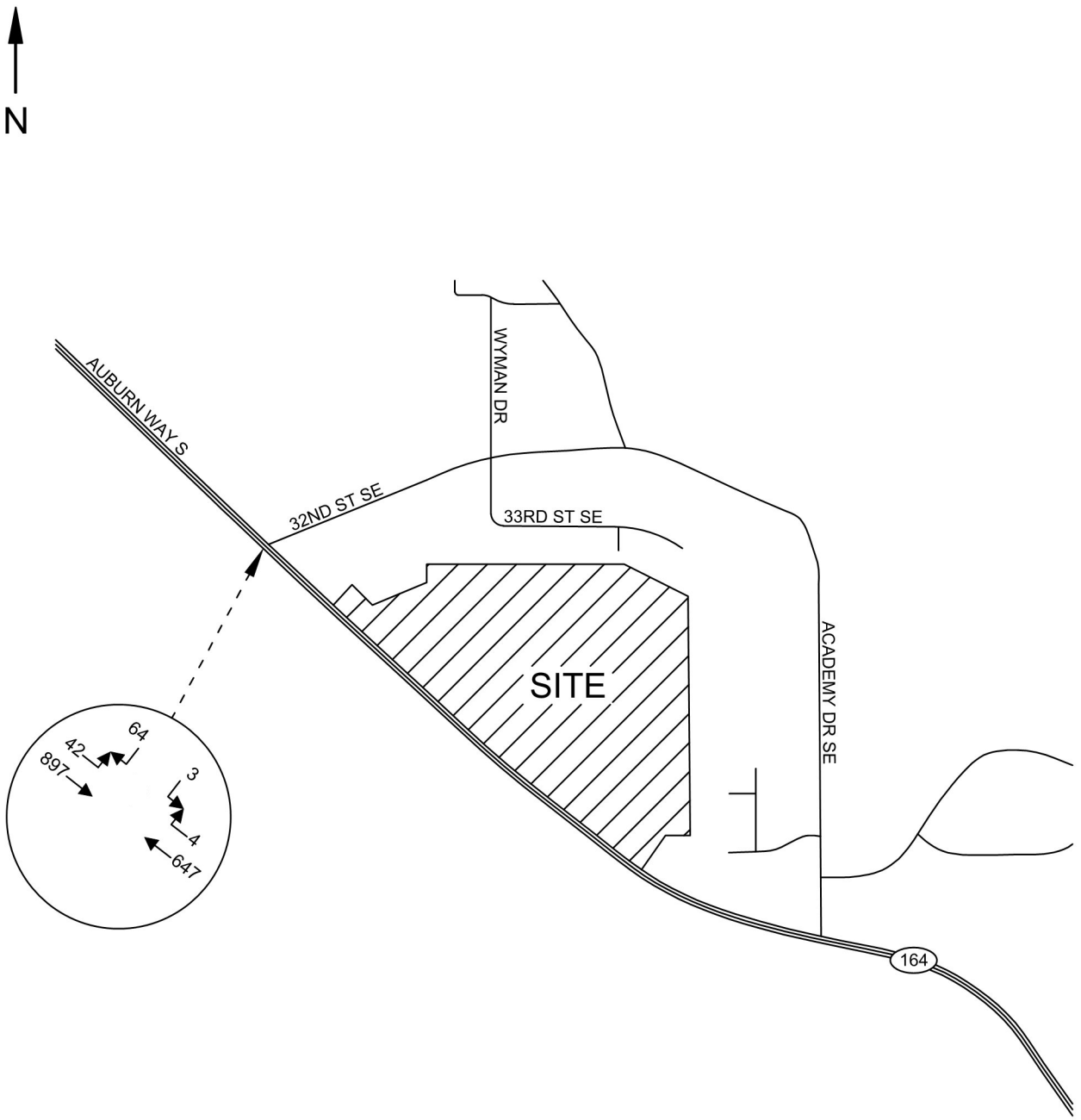



HEATH & ASSOCIATES

TRAFFIC AND CIVIL ENGINEERING

AUBURN SITE G

EXISTING AM PEAK HOUR VOLUMES
FIGURE 2

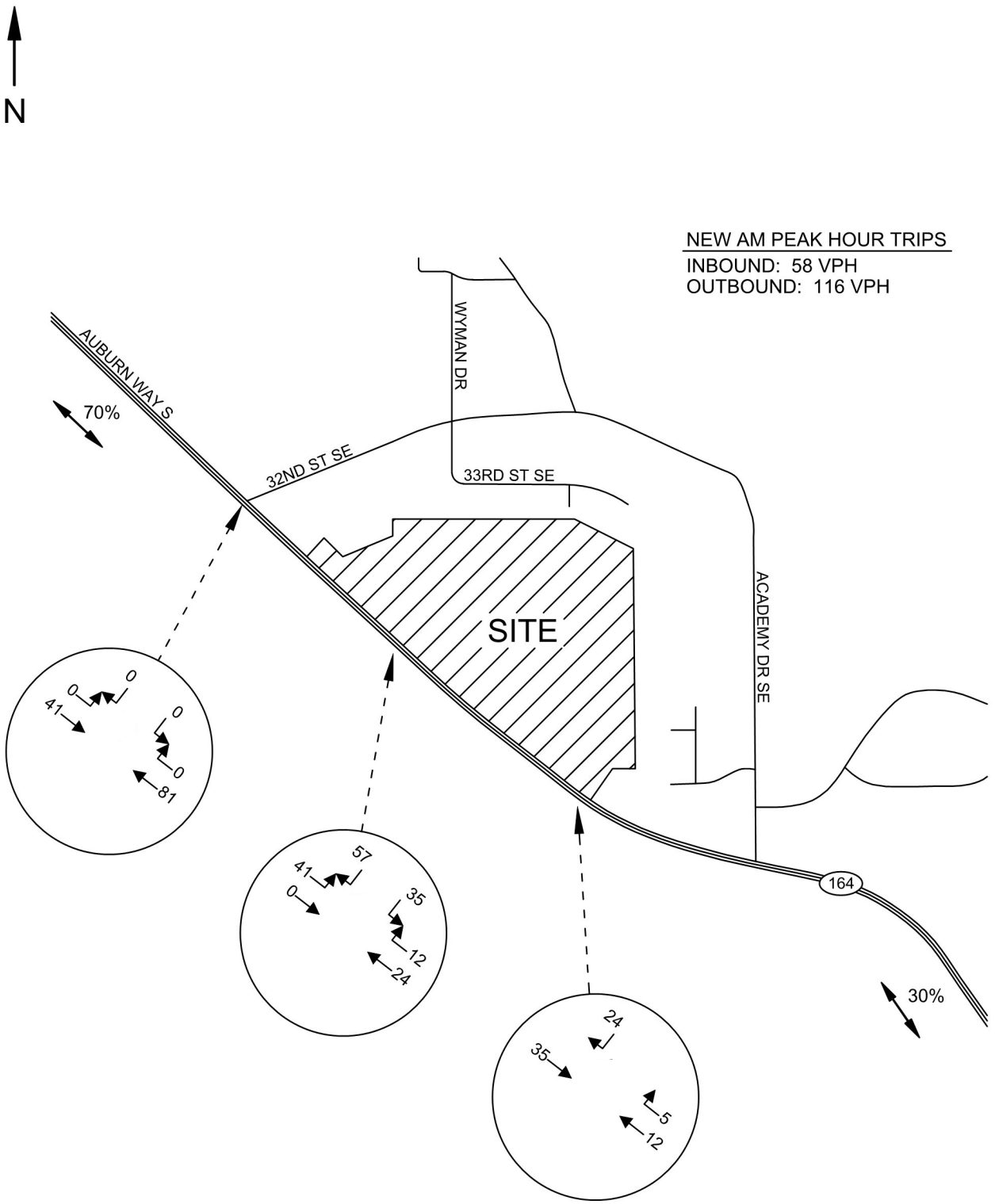



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TRAFFIC AND CIVIL ENGINEERING

AUBURN SITE G

EXISTING PM PEAK HOUR VOLUMES
FIGURE 3

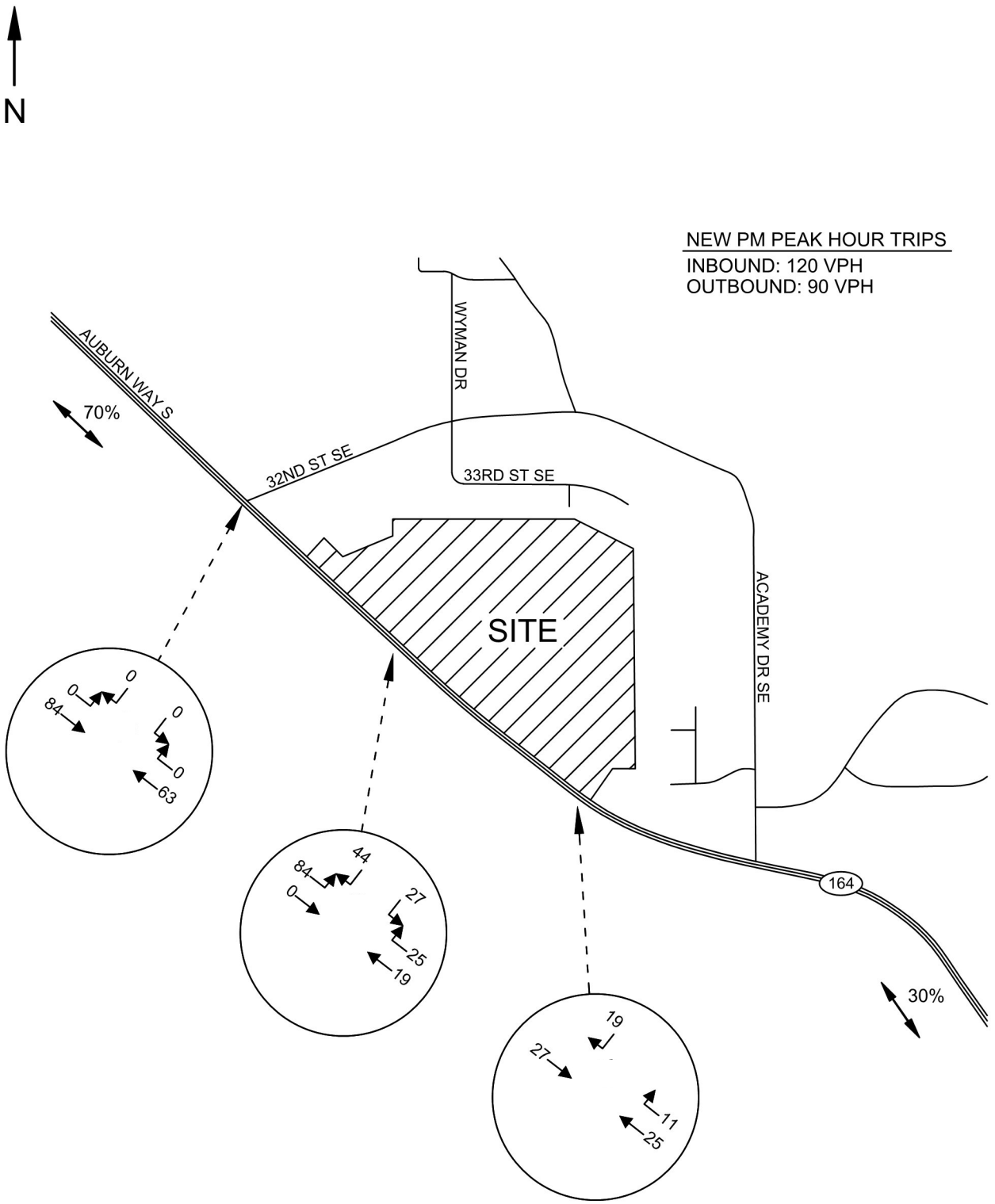



HEATH & ASSOCIATES

TRAFFIC AND CIVIL ENGINEERING

AUBURN SITE G

AM PEAK HOUR TRIP DISTRIBUTION & ASSIGNMENT
FIGURE 4

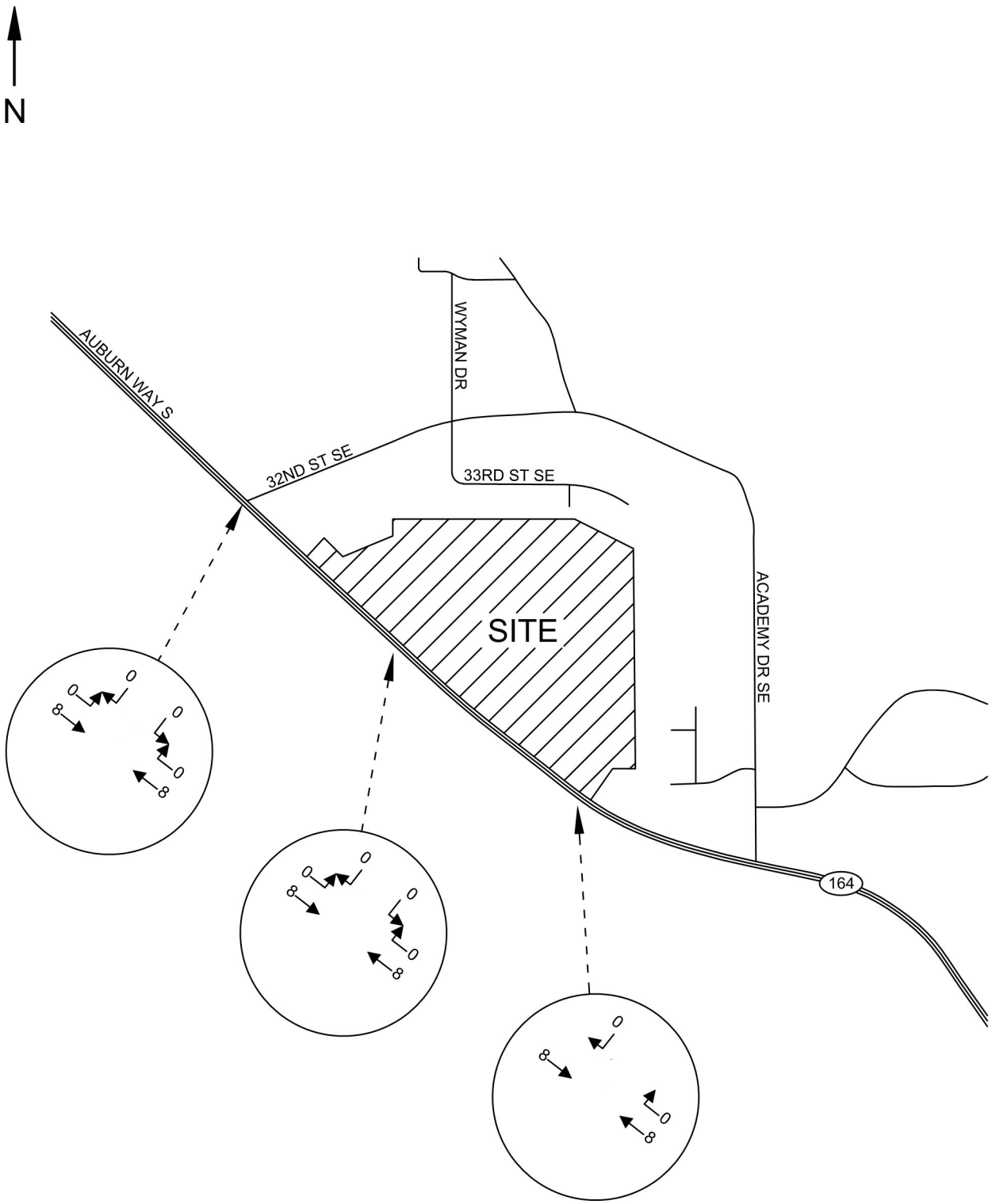



HEATH & ASSOCIATES

TRAFFIC AND CIVIL ENGINEERING

AUBURN SITE G

PM PEAK HOUR TRIP DISTRIBUTION & ASSIGNMENT
FIGURE 5

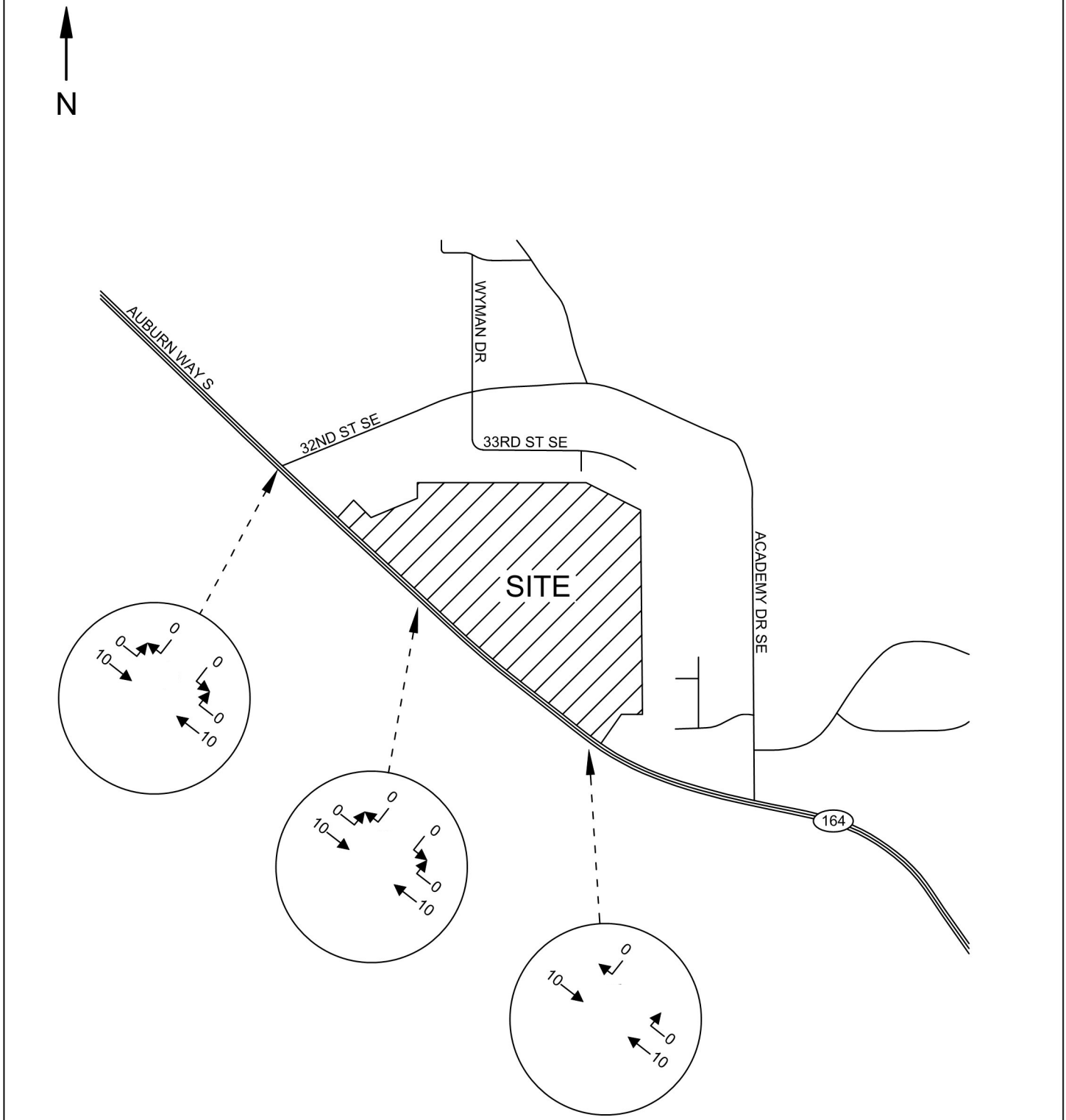



HEATH & ASSOCIATES

TRAFFIC AND CIVIL ENGINEERING

AUBURN SITE G

AM PEAK HOUR PIPELINE VOLUMES
FIGURE 6




HEATH & ASSOCIATES

TRAFFIC AND CIVIL ENGINEERING

AUBURN SITE G

PM PEAK HOUR PIPELINE VOLUMES
FIGURE 7

AUBURN SITE G
TRAFFIC IMPACT ANALYSIS SCOPING

# APPENDIX

AUBURN SITE G
TRAFFIC IMPACT ANALYSIS SCOPING

ITE TRIP GENERATION REPORT

## Trip Generation Summary

Alternative: Alternative 1
Phase:
Project: Auburn Site G

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

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

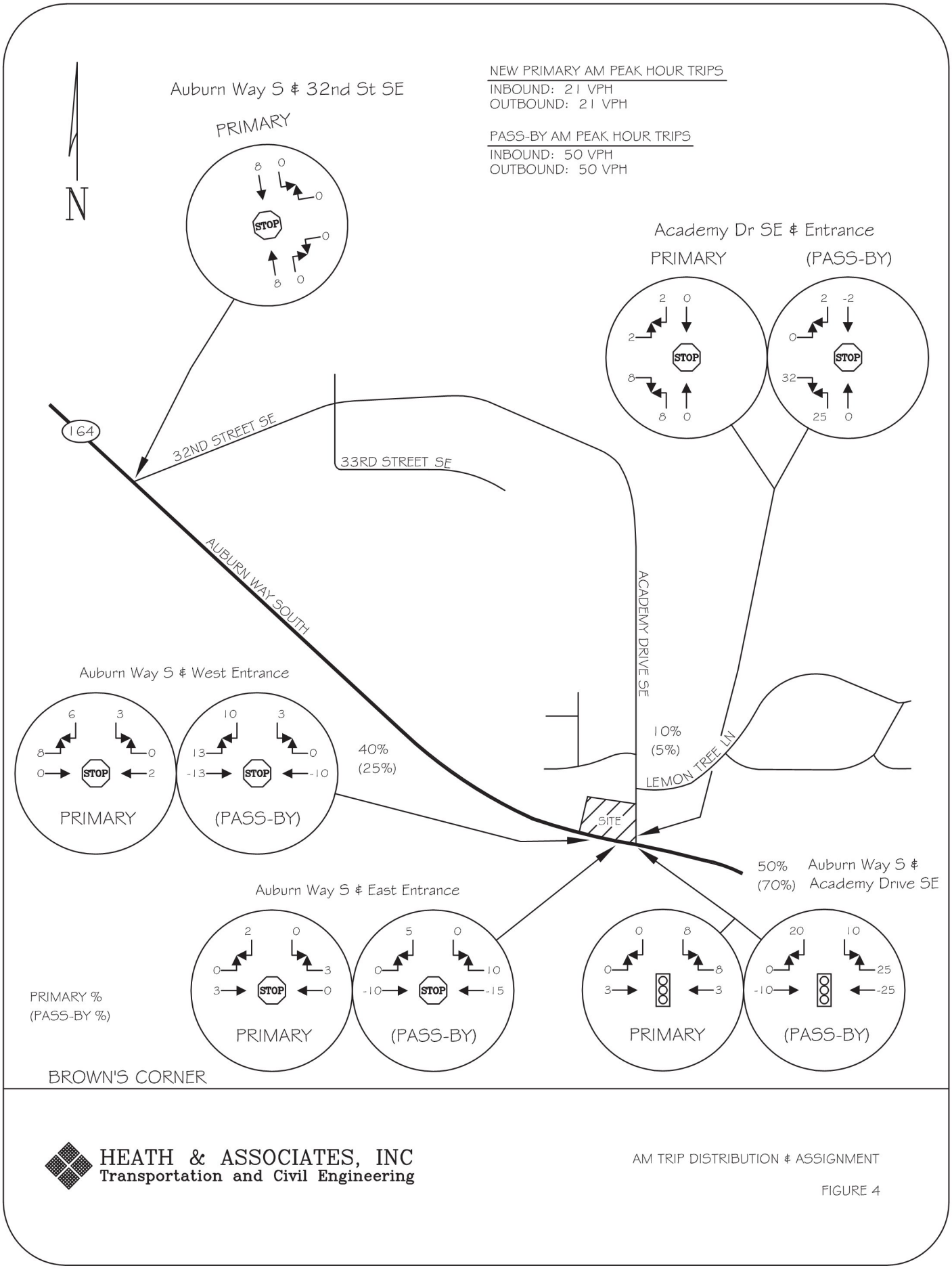
Total Weekday Average Daily Trips Internal Capture = 0 Percent
Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent
Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

* - Custom rate used for selected time period.

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

AUBURN SITE G
TRAFFIC IMPACT ANALYSIS SCOPING

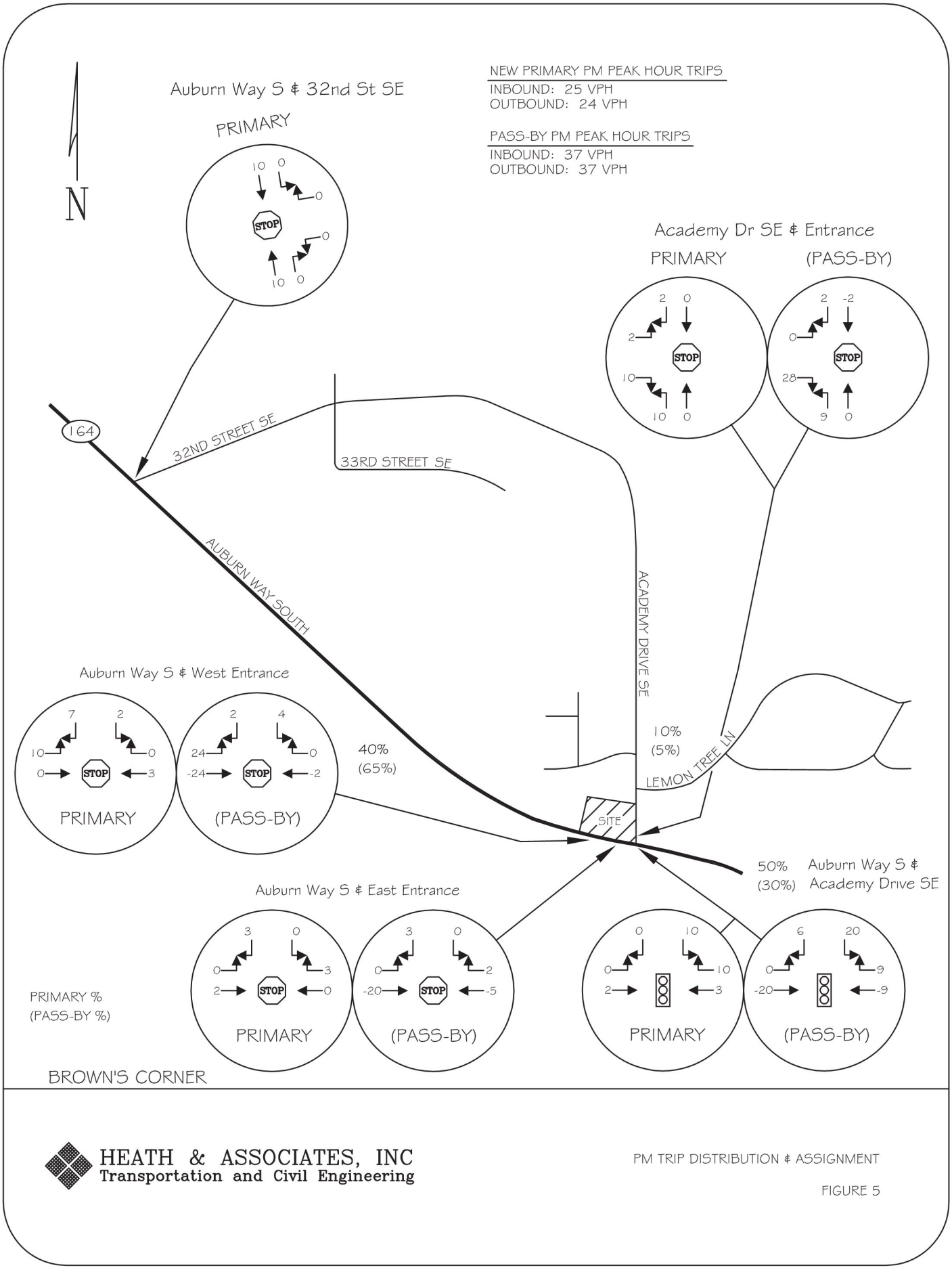
PIPELINE




HEATH & ASSOCIATES, INC
Transportation and Civil Engineering

AM TRIP DISTRIBUTION & ASSIGNMENT

FIGURE 4




HEATH & ASSOCIATES, INC
Transportation and Civil Engineering

PM TRIP DISTRIBUTION & ASSIGNMENT

FIGURE 5

AUBURN SITE G
TRAFFIC IMPACT ANALYSIS SCOPING

TRAFFIC COUNTS

Prepared for: **City of Auburn**

***Traffic Count Consultants, Inc.***

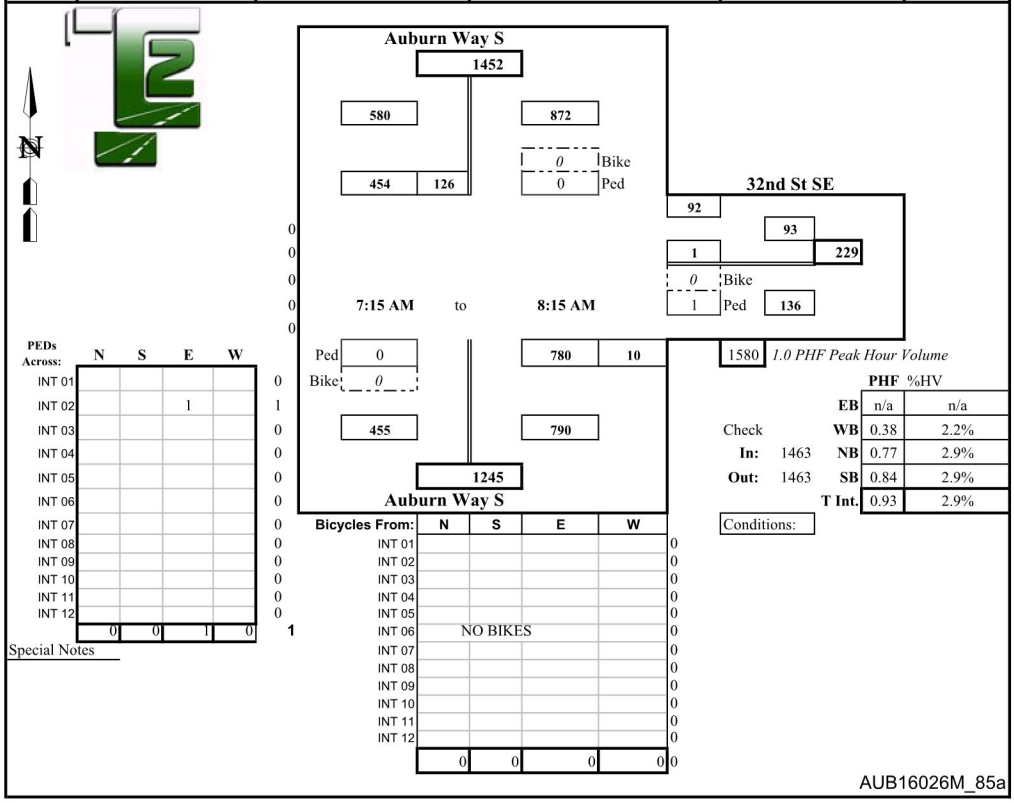
Phone: (253) 926-6009 FAX: (253) 922-7211 E-Mail: Team@TC2inc.com

WBE/DBE

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

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

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




AUB16026M_85a

Prepared for: **City of Auburn**

***Traffic Count Consultants, Inc.***

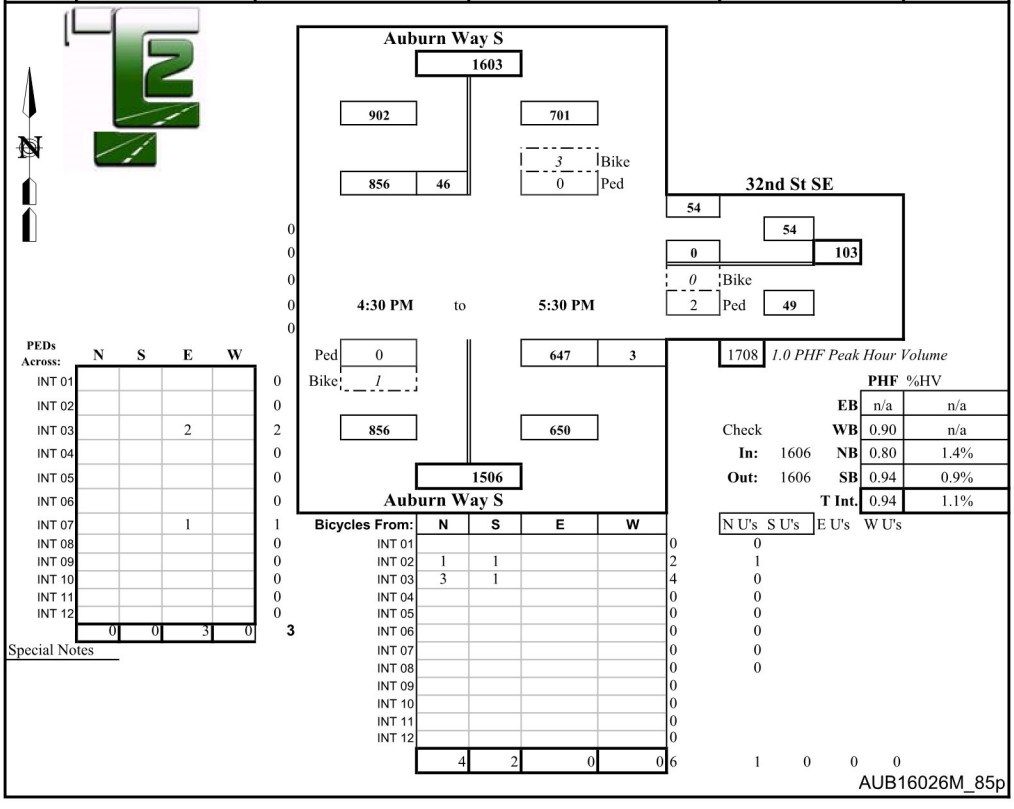
Phone: (253) 926-6009 FAX: (253) 922-7211 E-Mail: Team@TC2inc.com

WBE/DBE

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

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

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




Special Notes

AUB16026M_85p

Prepared for: **City of Auburn**

***Traffic Count Consultants, Inc.***

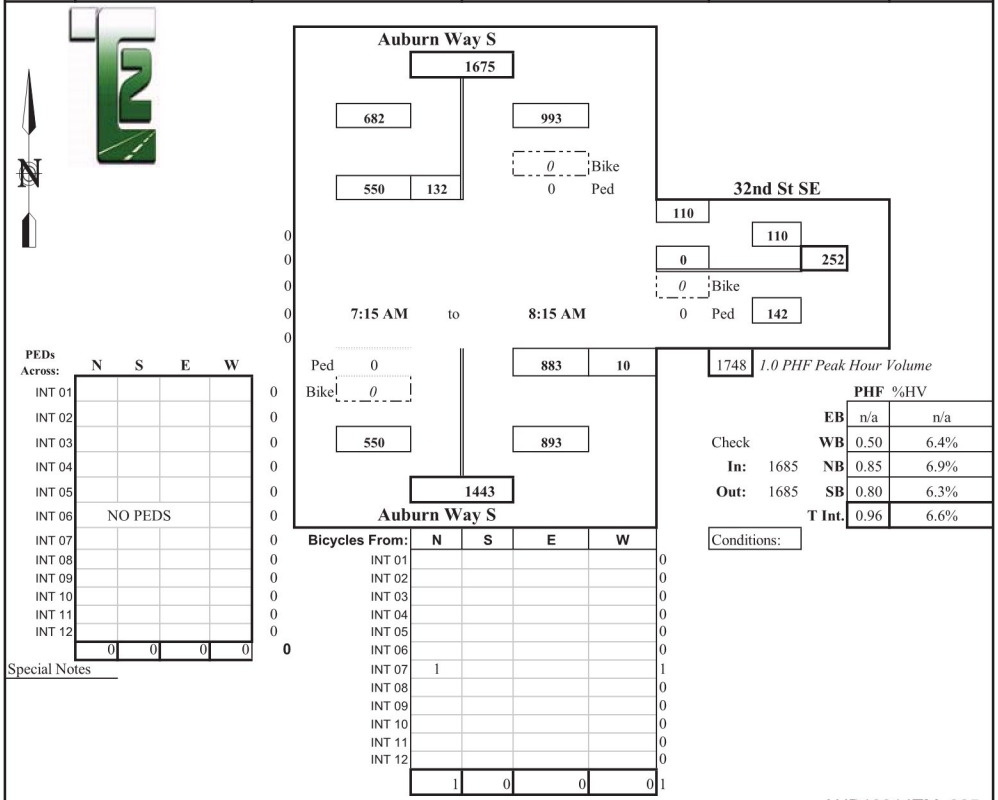
Phone: (253) 770-1407 FAX: (253) 770-1411 E-Mail: Team@TC2inc.com

WBE/DBE

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

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

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




AUB18014TM_085a

Prepared for: **City of Auburn**

***Traffic Count Consultants, Inc.***

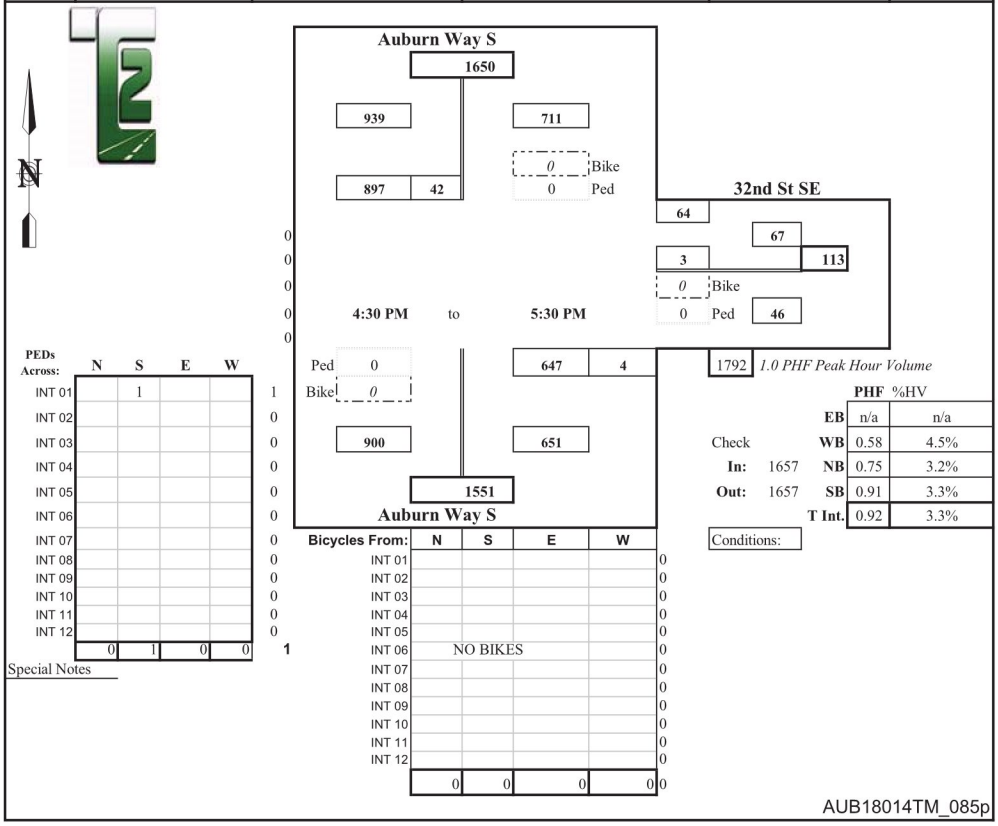
Phone: (253) 770-1407 FAX: (253) 770-1411 E-Mail: Team@TC2inc.com

WBE/DBE

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

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

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




Special Notes

AUB18014TM_085p

Prepared for: **City of Auburn**

***Traffic Count Consultants, Inc.***

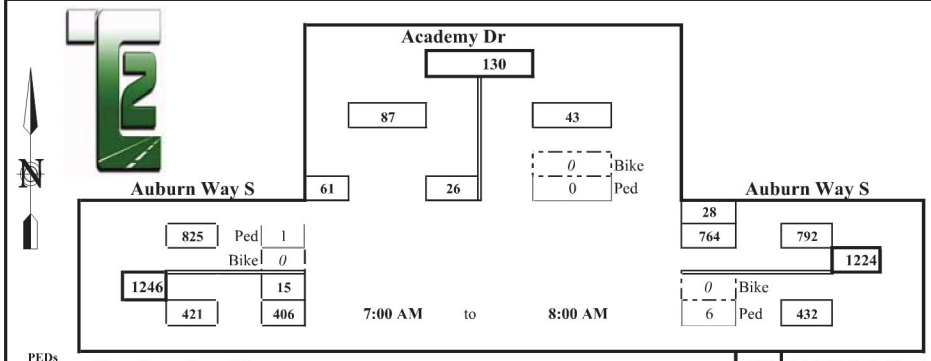
Phone: (253) 926-6009 FAX: (253) 922-7211 E-Mail: Team@TC2inc.com

WBE/DBE

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

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

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




1392 *1.0 PHF Peak Hour Volume*

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

Check In: 1300 Out: 1300

Conditions:

**PEDs Across:**

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

**Bicycles From:**

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

Special Notes

AUB16026M_79a

Prepared for: **City of Auburn**

***Traffic Count Consultants, Inc.***

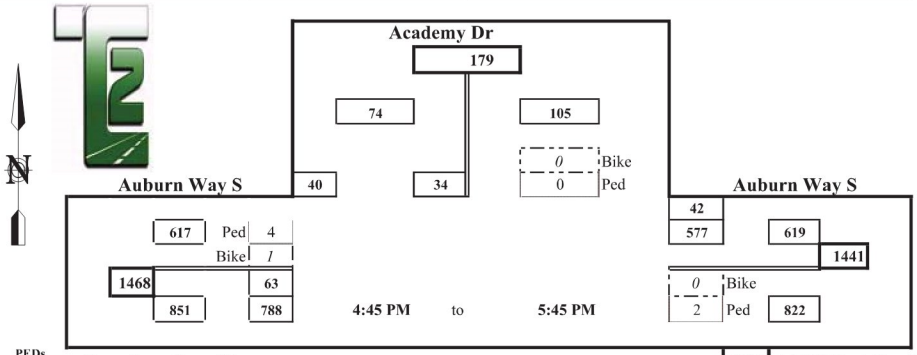
Phone: (253) 926-6009 FAX: (253) 922-7211 E-Mail: Team@TC2inc.com

WBE/DBE

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

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

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




1596 *1.0 PHF Peak Hour Volume*

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

Conditions:

**PEDs Across:**

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

**Bicycles From:**

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

Special Notes

AUB16026M_79p

Prepared for: **City of Auburn**

***Traffic Count Consultants, Inc.***

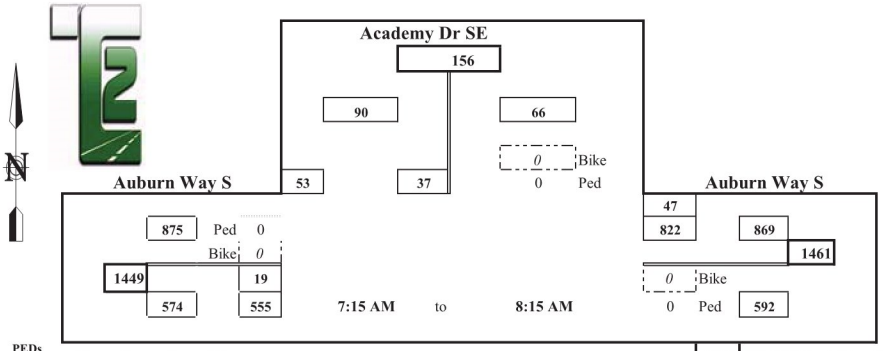
Phone: (253) 770-1407 FAX: (253) 770-1411 E-Mail: Team@TC2inc.com

WBE/DBE

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

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

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




1668 *1.0 PHF Peak Hour Volume*

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

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

Check In: 1533 Out: 1533

Conditions:

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

Special Notes

AUB18014TM_079a

Prepared for: **City of Auburn**

***Traffic Count Consultants, Inc.***

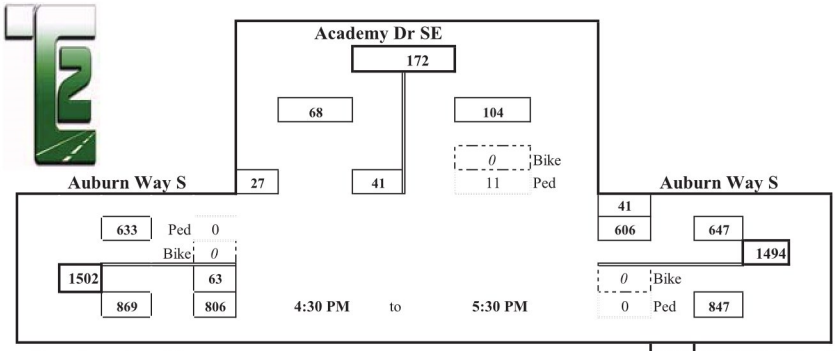
Phone: (253) 770-1407 FAX: (253) 770-1411 E-Mail: Team@TC2inc.com

WBE/DBE

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

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

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




1768 *1.0 PHF Peak Hour Volume*

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

Special Notes

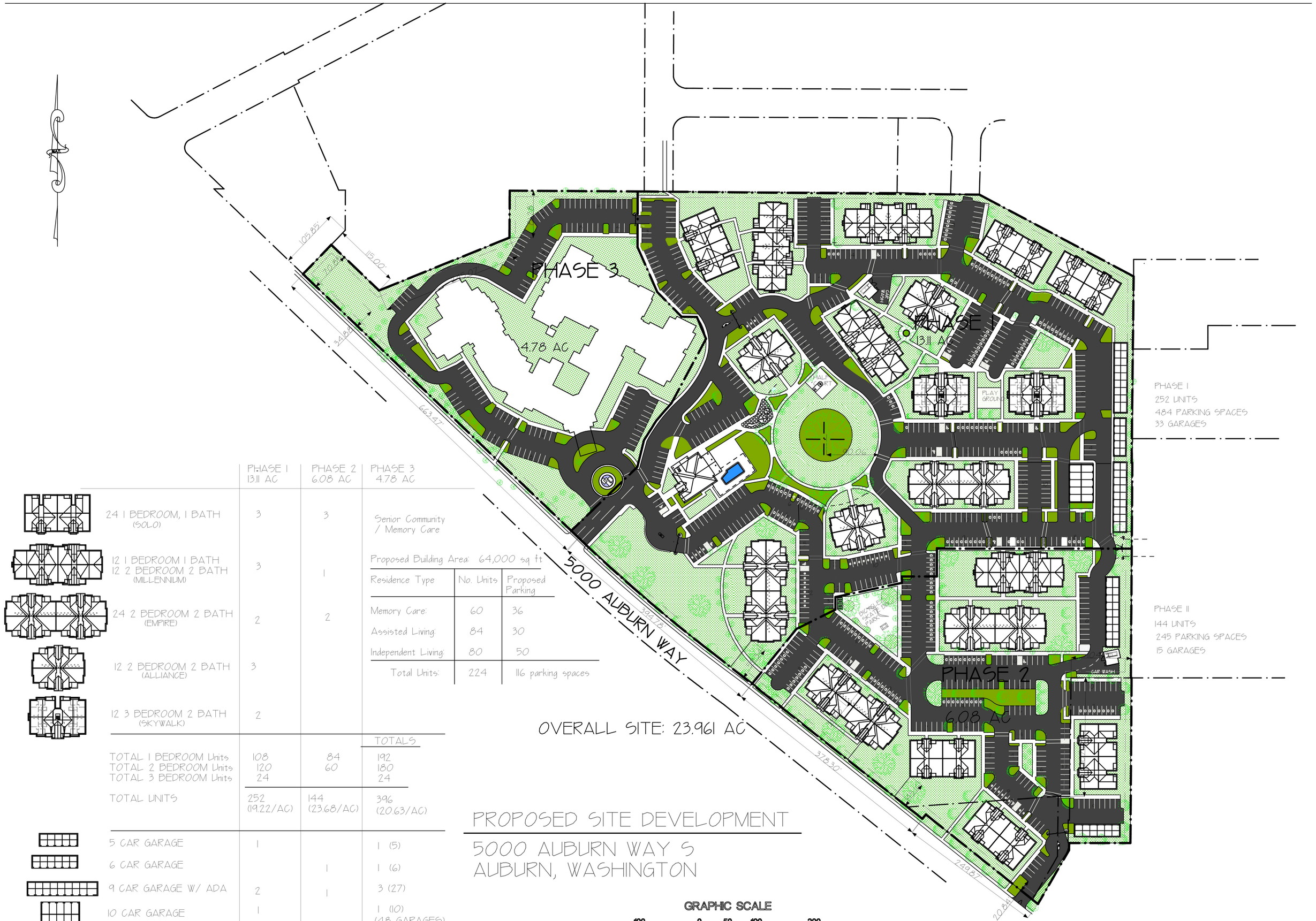
| Bicycles From: | N | S | E | W | |
|---|---|---|---|---|---|
| INT 01 | | | | | 0 |
| INT 02 | | | | | 0 |
| INT 03 | | | | | 0 |
| INT 04 | | | | | 0 |
| INT 05 | | | | | 0 |
| INT 06 | NO BIKES | | | | 0 |
| INT 07 | | | | | 0 |
| INT 08 | | | | | 0 |
| INT 09 | | | | | 0 |
| INT 10 | | | | | 0 |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

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

Conditions:

AUB18014TM_079p

# ATTACHMENT C




OVERALL SITE: 23.961 AC

| | PHASE 1 13.11 AC | PHASE 2 6.08 AC | PHASE 3 4.78 AC |
|---|---|---|---|
| 24 1 BEDROOM, 1 BATH (SOLO) | 3 | 3 | Senior Community / Memory Care |
| 12 1 BEDROOM 1 BATH<br>12 2 BEDROOM 2 BATH<br>(MILLENNIUM) | 3 | 1 | |
| 24 2 BEDROOM 2 BATH (EMPIRE) | 2 | 2 | |
| 12 2 BEDROOM 2 BATH (ALLIANCE) | 3 | | |
| 12 3 BEDROOM 2 BATH (SKYWALK) | 2 | | |
| | | | TOTALS |
| TOTAL 1 BEDROOM Units | 108 | 84 | 192 |
| TOTAL 2 BEDROOM Units | 120 | 60 | 180 |
| TOTAL 3 BEDROOM Units | 24 | | 24 |
| TOTAL UNITS | 252 (19.22/AC) | 144 (23.68/AC) | 396 (20.63/AC) |
| 5 CAR GARAGE | 1 | | 1 (5) |
| 6 CAR GARAGE | | 1 | 1 (6) |
| 9 CAR GARAGE W/ ADA | 2 | 1 | 3 (27) |
| 10 CAR GARAGE | 1 | | 1 (10)<br>(48 GARAGES) |
| PARKING SPACES | 484<br>(1.70 SPACES/ UNIT) | 245<br>(1.92 SPACES / UNIT) | 729<br>(1.84 SPACES/ UNIT) |

Proposed Building Area: 64,000 sq ft

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

# PROPOSED SITE DEVELOPMENT

## 5000 AUBURN WAY S
## AUBURN, WASHINGTON

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

5000 AUBURN WAY
AUBURN, WASHINGTON

C:\Users\Robert\Dropbox (HPP)\Auburn Investment and Development, LLC\5000 Site Development\Auburn Site 2-4-20.pgnf - 02/10/2020 - 11:15 AM - Scale 1: 1000

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

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

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

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

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

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

**Studies/Plans Submitted With Application:**

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

**Other Permits, Plans, and Approvals Needed:**

- None for this proposal.

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

**Lead Agency:** City of Auburn

The lead agency for this proposal has determined that it does not have probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

**Public Comment Period:** This may be your only opportunity to comment on the environmental impact of the proposal. All persons may comment on this application. This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 15 days from the date issued below. Comments must be in writing and submitted by 5:00 p.m. on **September 30, 2020** to the mailing address of 25 W Main St., Auburn, WA, 98001 or to the email address below. Any person wishing to become a party of record, shall include in their comments that they wish to receive notice of and participate in any hearings, if relevant, and request a copy of decisions once made.

Any person aggrieved of the City's determination may file an appeal with the Auburn City Clerk at 25 West Main Street, Auburn, WA 98001 within 14 days of the close of the comment period, or by 5:00 p.m. on **October 14, 2020**.

**Public Hearing:** The Planning Commission will conduct a public hearing on the applications on **November 4, 2020 at 7:00 p.m. The public hearing will be held virtually and telephonically.**

To attend the meeting virtually please enter the meeting ID into the **ZOOM** app or call into the meeting at the phone number listed below. Per City of Auburn Resolution No. 5533 the location for Planning Commission meetings will be virtual until King County enters into Phase 3 of the Governor's Safe Start Reopening Plan. **Join the ZOOM meeting at the following web address:** https://zoom.us/j/95038060198**.** Meeting ID: **950 3806 0198**, or via one tap mobile: **253-215-8782, 95038060198# US (Tacoma)**.

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

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

DATE ISSUED: September 15, 2020 SIGNATURE: Jeff Tate

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

**Vicinity Map**



CITY OF AUBURN WASHINGTON

# MASTER LAND USE APPLICATION FORM

Date Received:

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

| | |
|---|---|
| Project Name: | Westport Capital Investments Comp Plan Amendment & Rezone |
| Parcel Number(s): | 0004200024, 0004200022, 0004200003 |

| APPLICANT ☐ Check Box if Primary Contact | | | | OWNER ☐ Check Box if Primary Contact | | | |
|---|---|---|---|---|---|---|---|
| Name: | Rick Hathaway | | | Name: | Rick Hathaway | | |
| Title: | Managing Member | | | Title: | Managing Member | | |
| Company: | Westport Capital Investments, LLC. | | | Company: | Westport Capital Investments, LLC | | |
| Email: | rickhathaway@restonco.com | | | Email: | rickhathaway@restonco.com | | |
| Address: | 11269 NE 37th PL | | | Address: | 11269 NE 37th PL | | |
| City: | Bellevue | State: WA | Zip: 98004 | City: | Bellevue | State: WA | Zip: 98004 |
| Phone: | 425-417-8674 | | | Phone: | 425-417-8674 | | |
| Signature: | R. Hathaway | | | Signature: | R. Hathaway | | |
| (Signature Required) | | | | (Signature Required) | | | |

| AGENT ☑ Check Box if Primary Contact | | | | ARCHITECT / ENGINEER ☐ Check Box if Primary Contact | | | |
|---|---|---|---|---|---|---|---|
| Name: | David K. Tover | | | Name: | | | |
| Title: | President | | | Title: | | | |
| Company: | Tover Strategic Advisors, Inc. | | | Company: | | | |
| Email: | david@toverstrategic.com | | | Email: | | | |
| Address: | 3705 Colby Avenue, Suite 1 | | | Address: | | | |
| City: | Everett | State: WA | Zip: 98201 | City: | | State: | Zip: |
| Phone: | 425-344-1523 | | | Phone: | | | |
| Signature: | D. F. Byce | | | Signature: | | | |
| (Signature Required) | | | | (Signature Required) | | | |

| | |
|---|---|
| Brief Description: | Applicant is requesting a comprehensive plan map amendment for three parcels totaling 32.4 acres from the single family land use designation to multiple family and a concurrent zoning map amendment from R7 to R20 zoning for approximately 31.2 acres. This request recognizes that approximately 1.2 acres of the westernmost portions of parcels 0004200022 and 0004200024 (approximate dimensions of 79' x 663') were rezoned by Ordinance 4299 in August of 1988 and are shown on the City's official zoning map as already being zoned R20. |

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

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

CITY OF AUBURN WASHINGTON

# OWNER LETTER OF AUTHORIZATION

Updated June 2019

**Physical Address:**
Auburn City Hall Annex, 2nd Floor
1 E Main St

**Mailing Address:**
25 W Main St
Auburn, WA 98001-4998

**Webpage & Application Submittal:**
www.auburnwa.gov
applications@auburnwa.gov

**Phone and Email:**
Phone: (253) 931-3090
permitcenter@auburnwa.gov

**(A copy of this letter must be submitted for each property owner involved)**

I, Richard R. Hathaway, declare under penalty of perjury under the laws of the State of Washington as follows;

**1.** I am (*select one*) ☐ the owner of the property that is the subject of the application or ☑ the owner is a corporation, organization, or public agency and submitting this authorization is within the scope of my authority to act on that entity's behalf for the property located at Parcels 0004200024, 0004200022, 0004200003 for the following scope of work Comprehensive Plan Map Amendment & Concurrent Rezone.

**2.** All statements, answers, and information submitted with this application are true and correct to the best of my knowledge and belief.

**3.** I acknowledge that approval of this application may be subject to conditions as specified on the approval documents.

**4.** I agree to hold the City of Auburn harmless as to any claim (including costs, expenses and attorney's fees incurred in the investigation of such claim) which may be made by any person, including the undersigned, and filed against the City of Auburn, but only where such claim arises out of the reliance of the City, including its officers and employees, upon the accuracy of the information provided to the City as part of this application.

**5.** I hereby grant permission for representatives of the City of Auburn and any other Federal, State, or local unit of government with regulatory authority over the project to enter onto my property to inspect the property, take photographs, and post public notices as required in connection with review of this application and for compliance with the terms and conditions of permits and approvals issued for the project.

**6.** Regarding this application, the following individuals are appointed to act as my agent, or as the agent of the entity I represent: David K. Toyer, President, Toyer Strategic Advisors, Inc.

X _____
**Signature**

Managing Member
**Title**

Richard R. Hathaway
**Printed Name**

4/22/2020
**Date**

Bellevue WA.
**City and State where signed**

RickHathaway@Restonco.com
**Email**

(425) 417-8624
**Phone**

11269 N.E. 32th Place, Bellevue WA. 98004
**Address**


JEFFREY ALLEN OLSON
STATE OF WASHINGTON
37540
REGISTERED
PROFESSIONAL LAND SURVEYOR

04/22/20

LEGAL DESCRIPTION

(TAX PARCEL 000420-0003)

THAT PORTION OF THE GEORGE E. KING DONATION LAND CLAIM NO. 40 IN SECTIONS 31 AND 32, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON AND SECTION 6, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

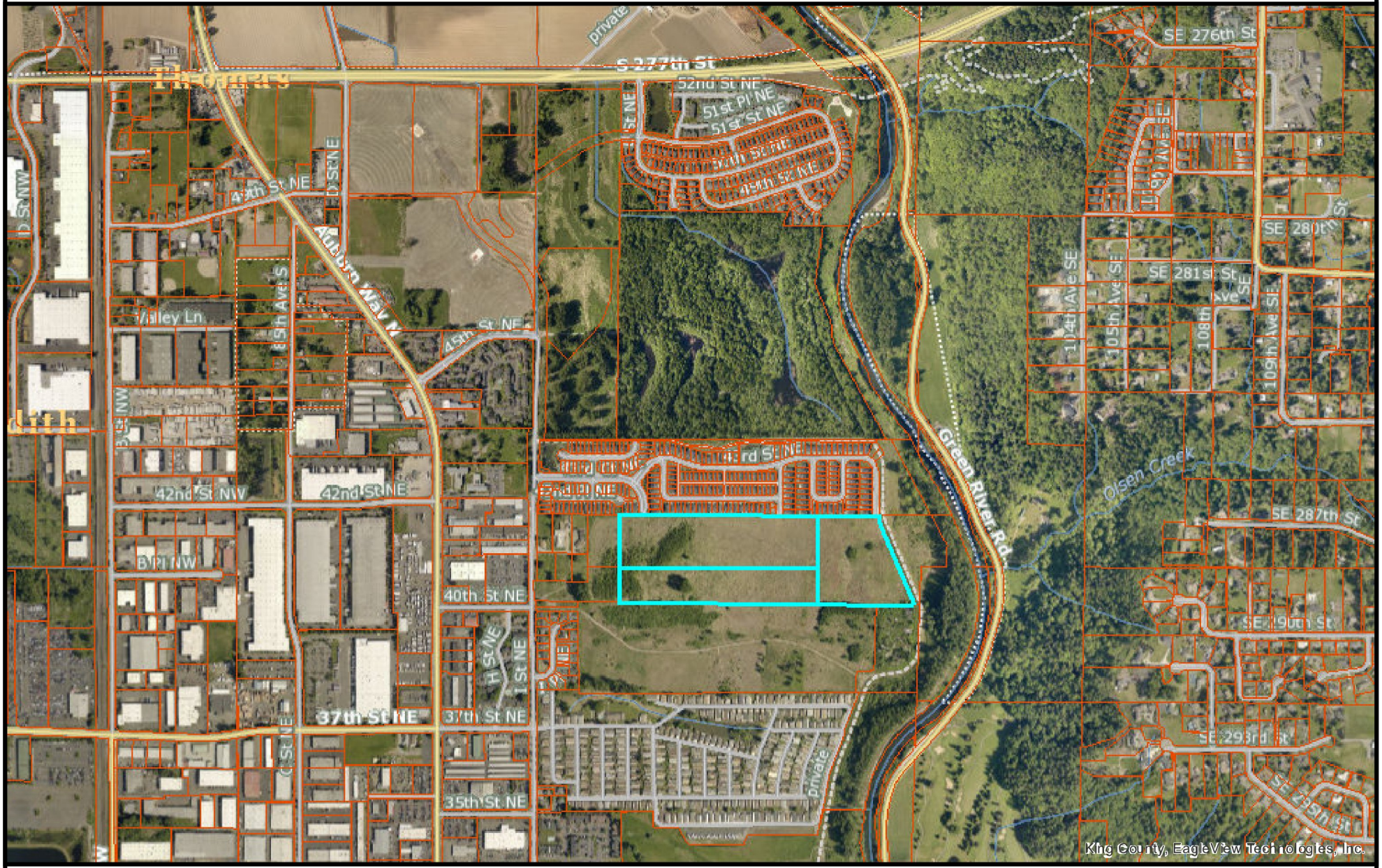
BEGINNING AT A POINT ON THE WEST LINE OF SAID KING DONATION LAND CLAIM, 651.53 FEET SOUTH OF THE SOUTHEAST CORNER OF W.A. COX DONATION LAND CLAIM NO. 38 BEING A POINT ON THE LINE DESCRIBED IN THAT BOUNDARY LINE AGREEMENT RECORDED UNDER KING COUNTY RECORDING NO. 7903021118;
THENCE SOUTH 88°46'00" EAST ALONG SAID LINE 2,167.39 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 01°47'59" WEST PARALLEL TO THE WEST LINE OF SAID KING DONATION LAND CLAIM, 673.63 FEET, MORE OR LESS, TO A POINT ON THE LINE DESCRIBED IN THE BOUNDARY LINE AGREEMENT RECORDED UNDER KING COUNTY RECORDING NO. 7903190605;
THENCE SOUTH 88°22'00" EAST ALONG SAID LINE 800.33 FEET, MORE OR LESS, TO THE EAST LINE OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE NORTH 02°56'45" EAST ALONG SAID EAST LINE, 288.23 FEET TO THE NORTHEAST CORNER THEREOF AND ALSO BEING THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE SOUTH 88°53'11" EAST ALONG THE SOUTH LINE OF SAID SECTION 32, 193.166 FEET, MORE OR LESS, TO THE TAKE LINE DESCRIBED IN KING COUNTY RECORDING NO. 7409060426;
THENCE NORTH 02°53'33" EAST ALONG SAID LINE 159.73 FEET;
THENCE CONTINUING ALONG SAID LINE NORTH 26°49'36" WEST 261.79 FEET, MORE OR LESS, TO A POINT WHICH BEARS SOUTH 88°46'00" EAST OF THE TRUE POINT OF BEGINNING;
THENCE NORTH 88°46'00" WEST ALONG THE BOUNDARY LINE DESCRIBED IN THE BOUNDARY LINE AGREEMENT AND DEED RECORDED UNDER KING COUNTY RECORDING NO. 7903021118, 876.908 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPT ALL THAT PORTION OF THE HEREINAFTER DESCRIBED TRACT "X" LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 22 NORTH, RANGE 5 EAST, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT "X", ALSO BEING THE NORTHEAST CORNER OF THE AFOREMENTIONED SECTION 6;
THENCE SOUTH 02°56'47" WEST ALONG THE EAST LINE OF SAID SECTION 6 (AND SAID TRACT "X") A DISTANCE OF 288.23 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "X";
THENCE NORTH 88°21'58" WEST ALONG THE SOUTH LINE OF SAID TRACT "X" A DISTANCE OF 43.47 FEET TO A POINT ON THE REDDINGTON LEVEE ALIGNMENT;
THENCE LEAVING SAID SOUTH LINE AND ALONG SAID ALIGNMENT NORTH 01°37'47" EAST A DISTANCE OF 6.84 FEET;
THENCE CONTINUING ALONG SAID ALIGNMENT NORTH 22°19'31" WEST A DISTANCE OF 650.29 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 165.00 FEET;
THENCE CONTINUING ALONG SAID ALIGNMENT NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 67.85 FEET, THROUGH A CENTRAL ANGLE OF 23°33'33";
THENCE CONTINUING ALONG SAID ALIGNMENT NORTH 01°14'02" EAST A DISTANCE OF 9.47 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "X";


JEFFREY ALLEN OLSEN
STATE OF WASHINGTON
37540
REGISTERED
PROFESSIONAL LAND SURVEYOR
04/22/20

# Westport Capital Parcels



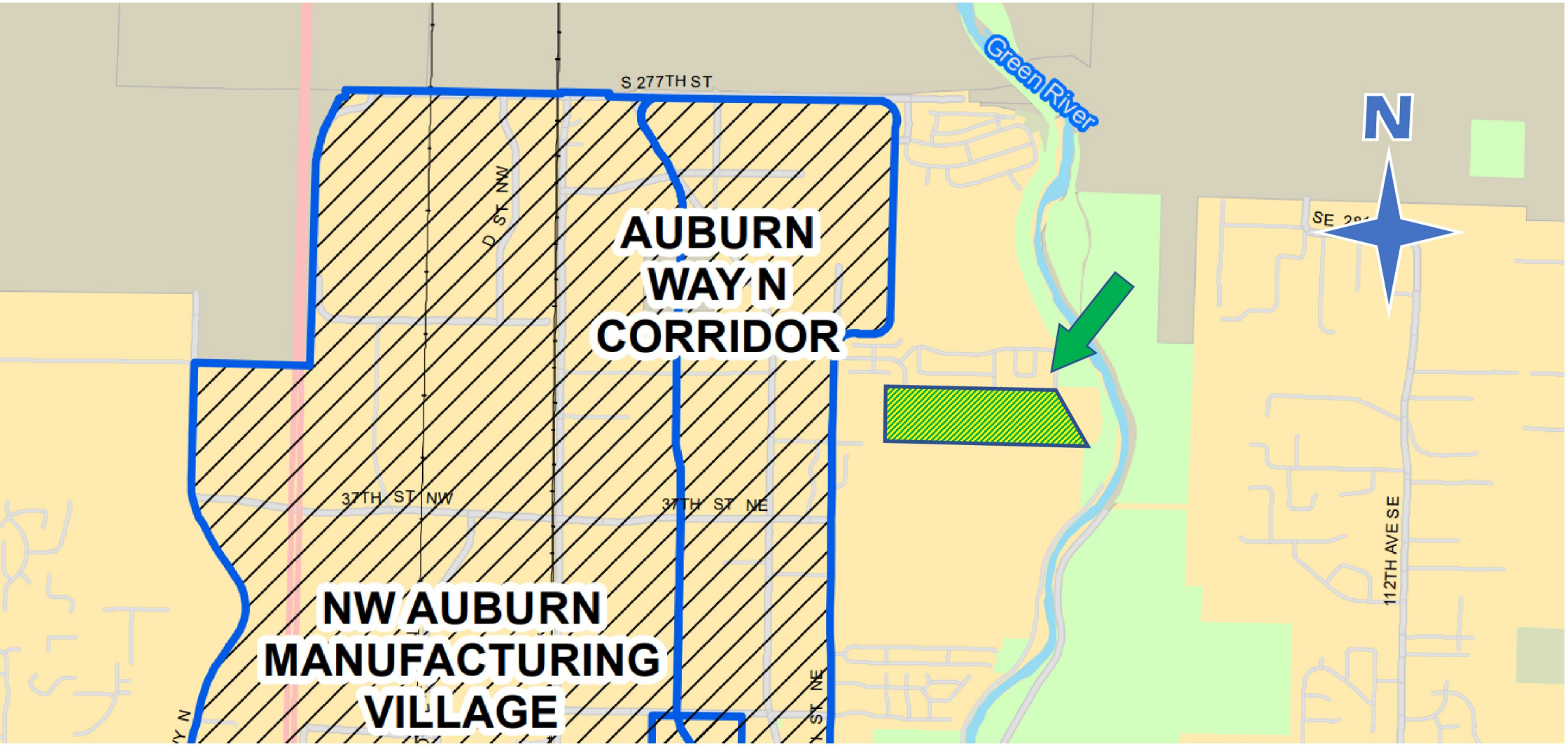

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Date: 4/9/2020 Notes:

N

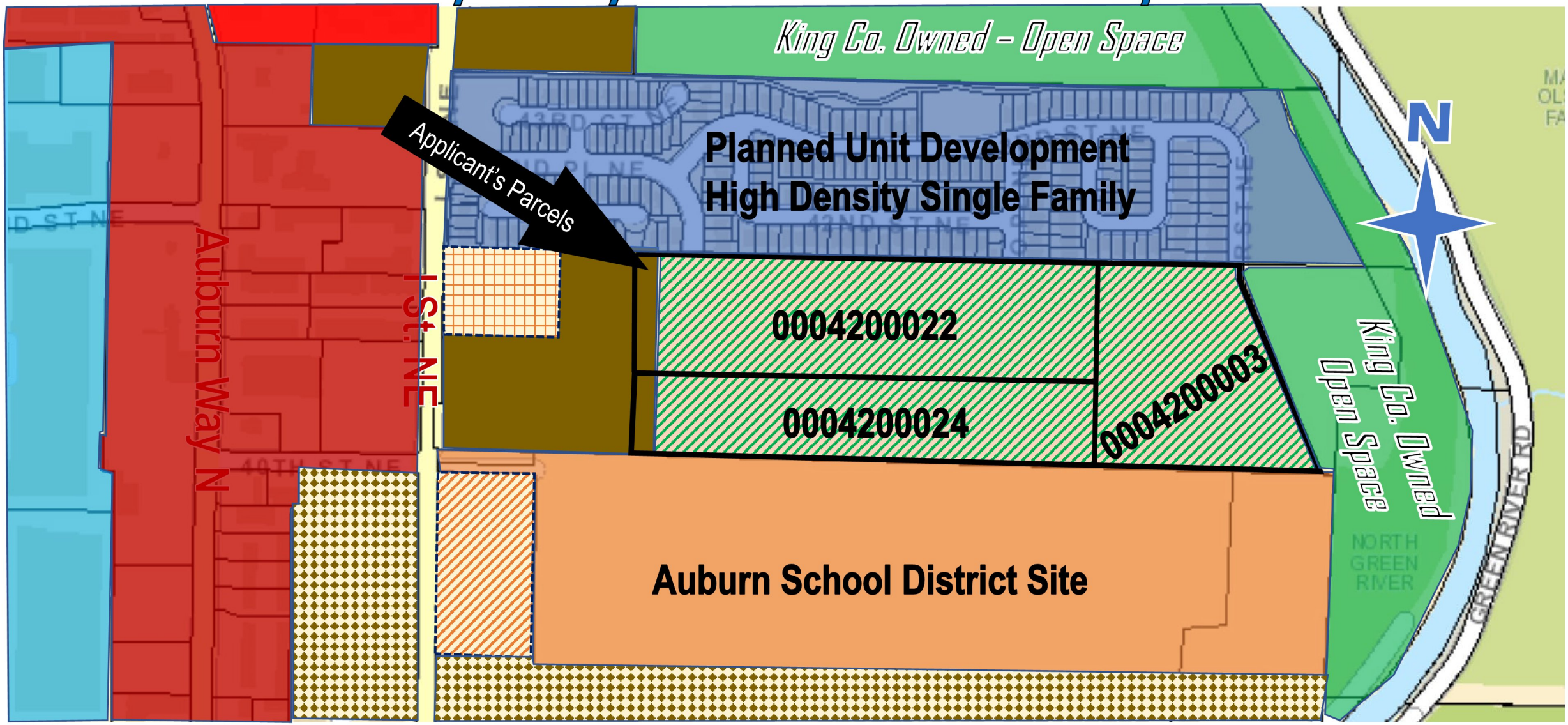
King County

# Westport Capital Vicinity Map

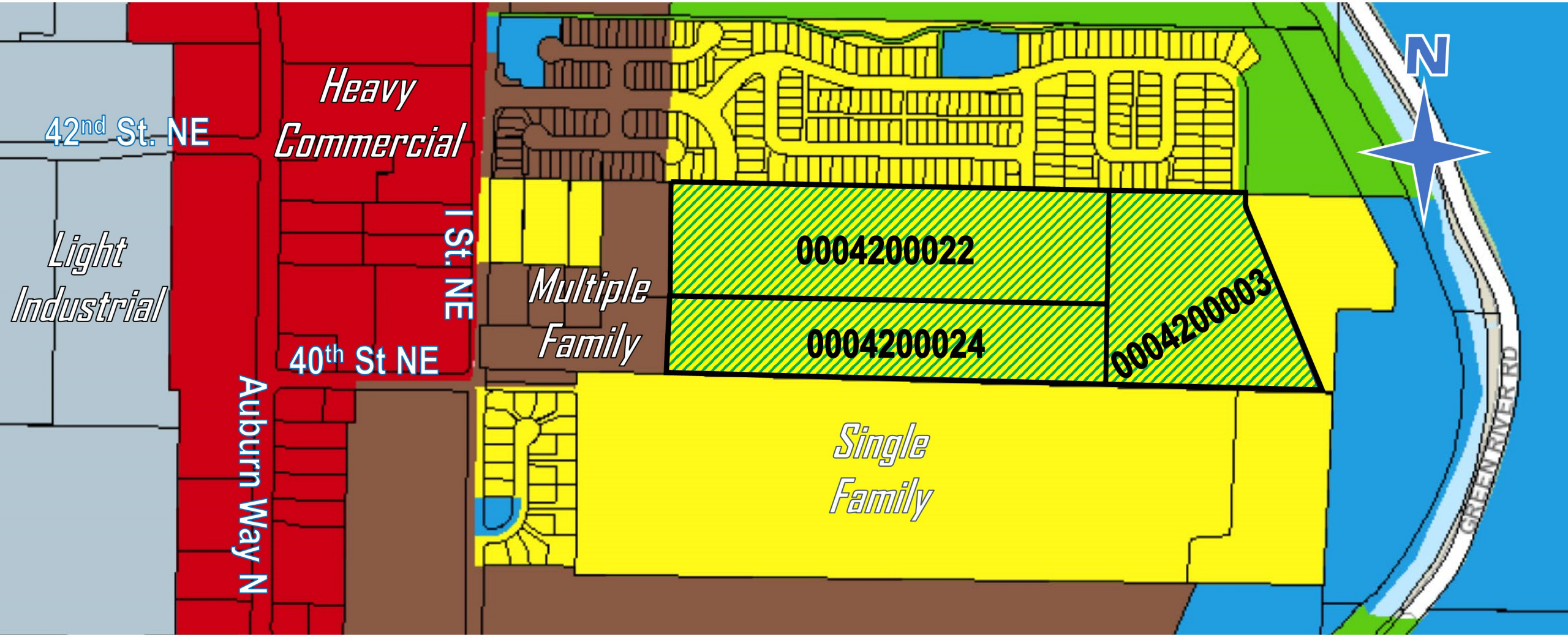



## Vicinity Map ~ Subareas

# Westport Capital Land Use Pattern Map

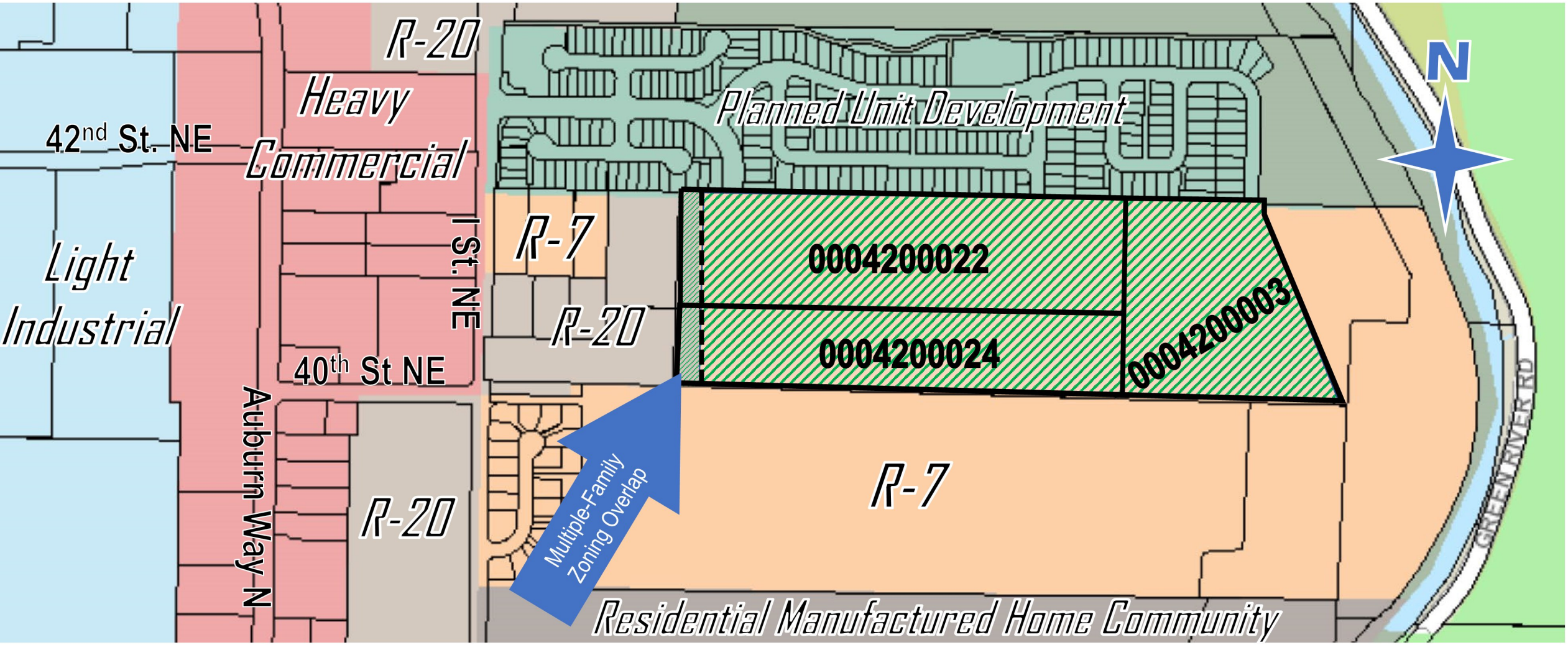


# Westport Capital Land Use Map




## Existing Land Use Designations

# Westport Capital Zoning



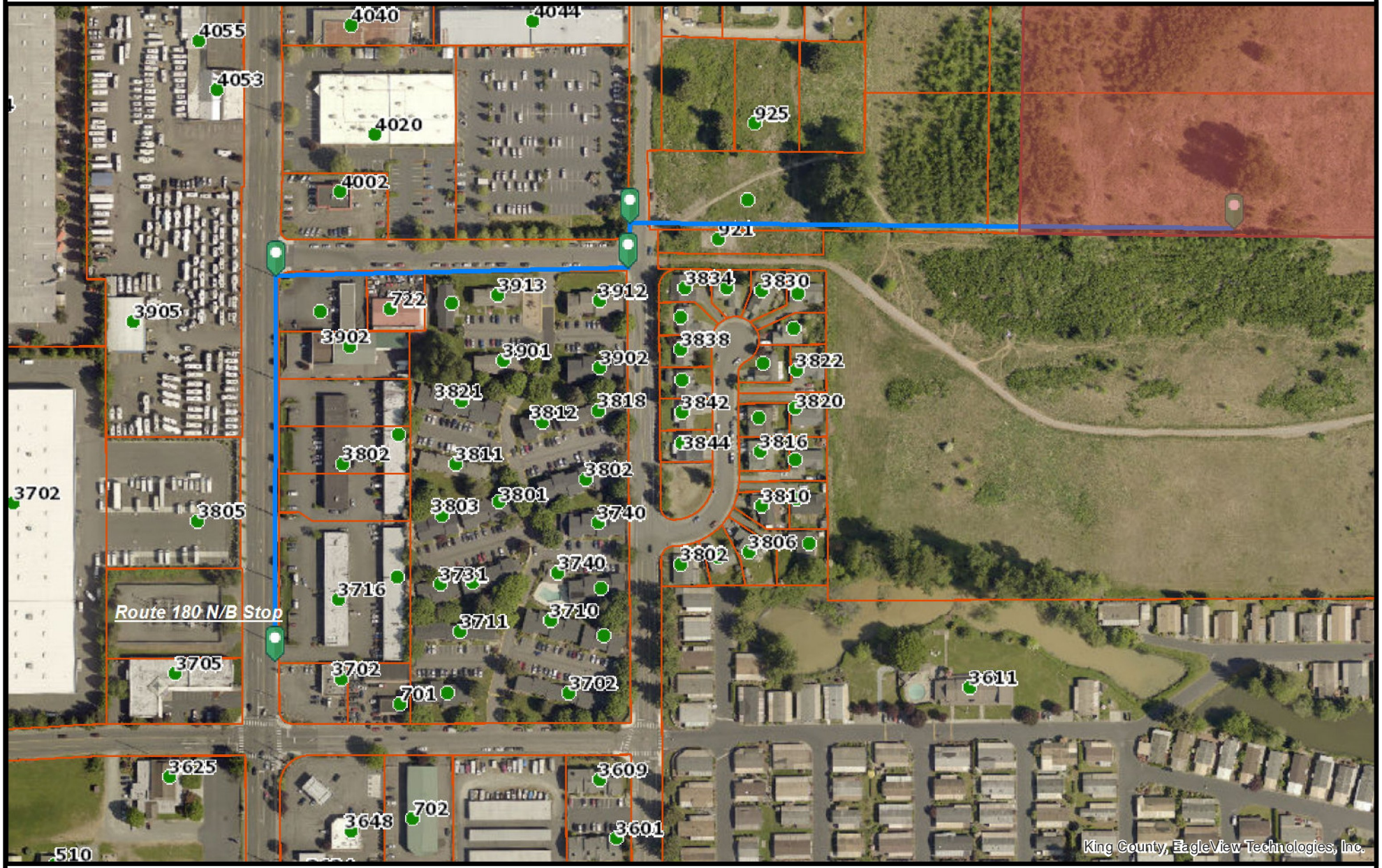

## Existing Zoning

# Westport Capital

## Proximity to Employment Area



# Northbound 1/2 mile from Transit



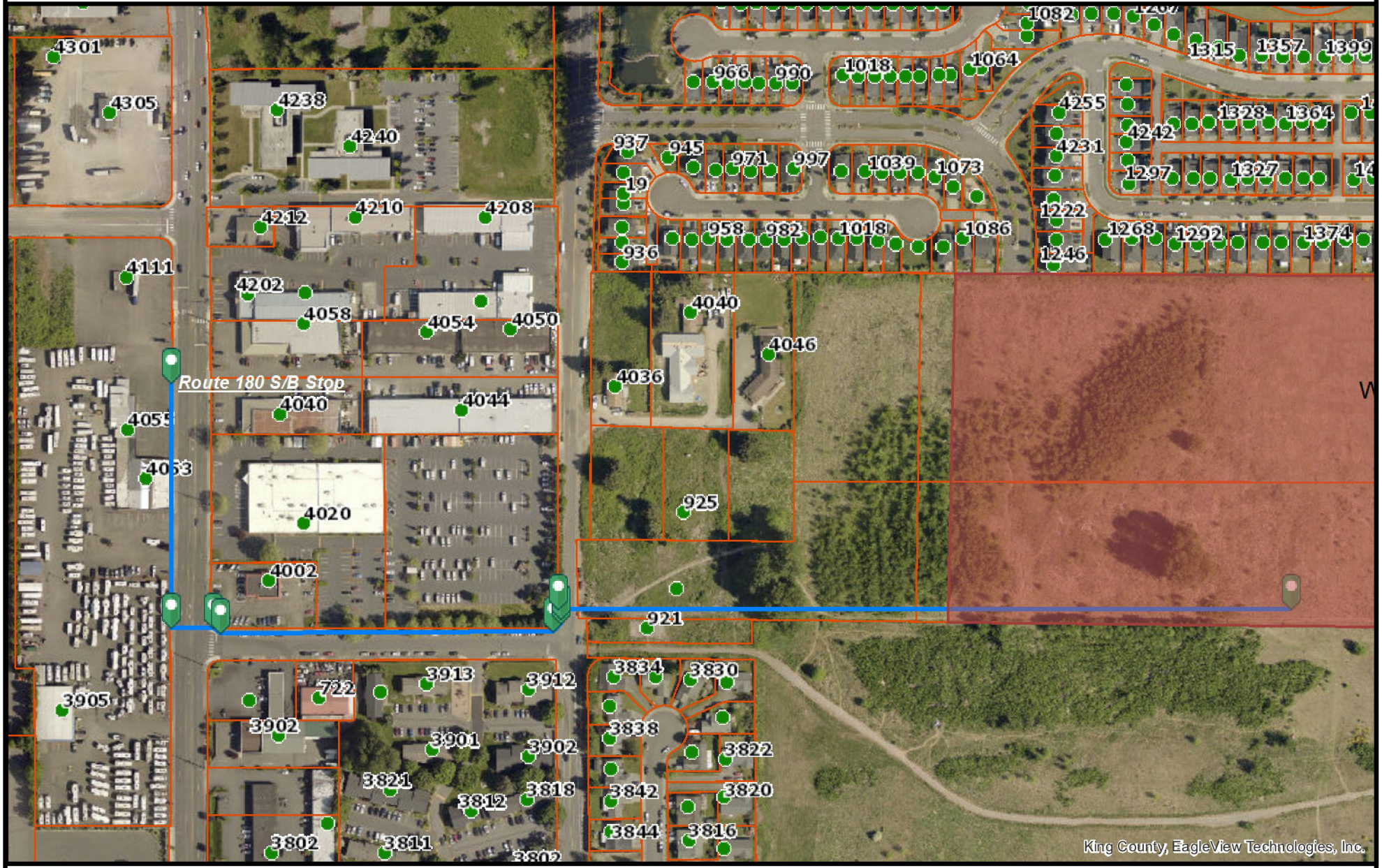

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N

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# Southbound 1/2 mile from Transit



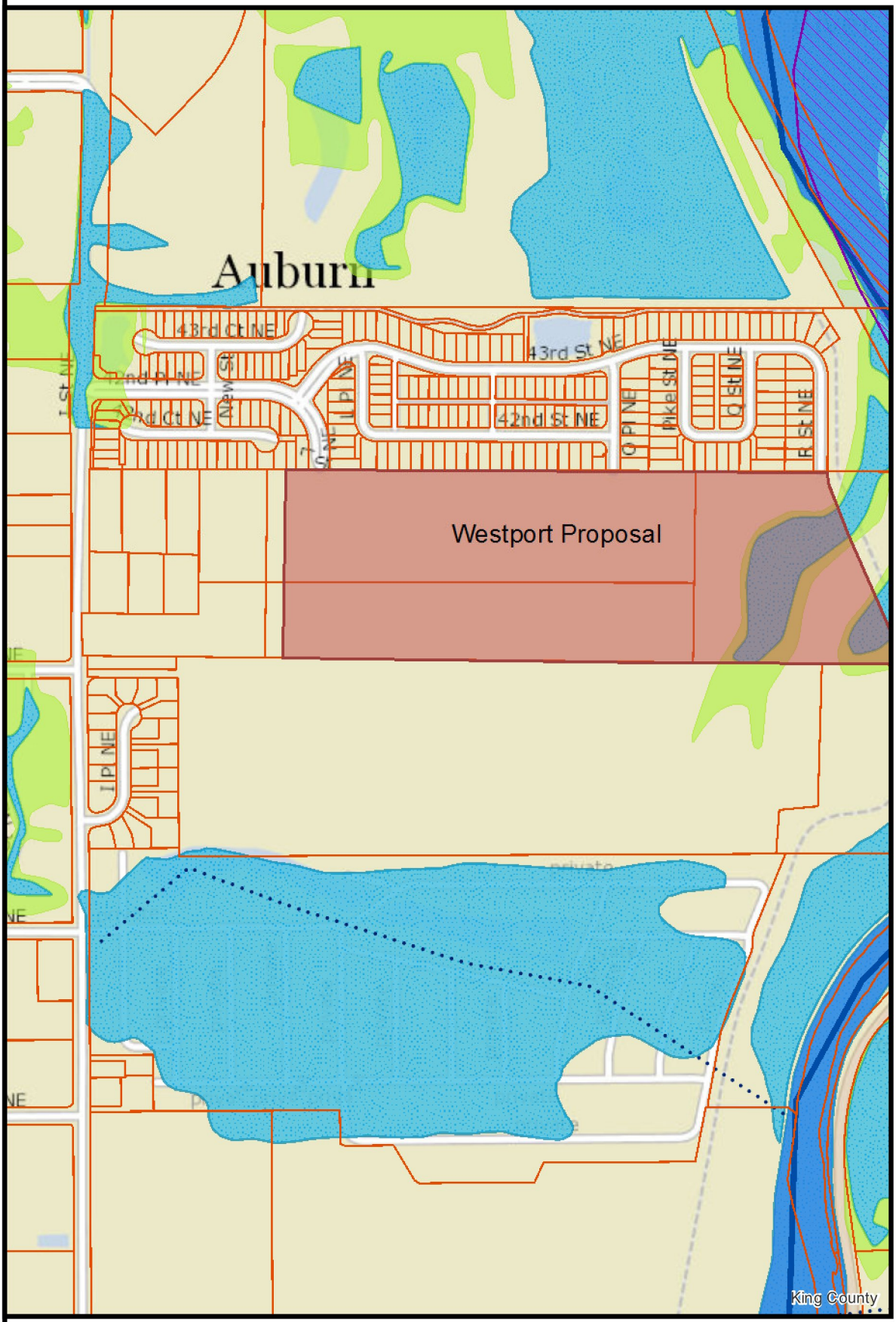

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# Flood Plain Map




## Legend

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

**Stream (1990 SAO)**

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

**Flood other areas**

- 0.2% annual chance flood hazard (500 year)
- zone X protected by levee
- Regulatory floodplain

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Date: 4/28/2020 For Westport Capital

# "Missing Middle" Housing in the Region

"Middle" housing refers to a range of housing types — from duplexes to townhomes to low-rise multifamily developments — that bridge a gap between single-family housing and more intense multifamily and commercial areas.




Source: Opticos Design, Inc., MissingMiddleHousing.com

PSRC's analysis of King County assessor data finds that these development types tend to be more affordable than either single-family homes or higher density housing options.

Middle housing can help promote housing diversity, give people greater housing choices, and produce urban densities that support walkable communities, local retail and commercial services, and efficient public transit.

Yet availability of these housing options is often few and far in between in many communities, hence the term "missing" middle housing.

PSRC conducted an analysis using King County assessor data for residential sales transactions to confirm whether and to what degree middle housing types can offer more affordable homeownership options in the local market.

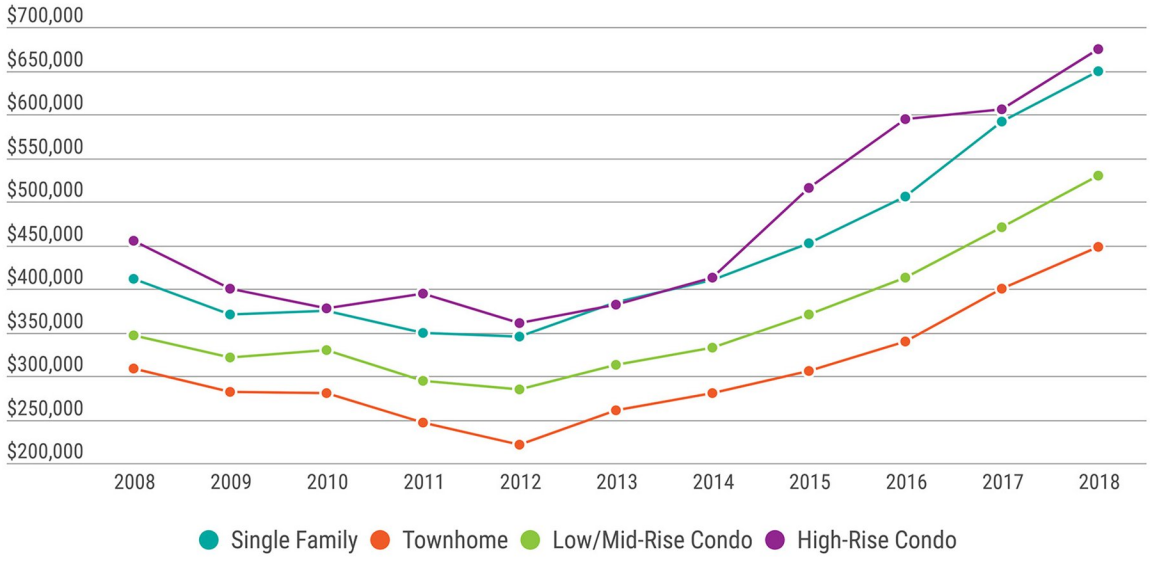
King County was chosen as a case study area, given a broader array of available housing types and larger sample sizes represented in its assessor sales database.

Residential sales transactions were categorized into four housing types — detached single family, townhomes (or attached single family), low/mid-rise condo, and high-rise condo. Mobile homes were excluded from the analysis. The distinction between low/mid-rise and high-rise condo was determined based on construction class (e.g., masonry, wood frame, and prefab steel was considered low/mid-rise; structural steel and reinforced concrete was considered high-rise).

## Middle housing is more affordable than single-family

Over the past 10 years, the median sales prices of townhomes and low- to mid-rise condos were consistently and substantially lower than for single-family homes.

**Median Sales Price by Housing Type, King County**




Source: King County Assessor Database

Over the past calendar year, the median price for townhome sales recorded to date (through September 2018) was $448,000, 31 percent lower than the median price for single-family homes ($650,000).

The median price for low- to mid-rise condos was $530,000 or 18 percent lower than for single-family homes.

High-rise condos, which are some of the most cost-intensive projects to build, came in with the highest median price of $675,000.

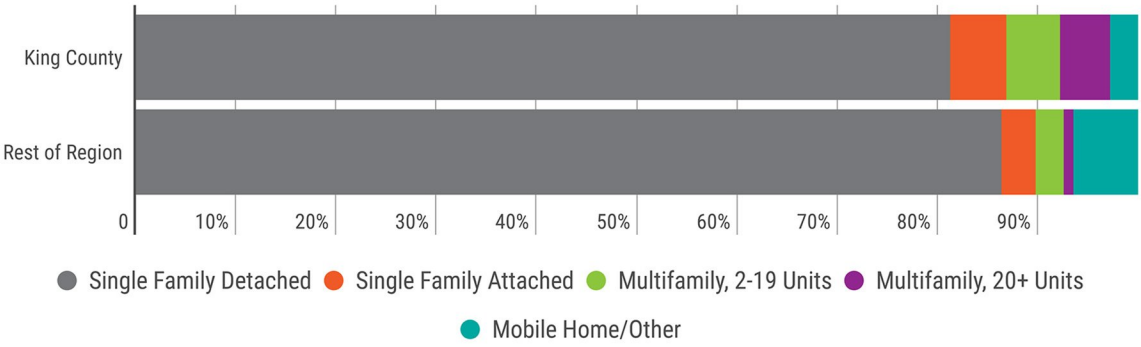
Unit square footage is a key factor behind these price differentials, as the typical townhome and especially condominium unit is smaller than the standard detached single-family home. But in many urban markets, demand is growing for affordable homeownership options within walkable neighborhoods well served by local retail and amenities.

## Middle housing is small share of region's housing stock

An analysis of American Community Survey data shows that these middle housing options are indeed limited or "missing" from the region's homeownership market.

The region's ownership housing stock is dominated by traditional detached single-family housing.

## Ownership Housing Stock by Housing Type




Source: 2017 American Community Survey

Detached single-family represents 81 percent of the ownership housing stock in King County, and 86 percent of the stock in Kitsap, Pierce and Snohomish counties combined.

Two housing types that best approximate middle housing — attached single-family homes (or townhomes) and multifamily structures with 2-19 units — comprise just 6 percent and 5 percent of King County's ownership stock, and even less (3 percent and 3 percent) across the balance of the region.

Addressing housing affordability in the central Puget Sound region requires a variety of tools and strategies to ensure people of all incomes have access to housing that meets their needs — and middle housing is part of this work.

Regional and local tools can help to promote and incentivize the development of more middle housing to provide more affordable homeownership opportunities. VISION 2050 provides an opportunity for the region to develop policies and actions to make sure middle housing won't be "missing" in the future.

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# WESTPORT CAPITAL CPA, REZONE & SEPA
# RESPONSE TO CITY 1st ROUND REVIEW COMMENTS

## SUMMARY OF CITY COMMENTS

The Applicant has reviewed the 1st round of review comments provided by the City of Auburn, which comments are summarized as follows:

1. Minor clarification needed to address the applicability of current critical areas standards applicable at the time a future development application is submitted
2. Additional transportation analysis, including
    a. clarifying the improvements required by Ordinance 4299
    b. addressing site circulation and connectivity, including emergency vehicle access requirements from the project to the north
    c. revising the transportation impact analysis to further analyze the intersection of 40th Street NE and I Street NE
3. A preliminary feasibility analysis to determine if the existing sewer pump station can accommodate the rezone's increased flows or what upgrades may be necessary as the result of the rezone
4. Provide the City with a copy of the DAHP desktop review findings as compiled by Shockey Planning Group, which includes information that DAHP considers confidential and *which is not subject to public disclosure per RCW 42.17.310(1)(k).*

## ADDITIONAL ANALYSIS COMPLETED

1. Applicant retained PACE Engineering to complete a preliminary feasibility study of the Auburn 40 pump station to address potential concerns about the ability of the pump station to handle the additional peak flows and what, if any, improvements may be necessary.
    a. The parameters for the feasibility analysis were defined after consultation between PACE and Robert Elwell, Auburn's Sewer Utility Engineer

2. Applicant's traffic consultant, Gibson Traffic Consultants, revised their transportation impact analysis (TIA) to account for future development taking access from I Street NE at 40th Street NE, as well as the specification of two public road connections and an emergency vehicle access north, as well as stub roads for future access to the Auburn School District property (south).

    a. The parameters for the revised TIA were discussed with Auburn staff via a zoom conference call on July 9, 2020.

3. Applicant had Shockey Planning Group prepare a memo addressing their prior desktop review of archeological and historic preservation information.

## APPLICANT RESPONSES & REVISIONS

1. Applicant has revised the SEPA Checklist to address City comments and incorporate information now available as a result of the further analysis:
    - Section 3(a) Surface Water has been updated to reflect that current buffers are different than what were previously identified on the map submitted and that the buffers applicable at the time of a future development proposal will be those in code.
    - Section 8(h) Land & Shoreline Use has been revised to clarify that portions of the east side of the proposed area is within the 100-year floodplain
    - Section 13(c) Historic and Cultural Preservation has been clarified to reflect that Shockey Planning Group's analysis was limited in scope and a memo summarizing the findings is being provided to the City for review, *but such*

*information is protected as confidential and not subject to public disclosure per RCW 42.17.310(1)(k).*

- Section 14(a) and (d) Transportation have been revised to describe access and connectivity requirements to the site, including the extension of 40th Street NE; public road connections at L Street and O Place; an emergency vehicle access connection at R Street (needed to satisfy the develop to the north's requirement for a second access); and stubbed connections coordinated with the Auburn School District to serve their future site.
- Section 14(b) Transportation is revised to reflect additional information regarding connectivity of the site to nearby transit facilities, as well as to identify future, planned rapid transit services in this corridor.
- Section 14(f) Transportation has been revised to reflect suggested MDNS conditions that identify require road connections, circulation, and emergency vehicle access.
- Section 16 Utilities has been revised to reflect information from the PACE preliminary feasibility analysis for sewer.

2. Applicant has also revised the proposed written descriptions, statements and narratives for the Comprehensive Plan Amendment and Rezone.

## PROPOSED MDNS CONDITIONS

Applicant is under the impression from its meeting with Auburn Staff on July 9, 2020 that an MDNS is likely to be issued for this proposed rezone to R20. As such, the Applicant is proactively offering suggested language for mitigation conditions as follows:

***TRANSPORTATION (GENERALLY):***
*Additional analysis of the intersection of 40th Street NE and I Street will be required at the time of any future development application, which analysis should evaluate the impacts of the Copper Gate development, the amount of traffic that would shift to I Street NE from Auburn Way S with the extension to S 277th Street, and the impacts of the proposed development to identify what improvements, if any, are needed to the intersection at 40th Street NE and I Street NE.*

***CIRCULATION:***

1. *Future development of parcels 0004200024, 0004200022, and 0004200003 will be required to have public roads that connect to an extension of I Street consistent with the conditions of Ordinance 4299, which requires the development of parcels 0004200019 and 0004200025 to construct and dedicate 40th Street NE from I Street to the western boundary of this proposed rezone prior to the occupancy of any buildings.*

2. *The future development of parcels 0004200024, 0004200022, and 0004200003 are required to have future public road connections north at L Street and O Place, as well as an emergency vehicle access connection with R Street, unless the proposed development can demonstrate changed conditions or lower trip generation require this be re-evaluated.*

3. *As part of the extension of 40th Street NE from I Street NE, half-street improvements shall be constructed along I Street NE.*

4. *Future development will coordinate with the Auburn School District to provide future road connections to the south in anticipation of future development of a school.*

5. *Future road connections shall be timed with the future development or phases of the development; and improvements shall be a condition of building occupancy.*

***SEWER**:*
*A preliminary analysis shows that the future development of parcels 0004200024, 0004200022, and 0004200003 is likely to require improvements to the Auburn 40 pump station. Future development shall analyze and identify upgrades, if any, that may be necessary to handle increased and peak flows expected from that development proposal. If upgrades are necessary, they will be required prior to building occupancy unless a phasing plan is proposed that demonstrates a portion of the project can be built prior to completion of any upgrades.*

**DAVID K. TOYER, PRESIDENT** **DATE SUBMITTED**

**TOYER STRATEGIC ADVISORS, INC.**
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September 28, 2020

Community Development
Attn: Thaniel Gouk
City of Auburn
25 W. Main Street
Auburn, WA 98001

RE: APPLICANT REVISION TO CPA 20-0002 and REZ20-0002

Dear Mr. Gouk:

On behalf of our client, Westport Capital Investment, we are requesting that our application for a re-designation and rezone from R-7 to R-20 be amended to be proposed as being from R-7 to R-16. After a more extensive evaluation of the City's land use code, we believe that the R-16 zone would be more appropriate for the type of attached single-family and multiple-family housing options our client anticipates will be developed on its parcels in the future.

As you are aware, R-16 allows for duplex, attached townhome, and multiple-family uses, which mix of uses encourages the creation of missing middle housing that is owner and/or renter occupied. It is our client's intent that future development of this site accommodates a range of housing options. More specifically, attached single-family housing types as permitted under the R-16 zone provide affordable home ownership opportunities for a broader market segment that is otherwise not able to afford ownership in Auburn.

Attached you will find revised written statements (narratives) for the Applicant's comprehensive plan amendment and rezone proposals.

Should you have any questions, please do not hesitate to contact me at any time.

Sincerely,

David K. Toyer
President

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# WESTPORT CAPITAL COMPREHENSIVE PLAN AMENDMENT
## APPLICANT'S WRITTEN STATEMENT [REVISED ~~JULY 17~~ SEPTEMBER 24, 2020]

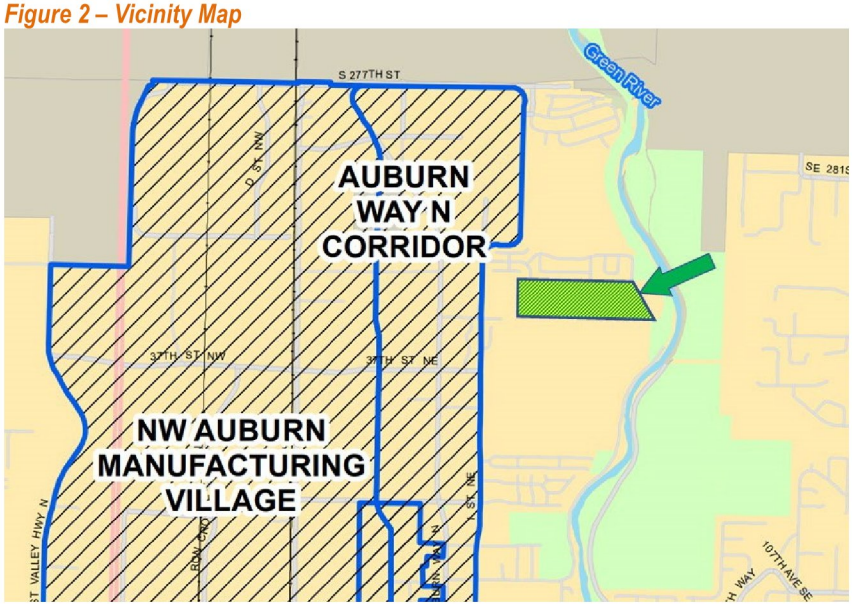
### LOCATION

Applicant is the owner parcels 0004200024, 0004200022, and 0004200003 located adjacent to the eastern boundary of the Auburn Way North Corridor (I Street NE) and less than 1 mile east of the NW Auburn Manufacturing Village as shown in Figures 1 & 2:

*Figure 1 – General Location Map*




*Figure 2 – Vicinity Map*



**EXISTING CONDITIONS**

Applicant's parcels have the following current land use designation, which is also shown in Figure 4:

0004200024 – single-family
0004200022 – single-family
0004200003 – single family

***Figure 3 – Area Land Use Pattern Map***

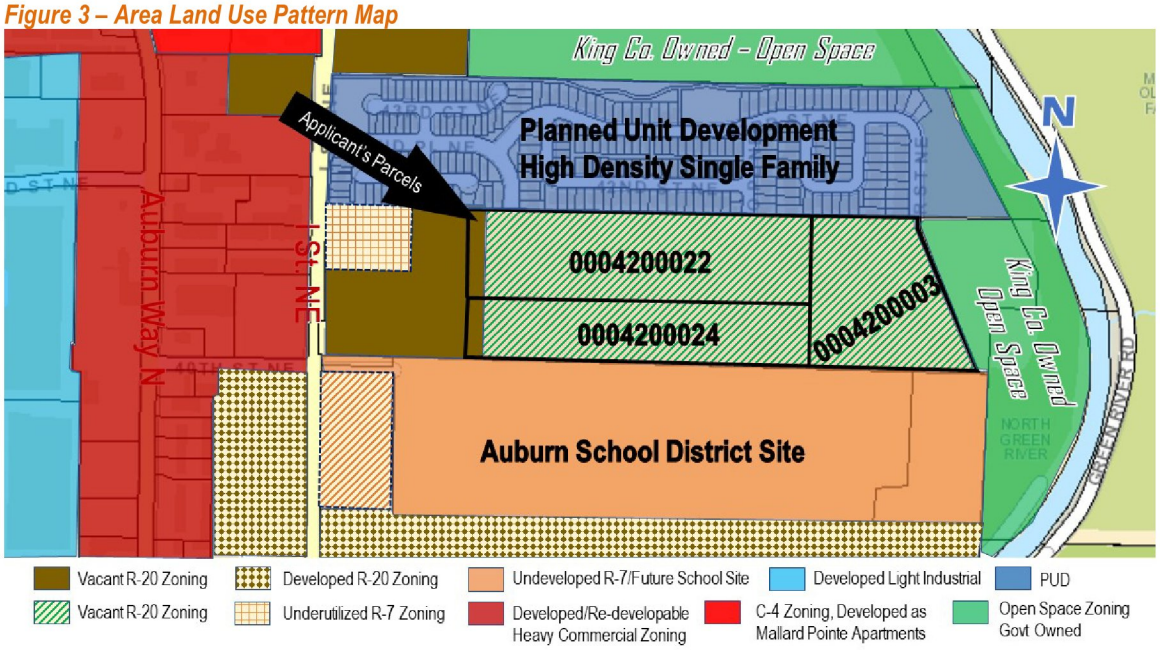



***Figure 4 – Existing Land Use***

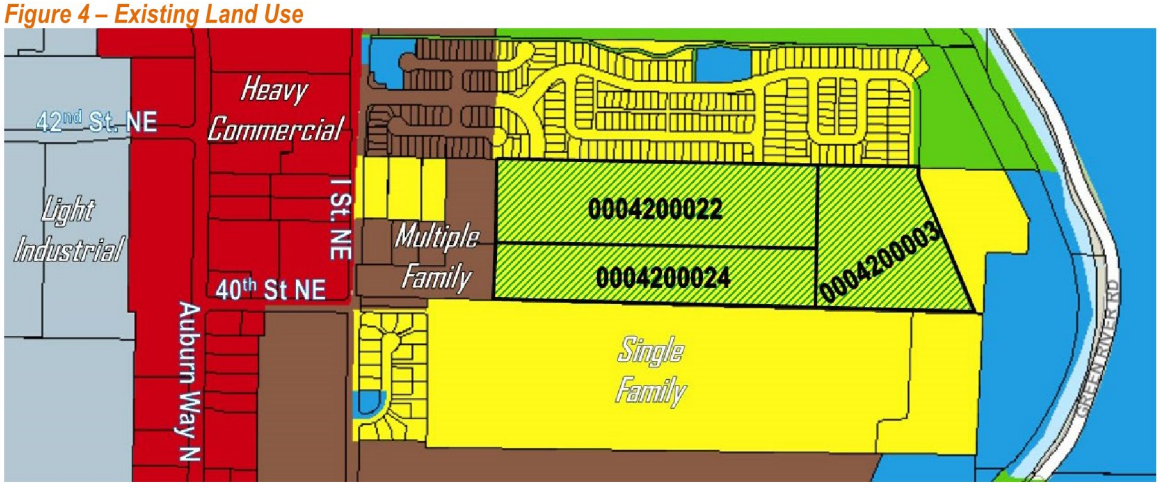
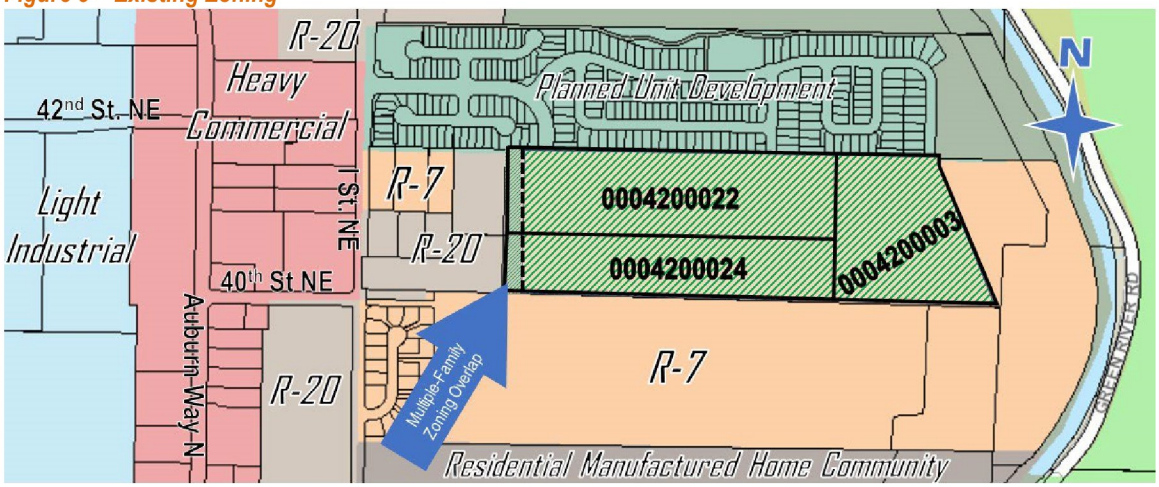


*Figure 5 – Existing Zoning*




**LAND USE DESIGNATION REQUESTED**

Applicant is requesting the land use designation be amended from Single-Family to Multiple-Family (comprehensive plan amendment) concurrent with a rezone from R-7 to ~~R-20~~ R-16 (zoning map amendment) for its three parcels as follows:

1. Re-designate 32.4 acres from "Single-Family" to "Multiple-Family" which action will:

   - fix an inconsistency between the current single-family land use designation ~~(Single-Family)~~ and ~~current zoning (R-20) for~~ R-20 zoning that presently applied to 1.2 acres of Applicant's property as indicated by the blue arrow in Figure 4 above. The R-20 zoning for this area was established as part of Ordinance 4299 in 1988;

   - establish needed multi-family and attached single family housing options within 1 mile of a key commercial corridor (Auburn Way N) and a significant area for employment (NW Auburn Manufacturing District); and

   - create transit compatible densities within a half-mile of all-day transit services along Auburn Way N, which is consistent with local, county, and regional policies for land use, development patterns, etc.

**WRITTEN STATEMENT**

Applicant is required as part of its comprehensive plan application to submit a written statement to justify its proposal by demonstratinge its compliance with local, county, and regional comprehensive plan goals and policies. The following responds to the specific questions Applicant must answer in its written statement.

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

Applicant's parcels are part of small pocket of single-family designated lands that border a key, planned commercial corridor (Auburn Way N. Corridor) and an important employment district (NW Auburn Manufacturing Village).

This area of single family is surrounded by higher intensity land use designations, including Multiple-Family, Heavy Commercial, and Light Industrial. And the single-family designation land use immediately south of Applicant's site is owned by the Auburn School District and most likely to be a school site, not a single-family residential neighborhood.

Additionally, the northernmost portion of the area designated Single-Family is already developed with a high-density, single-family detached Planned Unit Development and a 1.2 acre portion of Applicant's three parcels hasve been zoned R-20 zone despite having a land use designation of Single-Family.

The following assists in demonstrating how Applicant's the proposal furthers and is consistent with the comprehensive plan:

► **Applicant's proposal is consistent with the description and designation criteria for Multiple-Family as follows:**

**Description**: this category shall be applied to those areas that are either now developed or are reserved for multiple-family dwellings. Densities may range from 20 to 24 units per acre. These communities are served by transit, have nonmotorized connections to surrounding amenities and services or have access to on-site amenities.

**Designation criteria**: (1) previously designated high-density residential or manufactured/mobile home parks; or (2) properties that are connected to single-family and non-residential designations by the Residential Transition designation and meet the development parameters of the Multi-family designation.

*Applicant Discussion*
Two parcels within Applicant's proposal have split zoning that includes both multiple- and single-family. The multiple-family zoning was established pre-Growth Management Act (GMA)[1,2] in 1988 by Ordinance 4299, which zoning was later carried over into the City's GMA planning and zoning maps. The prior decision to allow R-20 (multiple family) zoning in this area was most likely based on planning for uses that transition from more intense to less intense uses, as well as a recognition that areas designated for commercial and light industrial uses would benefit from adjacent residential development.

In the 25 years since the first GMA comprehensive plan was adopted, the growth and employment targets in Auburn have increased and land use designations and zones have since been modified to reflect regional policies that seek to hold the present Urban Growth Area boundary in place. This has resulted in the need for more and higher densities based on specific principals which include planning for areas of multiple-family land use which will develop within one-half mile of transit routes, adjacent to major commercial or mixed-uses areas (centers), and/or close to employment centers (and industrial centers).

Applicant's parcels adhere to those planning principals as it is proximate to all-day transit, a commercial corridor, and an significant employment district. Applicant's requested re-designation of 31.2 acres to multiple-family is consistent with comprehensive plan's description and designation criteria for where multiple family uses should be placed. And by re-designating Applicant's parcels to multi-family with a concurrent rezone to the balance of the parcels (from R-7 to R-16), the City will be encouraging the creation of attached single-family and multiple-family for sale and for rent housing opportunities.

► **Applicant's proposal is consistent with the comprehensive plan's stated 'Policies' for the Multiple-Family land use designation and Applicant's location can further result in consistency with the stated policy goals for the development regulations which implement the designation:**

LU-22 Development regulations should include density bonuses and flexible development standards that creation incentives for innovative site and building design, incorporation of open space and public art, nonmotorized connectivity to parks and commercial areas, proximity to transit services, supplemental natural resource protection, supplemental use of CPTED, and supplemental use of low-impact development techniques.

*Applicant Discussion:*
Re-designating the land use to multiple-family would promote and incentivize additional innovative site and building design techniques where such innovative design can be used to better incorporate open spaces that connect with and help supplement the adjacent natural resource areas around the Green River, as well as:

- provide nonmotorized connectivity to both (North Green River Park and the Green River Trail) and commercial areas (the Auburn Way N Corridor)
- locate affordable and accessible attached single-family and multiple-family housing options, *including opportunities*

[1] Prior comprehensive planning and land use documents have indicated the City's first modern comprehensive plan was adopted in 1986, two years before Ordinance 4299.

[2] The City's first GMA-compliant comprehensive plan was adopted in 1995.

*for workforce housing*, within a half-mile proximity[3,4] of all-day transit services (Route 180)

Applicant emphasizes these points as they are key elements of successful, sustainable use of alternative modes of transportation and help overcome housing accessibility obstacles for workforce housing by reducing the combined housing + transportation costs as examined in detail within the Comprehensive Plan (Figure 24, Appendix B: City of Auburn Housing Needs & Characteristics Assessment, Berk & Associates, 2014).

LU-27 Provide a variety of housing typologies to suit the needs of various potential residents.

*Applicant Discussion:*
The Applicant's proposed re-designation can support a variety of attached single-family and multiple-family housing typologies, including duplex, attached townhome, and multiple-family units, that ~~could~~ can meet the needs of several types of future (and existing) residents ~~as the use matrix in Section 18.07.020 of the Auburn Municipal Code shows that the R-20 implementing zone permits both multiple family dwellings and attached townhomes~~.

Multiple family dwellings, duplexes, and attached townhomes are ~~flexible~~ housing typologies that promote flexibility in design and help create ~~that supply~~ needed "missing middle" housing[5] as identified by the PSRC – housing that can be renter or owner-occupied and which is affordable and accessible to a wide range of the existing and future population, including couples, young families, seniors, etc.

► **The consistency of Applicant's proposal with pages LU-2 and LU-3 of the comprehensive plan can be used in concert with the City's implementing development regulations to further Policies LU-2 and LU-6 as follows:**

LU-2 As the market and availability of utilities enable denser development to occur, standards should be developed to maximize density while preserving open space and critical areas.

*Applicant Discussion:*
This proposal would encourage development at medium to high~~er~~ densities in an area where attached single-family and multiple-family housing is needed in the marketplace to promote home ownership and affordable housing; existing infrastructure exists (*and does not have to be extended long distances to serve less dense traditional development patterns*); and the specific site design flexibility of the multiple-family land use designation can promote greater connectivity and access to open space and preservation of natural areas along the Green River.

LU-6 Cluster development is the preferred form of residential development in all residential designations with the goal of preserving natural areas, critical areas, and area that support low-impact development. Where clustering accomplishes these objectives, it should not come at the expense of lost development potential. Variances to lot size, lot dimensions, building height, and other bulk or dimensional standards should be utilized in order to create incentives that promote preservation.

*Applicant Discussion:*
By designating ~~this proposal~~ Applicant's parcels as multiple-family, the City will be supporting greater site design flexibility

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[3] The Puget Sound Regional Council's (PSRC) "Growing Transit Communities Strategy" address the need to create thriving and equitable transit communities in the region (including Auburn), describing transit communities on page 4 as "***generally the areas within a half mile radius of, or approximately ten-minute walking distance from, high-capacity transit stations, such as light rail, bus rapid transit, streetcar, and other major transit hubs***." Applicant's parcels are within ½ mile all-day transit services via Route 180.

[4] King County Metro Route 180 includes northbound stop (#57915) at 37th & Auburn Way N. and southbound stop (#58235) at 42nd & Auburn Way. This route provides frequent all-day service and includes night owl service, which specifically is critical to supporting transportation options for the workforce working shifts. Sidewalks within the future development can be extended to connect with existing sidewalks in the area to provide access to this service. Route 180 is an all-day route with "night owl" service and Route 180 is planned to convert to a RapidRide I line in 2023. Route 180 provides connections to Auburn Station, Kent Station, Burien, Sea-tac, and etc. And it ~~can connecting~~ connects riders to Sound Transit bus and commuter train services. ~~Route 180 connects to both the Auburn and Kent Transit Stations, plus offers riders opportunities to connect with Sound Transit bus and train services.~~ Route 180 is the type of transit route that supports businesses and workers throughout the Puget Sound.

[5] A copy of the PSRC "Puget Sound Trends" addressing *"Missing Middle" Housing in the Region* is attached.

that will promote the clustering of units and/or buildings in full recognition of the need to incentivize greater preservation of open space, natural areas, and critical areas. Secondarily this help to support and encourage improved access to the adjacent open space and trail corridors.

► **Applicant's proposal furthers and is consistent with the comprehensive plan, improve on the City's ability to respond to housing trends and needs as identified in the Housing Element, including the following:**

Page H-2 Trends in household size indicate that Auburn will need to ensure the availability of a variety of housing types to match the needs of both small and large households.

Applicant's requested land use designation will add housing typologies that are needed to match the needs of couples, empty-nesters, seniors, workers, single parent families, and more.

Page H-2 Auburn's housing stock is older than average, and much of its rental housing stock is in fair or poor condition. Though housing is affordable in Auburn, the City could lose some of its most affordable rental housing as structures approach the ends of their useful lives.

Applicant's requested land use designation will short- and long-term help address housing needs and reduce the redevelopment pressures that can result in the loss of the City's most affordable rental housing. Adding attached single-family and multiple-family housing options can help to reduce displacement cause by redevelopment of existing multiple-family areas as the market and economic conditions ~~are expected to~~ change over time.

Page H-4 A variety of housing choices can meet the needs of Auburn's residents of all ages and affordability levels, help residents maintain and retain their homes, and promote services and amenities that improve neighborhood livability.

Applicant's requested land use designation will increase housing choices for residents (and future residents) of all ages and affordability levels by expanding the overall "housing strata" that ~~is required to allow~~ supports residents ~~to~~ more easily transitioning between segments of the housing stock as they move up, down or laterally depending on their evolving needs and economic conditions. This change in the land use designation will also increase the availability of duplex, attached townhome, and multiple-family housing opportunities closer to areas where a variety of services (including access to commercial areas, public transit services, etc.) exists and where improved amenities can provide new and existing residents with greater access to trails, open space, etc. Many of the housing options available as a result of this multiple-family land use re-designation and concurrent request for R-16 zoning are affordable, owner occupied options that include duplexes and attached townhomes.

Page H-4 Well-planned housing can support Auburn's economic goals by making it attractive and possible for residents to live near their jobs and by serving as a source of customers to support commercial districts.

Applicant's requested land use designation will increase housing opportunities within one mile of a significant area for employment (NW Auburn Manufacturing Village) and within one-half mile of an identified commercial corridor (Auburn Way N. Corridor).

Page H-4 Housing in proximity to transit or mixed use projects can help reduce the need for costly infrastructure such as roads and sewers. Housing in proximity to a variety of transportation modes can increase a household's disposable income and savings by reducing household transportation costs.

Applicant's proposed land use designation would create housing within the "optimum" proximity (one-half mile) of all-day transit and reduce the need for more costly extensions of utilities to serve areas further out. This proposal would also help address the need to create housing opportunities in locations where the true cost of housing (housing + transportation costs) can be minimized.

► **Applicant's proposal furthers and is consistent with the goals of the Comprehensive Plan's Housing Element, including:**

H-4 Promote housing that meets the needs of Auburn's workforce, is located and designed to support affordable multi-

modal transportation options, and contributes to a regional jobs-housing balance.

Applicant's proposed land use designation would promote housing to a greater number of those in the workforce[6,7] with housing needs that require access to non-motorized transportation options (including those for commuting). Doing this will further improve the region's jobs-housing balance.

H-10 Provide a land use plan and zoning that offers opportunities to achieve a variety of housing styles and densities for private and non-profit housing providers.

Applicant's proposed land use designation would allow for zoning that can add to the variety of housing styles and densities available in the City, including creating new opportunities for duplexes and attached townhomes that provide affordable owner occupied housing choices.

H-17 Allow manufactured housing parks, transitional housing, and multi-family housing in appropriately zoned but limited areas.

Applicant's proposed land use designation would apply a land use designation to an area that should be zoned for "multi-family" housing based on the characteristics within the comprehensive plan. This will reduce the pressure to expand multiple-family housing zoning in other areas of the City which would be less proximate to employment, city utility services, commercial corridors, and regional open space.

H-23 Promote affordable housing that meets the changing demographic needs.

Applicant's proposed land use designation would enable the City to respond to housing demand with a greater range of affordable[8] housing options, helping to address both changing demographic needs and changing economic circumstances (especially those expected as a result of the Pandemic).

► **Applicant's proposal is consistent with and will further the 'Goals' identified in the July 2014 "Community Vision Report" incorporated as Appendix A in the current comprehensive plan:**

1.2 Provide a variety of housing types that support a high quality of life for current residents and attract new residents to Auburn neighborhoods.

*Applicant Discussion:*
Re-designating Applicant's parcels to multiple-family will not negatively impact the quality of life for nearby, current residents as the area is presently adjacent to higher intensity non-residential uses. Further, this re-designation will:

- comply with existing city development regulations and design standards, including landscaping/buffering standards between single-family and multiple-family zone;
- provide greater access and connectivity to area commercial services and open spaces;

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[6] "Workforce housing" as defined in the King County Countywide Planning Policies, page 66:

> "Housing that is affordable to households with one or more workers. Creating housing in a jurisdiction implies the consideration of the wide range of income levels that characterize working households, from one person working at minimum wage to two or more workers earning the average county wage or above. There is a particular need for workforce housing that is reasonably close to the regional and sub-regional job centers and/or easily accessible by public transportation."

[7] See Comprehensive Plan Appendix B, *Exhibit 24*, Housing Needs & Characteristics Assessment, Berk & Associates, October 2014.

[8] "Affordable housing" as defined in the King County Countywide Planning Policies, page 63:

> "Housing that is affordable at 30% or less of a household's monthly income. This is a general term that may include housing affordable to a wide range of income."

- reduce motorized travel distances[9] to commercial areas and employment opportunities and ease cumulative congestion for the greater area, as Applicant's proposal is within one-half mile of a key commercial corridor (Auburn Way N) and 1 mile of a significant portion of a major employment district (NW Auburn Manufacturing District); and

- create transit compatible densities within a half-mile of all-day transit services along Auburn Way N which will improve the sustainability of multi-modal transit options in the greater area

1.5 Ensure safe, well connected and accessible neighborhoods with healthy food, parks and local services in close proximity.

Addressed in earlier Applicant Discussions.

2.I "Mid-city" scale: Encourage higher density development that supports family living and mixed uses. Maintain height limitations that keep Downtown and other development to an appropriate scale.

Addressed in earlier Applicant Discussions.

3.1 Develop an efficient, well-connected transportation system to support a variety of travel modes, including automobile, public transit, walking and biking.

Addressed in earlier Applicant Discussions.

3.3 Improve the safety, connectivity and quality of the bicycle and pedestrian networks and related facilities.

Addressed in earlier Applicant Discussions.

3.5 Improve public transit service throughout the City and better connect the City to the region for residents, visitors and businesses.

Addressed in earlier Applicant Discussions.

► **Applicant's proposal will further the City's efforts to capitalize on 'Opportunities' as identified in the July 2014 "Community Vision Report" incorporated as Appendix A in the current comprehensive plan:**

1.A Controlled, well planned growth: Actively manage Auburn's progression from a suburban to an urban community, focusing on planned growth and expansion. Give careful consideration to appropriate limits on density and building height, seeking community input along the way.

*Applicant Discussion:*
Applicant's proposed land use designation is consistent with the evolving planning needs of Auburn, which require continuous review to determine how to best progress from a suburban to urban community as it plans for additional forecasted growth.

Specific to building heights and scale, it is important to note that the area is presently bordered by more intense land use designations like Heavy Commercial, were building heights up to 75 feet are allowed. By contrast, a multiple-family zone would be limited to building heights up to 50 feet – the scale of which can be offset[10] by the separation required between, for example, the R-7 (single-family) and R-16~~20~~ (multiple-family) zones per the City's landscaping and setback requirements.

[9] It should also be pointed out that for non-transit travel, the area is within 1 mile of S. 277 Street and within 2 miles of SR 167 and the W. Valley Highway.
[10] It is common in many jurisdictions to allow increased building heights based on increase setbacks, which is typically done based on 1 additional foot of height for each additional foot of setback. Although the zones in land use designations of multiple-family have increased heights, they are required to have landscape buffers between their zone and adjacent single-family zones. Such buffering accomplishes the same type of "offset" to the scale of the building height.

A multiple-family land use designation in this location can provide an appropriate transition (step-down) in building height and scale from the Heavy Commercial zone to the surrounding residential areas.

1.B Diverse housing types: Encourage a diverse mix of housing types throughout Auburn, including single family homes, multi-family housing and mixed-use development. Vary housing based on neighborhood context.

Addressed further in earlier Applicant Discussions.

1.C Walkable neighborhoods: Create walkable neighborhoods with safe, continuous sidewalks and accessible shopping, parks, amenities and centers of community activity nearby.

Addressed further in earlier Applicant Discussions.

1.E Senior housing: Encourage quality senior housing in town so residents are able to stay in the community.

Addressed further in earlier Applicant Discussions. Multiple-family is a flexible land use designation that can enable the creation of many types of senior housing, including duplexes, attached townhomes, and multiple-family units.

1.F Homes for the middle class: Create opportunity for the development of homes for middle income families and individuals.

Addressed in earlier Applicant Discussions. The need to create "Missing Middle" housing, which includes a variety of multiple-family housing types, is in response to the growing needs of middle income families and individuals who are seeking more affordable housing ownership options combined with reduced transportation (commute) costs.

3.F Bicycle network: Address the gaps and barriers in the bicycle network. Create an expanded network of safe, connected bicycle facilities to improve travel between neighborhoods and to and from schools and commercial areas. Where possible, separate bike lanes and paths from roads.

Addressed further in earlier Applicant Discussions.

3.G Trail and park connections: Improve Auburn's system of trails and better connect existing parks and recreation areas and amenities. Build a pedestrian bridge across the White River to provide greater access to Game Farm Wilderness Park

Addressed further in earlier Applicant Discussions.

5.E Park and trails connectivity: Enhance accessibility to parks and open spaces (such as the greenbelt) through hiking and biking trails that provide recreation opportunities and connect to schools and neighborhoods. Close trail gaps and complete the Green River Trail.

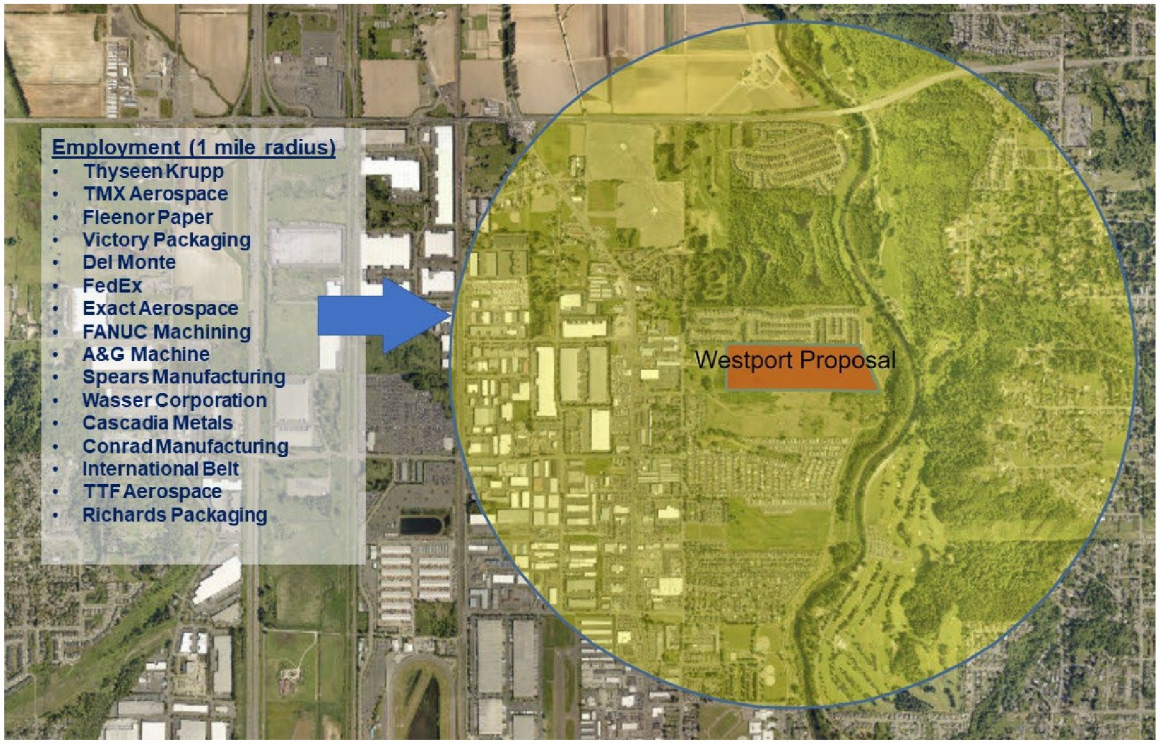
Addressed in earlier Applicant Discussion. This designation furthers and is consistent with creating access from/between adjoining residential areas, the commercial corridor, and the Green River and Interurban trails.

► **Applicant's proposal will positively benefit the City's future economic development goals and strategies because of its location.**

Applicant Discussion:
The proximity of Applicant's proposed multiple-family land use designation will contribute toward the population density needed to encourage new investments in commercial development within the Auburn Way N. Corridor and along the future extension to I Street NE furthering several of the City's economic development goals and strategies.

Further, Applicant's proposal will create housing options within 1 mile of the Northwest Auburn Manufacturing Village where Exact Aerospace, Thyssen Krupp Aerospace, and TMX Aerospace are among a cluster of dozens of manufacturing,

production, and distribution businesses – shown on the next page in Figure 5.




► **Applicant's proposal will further and be consistent with the Comprehensive Plan's Economic Development Element as follows:**

ED-1 City promotion of new industry shall be directed at attracting business that diversifies the City's tax base, offers secure, quality employment opportunities, is sensitive to community values, and promotes the development of attractive facilities.

*Applicant's Discussion:*
Applicant's proposal will create new owner or renter housing opportunities adjacent to strategic economic development areas as identified above. Added housing options will help the City attract a workforce to support future business investments and reinvestments in these locations.

ED-16 Increasing the utilization of land for manufacturing and industrial land uses should be the City's preferred economic development and land use priority for industrially zoned areas of the City that are currently dominated by warehouse and distribution land uses. The City should promote and create incentives for new manufacturing and light industrial uses, and for the gradual conversion of existing warehouse and distribution land uses to manufacturing and sales tax generating land uses.

*Applicant's Discussion*:
Applicant's proposed land use designation in such close proximity to one of its older manufacturing areas will support the City's economic development strategy as the creation of more workforce housing can attract more skilled workers to the area, strengthening the core employers in the area and encouraging their expansion.

Just prior to the Pandemic, Bank of America's Global Research division released a report on global supply chains, which concluded that re-shoring of manufacturing was increasing at a faster pace due to a combination of global factors. However, it also pointed out that there were roughly 400,000 jobs unfilled in manufacturing nationwide – an economic development challenge that has catapulted workforce development and recruitment to top of list in many areas.

This region's manufacturing base is highly technical in nature and it requires a highly skilled workforce. Even with the impacts caused by the Pandemic there will be a long-term need in the region for communities to attract skilled workers – a workforce whose incomes and housing needs vary greatly.

Thus, those communities with a greater range of housing types available in proximity to area industrial districts and centers will be positioned to achieve greater results in their Business Retention & Expansion (BRE) programs, as well as their business recruitment efforts.

ED-17 To support continued sales tax revenue growth opportunities in the City, those areas currently dominated by existing warehouse land uses that abut existing commercial retail areas, and that could take advantage of this proximity to realize substantive value by changing to commercial retail uses, should be considered for changes in the Comprehensive Plan and zoning designations that would facilitate the conversion of these properties to commercial retail use.

*Applicant's Discussion:*
Applicant's requested land use designation of multiple-family will lead a greater concentration of population density, which is a key supportive component to encouraging new retail within emerging and transforming commercial areas.

ED-23 Utilize the future extension of I Street NE as an economic development opportunity. Development of I Street NE should establish it as a stand-alone corridor and not a "back side" to Auburn Way North. Conditional use permit applications for commercial uses and nursing homes along this corridor, whose impacts can be adequately mitigated, should be supported.

*Applicant's Discussion:*
Applicant's requested land use designation of multiple-family immediately east of I Street is consistent with and will further this economic development strategy by providing a greater density of missing middle housing to support commercial uses, as the housing ~~that is~~ would be within a very walkable distance of commercial development~~,~~ and housing ~~that can~~ could support segments of the workforce that ~~need multiple-family~~ desire owner and renter housing options proximate to ~~and access to the~~ the nearby transit system.

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

*Applicant Discussion:*
Applicant's proposal is not a development specific request and the action to re-designate and rezone the Applicant's property is not the final decision. Any future development will require a separate land use process. As potential impacts from an increase in density are discussed it's important to keep in perspective that that latter land use process is where the City applies regulations identify the impacts of the specific development impacts and require appropriate mitigation.

In general, Applicant's proposal would increase demand for services, including additional demand for sewer, water, transportation, and public services (such as emergency services). But any future development would also not be approved unless capacity was available at the time of development or the project's impacts were mitigated.

While the increased demand for services is often only viewed in the negative, the following points reflect on how the Applicant's proposal furthers and is consistent with the portions of the City's comprehensive plan referring to services. In sum, Applicant believes that its proposed land use designation will require increased services, but through the imposition of the City's development regulations which require development to mitigate impacts, the capacity of the City to provide adequate services will not be diminished.

► **Designating the Applicant's property as multiple-family would support more efficient utility service delivery and improve the ratio of ratepayers per acre.**

*Applicant Discussion:*
The Applicant's parcels are already adjacent to existing water, sewer, natural gas, and fiber utilities. The designation of this location as multiple-family will allow for more efficient service delivery by reducing both the service area and the distance over which utility infrastructure must be placed. Additionally, increased density will improve the ratio of rate payers per

lineal foot of infrastructure ~~acre~~ which can better support long-term maintenance and operations costs, plus reduce the total amount of infrastructure that will one day require replacement. The residential property adjacent to Applicant's site (to the south) is owned by the School District and is anticipated to be a school. At least a portion of the potential students anticipated from a project like this could be accommodated by the additional of a future school to the south.

The requested land use designation as implemented through the City's development regulations furthers and can be consistent with Policy LU-1, H-4, CF-2, CF-4, CF-7 and CF-11[11] of the City's comprehensive plan.

- **Designating the Applicant's property for multiple-family would contribute impact fees and result in an improved assessed value per acre.**

*Applicant Discussion:*
Increased needs for fire and police can be mitigated through impact fees, as well as compliance with improved fire and building codes; site design and aesthetic techniques (lighting, landscaping, etc.) that promote safer neighborhoods; and a greater concentration of assessed value per square foot, which supports a more stable tax base over the long-term.

The requested land use designation as implemented through the City's development regulations furthers and can be consistent with Policy LU-1, H-4, CF-2, CF-4, CF-7 and CF-11 of the City's comprehensive plan.

- **Specific to transportation, a traffic impact analysis performed by Gibson Traffic Consultants (Gibson Analysis) was prepared and submitted with this application. This study concluded:**

*Applicant Discussion:*
The existing land use designation and zoning for Applicant's three parcels would allow for as many as 218 single-family detached homes. According to the Gibson Analysis, Applicant's proposed re-designation and rezone to the maximum density allowed by code (under an R-20 scenario) would allow for *as many as* 624 multi-family units resulting in an increase of 1,337 daily trips, 64 AM peak hour trips and 59 PM peak-hour trips. It is important to note that this is a worse-case analysis based on the maximum density allowed in the R-20 whereas Applicant's proposal seeks R-16 zoning where the ~~actual projects typically have less than the~~ maximum density would be less due to the types of housing options allowed and the nature of this site's ~~as a result of site~~ constraints, infrastructure, open space, etc. Under the R-16 zoning, Applicant's proposal would result in up to 281 additional units in the form of duplexes, attached townhomes, and/or multiple-family units.

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[11] CF-2 Encourage development where new public facilities can be provided in an efficient manner.

H-4: Promote housing that meets the needs of Auburn's workforce, is located and designed to support affordable multi-model transportation options and contributes to a regional jobs-housing balance.

CF-6 New connections to the City's sanitary sewer, water and/or storm drainage systems, shall contribute their fair share toward the construction and/or financing of future or ongoing projects to increase the capacity of those systems.

CF-7 The City shall encourage and approve development only where adequate public services including police protection, fire and emergency medical services, education, parks and other recreational facilities, solid waste collection, and other governmental services are available or will be made available at acceptable levels of service prior to project occupancy or use.

CF-11 No new development shall be permitted unless the facilities specified in each facility plan are available or can be provided at a level adequate to support the development. The adequacy of facilities shall be determined by the following:

1. An adopted system plan
2. Policy guidance as provided in the City Capital Facilities Plan
3. Appropriate engineering design standards as specified in applicable City plans, codes, and manuals as approved by the City Engineer
4. Environmental Review standards (adequacy includes the absence of an unacceptable adverse impact on a public facility system)
5. Case-by-case evaluation of the impacts of a proposed development on public facilities systems, first to determine the minimum level of facilities necessary to support the development, and second to determine a proportionate share of the system to be developed or financially guaranteed before approving the development

~~The~~ Gibson ~~analysis~~ found that the level of service analysis of the highest potential density (R-20) shows ~~that~~ the intersection of I Street NE at 42nd Street NE will operate at acceptable LOS C with the existing and proposed rezone. However, the intersection of I Street NE at 40th Street NE is likely to require some level of improvement, but can operate at an acceptable level of service with the rezone and with improvements.

~~More important to note the Gibson Analysis found that the proposed designation and zoning for multiple-family:~~

- ~~Only resulted in two intersections exceeding the threshold requiring a added analysis of PM peak-hour trips~~
- ~~That additional analysis showed both intersections could operate at an acceptable level of service with restriping~~
- ~~Average daily trips for I Street NE (classified as a minor arterial) fell within the acceptable range for minor arterials~~

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

*Applicant Discussion:*
Two of Applicant's three parcels have split zoning ~~as a result of~~ resulting from a rezone that was granted by Ordinance 4299 in 1988. Therefore, the portions of the two parcels with R-20 zoning are presently not consistent the current single-family land use designation. To create consistency between the comprehensive plan and zoning map, the land use designation should be changed appropriately to reflect the zoning that has already been established.

In looking at how best to resolve this inconsistency, the Applicant has identified objectives, policies, community visioning and more (*see Applicant's Discussion to questions #1 and #2 above*) which strong suggests that the assumptions by which this area was designated single-family were incorrect.

Further, since the single-family designation property to the south of Applicant's parcels is owned by the Auburn School District and very likely to become a future school site, the assumptions within the existing comprehensive plan that this area would become single family residential housing is not valid. Therefore, Applicant believes the City should review its requested change in light of:

- The requested change in land use designation to multiple-family would not be inconsistent with future single-family land use to the south, as this is very likely to become a school.
- The development of a school south of the Applicant's parcels would thus remove residential capacity from the City's comprehensive plan, which could be made up by the designation of Applicant's parcels as multiple-family.
- This "reallocation" of housing density to Applicant's parcel would further limit the need to account for added density in a different location where infrastructure may be less capable of handling such density.

Applicant believes that applying the land use designation of multiple-family will correct an inconsistency and ~~correctly~~ support needed housing options ~~plan for development in this~~ in accordance with the broader policy direction of the Comprehensive Plan.

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

Several changes in conditions and circumstances have occurred since the adoption of the latest amendments to the Comprehensive Plan's land use designations, including:

- The continued, chronic lack of housing options to effectively create enough housing diversity to improve the area jobs-to-housing imbalance and provide housing options within closer proximities to employment districts

- The passage of I-967 and the resulting impacts to transportation projects and transit services, which
    - heightens the need to re-examine opportunities to locate density near major transportation and transit corridors
    - creates a greater and more urgent need to emphasize housing density that is within one-half mile of major transit routes to provide stable ridership that can support transit operations
    - suggests more emphasis needs to be placed on creating diverse housing options near areas with a concentrated cluster of employment
- A Pandemic that has dramatically impacted the economic condition of all businesses, individuals, and governments, which is likely to result (short and long term) in greater market demand for housing options that are more affordable, closer to places of employment, and near major recreation amenities (like regional and sub-regional trail systems).
- The final stages leading to the adoption of a new regional plan (PSRC VISION 2050) which continues to emphasis a Regional Growth Strategy that recommends King County's core cities like Auburn collectively accept 40% of the forecasted population growth to 2050 (up from 22% in VISION 2040)

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

This is *not applicable*. The proposed change in land use designation does not result from a question of consistency between Auburn's comprehensive plan and either RCW 36.70A, the countywide planning policies (King County) or Vision 2040.

*However*, in reviewing the Countywide Planning Policies (King County), as well as the Multi-County Planning Policies (MPPs) within the existing Vision 2040 and the proposed Vision 2050, Applicant has identified significant policy support for its proposed land use change.

► **Applicant's proposal is consistent with and furthers the Vision & Framework for the year 2030 as identified in the Countywide Planning Policies (King County), including:**

Page 6 Vibrant, diverse and compact urban communities.

Within the Urban Growth Area little undeveloped land now existing and urban infrastructure has been extended to fully serve the entire Urban Growth Area.

Development Activity is focused on redevelopment to create vibrant neighborhoods where residents can walk, bicycle or use public transit for most of their needs. Improvements to infrastructure now focus on maintaining existing capacity as opposed to extending the infrastructure into previously unserved areas. Because of the innovations developed in public and private partnerships, there is still ample capacity to accommodate the planned population and employment growth targets within the Urban Growth Area.

*Applicant Discussion:*
Applicant's proposed multiple-family land use designation furthers and is consistent with this county-wide vision, specifically as it will focus on "maintaining" existing utility capacity (as opposed to extensions of utilities, roads); providing connectivity and access to transit; and ensuring that existing Urban Growth Areas can support future population density allocations and not just current allocations – *this latter policy directive is especially important as PSRC is considering the final draft of VISION 2050 and new allocations of forecasted growth.*

► **Applicant's proposal is consistent with and furthers the following countywide planning policies for King County:**

EN-16 Plan for land use patterns and transportation systems that minimize air pollution and greenhouse gas emissions, including:

- Maintaining or exceeding existing standards for carbon monoxide, ozone, and particulates;
- Directing growth to Urban Centers and other mixed use/high density locations that support mass transit, encourage non-motorized modes of travel and reduce trip lengths;
- Facilitating modes of travel other than single occupancy vehicles including transit, walking, bicycling, and carpooling;
- Encouraging new development to use low emission construction practices, low or zero net lifetime energy requirements and "green" building techniques; and
- Increasing the use of low emission vehicles, such as energy efficient electric-powered vehicles.

*Applicant Discussion:*
Applicant's parcels' proximity to a commercial corridor and employment district, plus its location within one-half mile of all day transit service support would benefit from the multiple-family land use designation as such designation would create densities needed to support and sustain transit, and encourage the use of non-motorized modes of travel, including walking, bicycling, and carpooling. They would also locate owner-occupied housing options (such as duplexes and attached townhomes) within walking distance of transit options, providing the workforce with more opportunities to locate closer to employment areas or alternatives methods of commuting.

DP-2 Promote a pattern of compact development within the Urban Growth Area that includes housing at a range of urban densities, commercial and industrial development, and other urban facilities, including medical, governmental, institutional, and educational uses and parks and open space. The Urban Growth Area will include a mix of uses that are convenient to and support public transportation in order to reduce reliance on single occupancy vehicle travel for most daily activities.

Addressed in greater detail in earlier Applicant Discussions.

DP-3 Efficiently develop and use residential, commercial, and manufacturing land in the Urban Growth Area to create healthy and vibrant urban communities with a full range of urban services, and to protect the long-term viability of the Rural Area and Resource Lands. Promote the efficient use of land within the Urban Growth Area by using methods such as:

- Directing concentrations of housing and employment growth to designated centers;
- Encouraging compact development with a mix of compatible residential, commercial, and community activities;
- Maximizing the use of the existing capacity for housing and employment; and
- Coordinating plans for land use, transportation, capital facilities and services

Addressed in greater detail in earlier Applicant Discussions.

H-4 Provide zoning capacity within each jurisdiction in the Urban Growth Area for a range of housing types and densities, sufficient to accommodate each jurisdiction's overall housing targets and, where applicable, housing growth targets in designated Urban Centers.

Addressed in greater detail in earlier Applicant Discussions.

H-9 Plan for housing that is accessible to major employment centers and affordable to the workforce in them so people of all incomes can live near or within reasonable commuting distance of their places of work. Encourage housing production at a level that improves the balance of housing to employment throughout the county.

Addressed in greater detail in earlier Applicant Discussions.

H-10 Promote housing affordability in coordination with transit, bicycle, and pedestrian plans and investments and in proximity to transit hubs and corridors, such as through transit oriented development and planning for mixed uses in transit station areas.

Addressed in greater detail in earlier Applicant Discussions.

T-5 Support countywide growth management objectives by prioritizing transit service to areas where existing housing and employment densities support transit ridership and to Urban Centers and other areas planned for housing and employment densities that will support transit ridership. Address the mobility needs of transit-dependent populations in allocating transit service and provide at least a basic level of service throughout the Urban Growth Area.

Addressed in greater detail in earlier Applicant Discussions.

► **Applicant's proposed land use designation furthers and is consistent with the following Vision 2040 goals and policies:**

Vision 2040 Goals & Policies[12]

Main Goal The region will promote the efficient use of land, prevent urbanization of rural and resource lands, and provide for the efficient delivery of services within the designated urban growth area.

MPP-DP-2: Encourage efficient use of urban land by maximizing the development potential of existing urban lands, such as advancing development that achieves zoned density.

MPP-DP-4: Accommodate the region's growth first and foremost in the urban growth area. Ensure that development in rural areas is consistent with the regional vision.

MPP-DP-14: Preserve and enhance existing neighborhoods and create vibrant, sustainable compact urban communities that provide diverse choices in housing types, a high degree of connectivity in the street network to accommodate walking, bicycling, and transit use, and sufficient public spaces.

MPP-DP-35: Develop high quality, compact urban communities throughout the region's urban growth area that impart a sense of place, preserve local character, provide for mixed uses and choices in housing types, and encourage walking, bicycling, and transit use.

MPP-DP-36: Provide a wide range of building and community types to serve the needs of a diverse population.

MPP-H-1: Provide a range of housing types and choices to meet the housing needs of all income levels and demographic groups within the region.

[12] VISION 2040 addresses the benefits of density on page 48 of the plan, "Both high urban density and low-density development have costs and impacts. Low-density development, especially urban sprawl, is costly to serve, can fragment and covert resources lands and environmentally significant areas, and is challenge to serve with transportation beyond driving along. While higher density areas can experience more localized pollution and noise, compact built environments, where businesses, housing, shopping, and entertainment are in closer proximity, produce a number of benefits. These benefits include reducing demand on services (including water and energy supply), having fewer impervious surfaces (which is a factor in reducing the amount of urban run-off), and providing opportunities for economic development through infill and redevelopment.

MPP-H-2: Achieve and sustain — through preservation, rehabilitation, and new development — a sufficient supply of housing to meet the needs of low-income, moderate-income, middle-income, and special needs individuals and households that is equitably and rationally distributed throughout the region.

MPP-H-4: Develop and provide a range of housing choices for workers at all income levels throughout the region in a manner that promotes accessibility to jobs and provides opportunities to live in proximity to work.

► **Applicant's proposed land use designation furthers and is consistent with the following Vision 2050 goals and policies that are awaiting the Executive Board's final approval:**

MPP-RGS-5 Ensure long-term sustainability of the urban growth area consistent with the regional vision.

MPP-RGS-6 Encourage the efficient use of urban land by optimizing the development potential of existing urban lands and increasing density in the urban growth areas in locations consistent with the Regional Growth Strategy.

MPP-DP-1 Develop high-quality, compact urban communities throughout the region's urban growth area that impart a sense of place, preserve local character, provide for mixed uses and choices in housing types, and encourage walking, bicycling, and transit use.

MPP-DP-2 Reduce disparities in access to opportunity for the region's residents through inclusive community planning and targeted public and private investments that meet the needs of current and future residents and businesses.

MPP-DP-54 Tailor concurrency programs for centers and other subareas to encourage development that can be supported by transit.

MPP-H-1 Plan for housing supply, forms, and densities to meet the region's current and projected needs consistent with the Regional Growth Strategy and to make significant progress towards the jobs/housing balance.

MPP-H-2 Provide a range of housing types and choices to meet the housing needs of all income levels and demographic groups within the region.

MPP-H-5 Promote homeownership opportunities for low-income, moderate-income, and middle-income families and individuals while recognizing historic inequalities in access to homeownership opportunities for communities of color.

MPP-H-6 Develop and provide a range of housing choices for workers at all income levels throughout the region that is accessible to job centers and attainable to workers at anticipated wages.

MPP-H-8 Promote the development and preservation of long-term affordable housing options in walking distance to transit by implementing zoning, regulations, and incentives.

MPP-T-14 Increase the proportion of trips made by transportation modes that are alternatives to driving alone, especial to and within centers and along corridors connecting centers, by ensuring the availability of reliable and competitive transit options.

MPP-T-15 Prioritize investments in transportation facilities and services in the urban growth area that support compact, pedestrian- and transit-oriented densities and development.

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

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

**Yes**. Applicant believes it was an oversight to have a portion of its parcels zoned for R-20 (multi-family) without a consistent land use designation in the comprehensive plan. Thus, Applicant believes this and other factors justify considering re-designation to Applicant's parcel to a land use designation of Multiple-Family from Single-Family with a concurrent rezone to R-16.

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

**Yes**. Surrounding properties to the immediately to the west and southwest are already designated multiple-family. Additional sites to the west are designated as Heavy Commercial and Light Industrial.

An existing development to the north is designated as single-family and has been developed as a Planned Unit Development already partially surrounded on its west, north and south property lines by parcels designation multiple-family.

The property immediately south of the Applicant's is designated for single-family use, but is owned by the Auburn School District and highly likely to be a future school (institutional/public use) and not lower density single-family uses. Thus, the designation of Applicant's parcels as multiple-family would be consistent with adjacent land uses and further the comprehensive plan. See ***Figure 3***, page 2.

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

**Yes.** See earlier answer to Question 4 regarding the change in conditions since these parcels' land use designation become effective. This includes, among other things, Initiative 967, the Pandemic, and the forthcoming Vision 2050.

## 7. Identify anticipated impacts from the proposed change.

The change to the multiple-family land use designation from single-family could allow *as many as* 406 additional housing units at a maximum density using the R-20 zone~~over the existing designation~~. Applicant's requested R-16 zoning could allow up to an additional 281 owner or renter occupied single-family duplexes or attached townhome, or multiple-family units. Potential impacts of this change include increased demands for utilities, city services, schools[13], and transportation infrastructure. However, the City's existing development regulations, concurrency programs, and SEPA would require the identification of project specific impacts and, if necessary, require any impacts be mitigated provide to development to ensure adequate services.

Any future development of this site as multiple-family (R-16) would be required to contribute system improvement charges (water/sewer) and impact fees (traffic, parks and schools) to offset impacts to services. Additional density at this location would ultimately provide a greater concentration of these contributions to the services and utilities specific to this area.

Parcel 0004200003 (furthest east of Applicant's parcels) has portions of the site within the 100-year floodplain (see attached map). Regardless of whether or not this parcel is developed in the future as single- or multiple-family, this area will need to comply with the City's regulations for flood zones, which changes are being considered presently to comply with the latest FEMA requirements.

## 8. Identify the implementing zoning designation to be requested

~~R-20~~ R-16 zone

[13] In general student generation rates for multiple-family developments are lower than single-family developments. Specifically, the most current Six Year Capital Facility Plan we found online (2017 to 2023) confirms that the Auburn School District experiences a lower student generation rate from multiple-family developments.

## 9. Discuss how the proposed change is consistent with the comprehensive plan designations of surrounding properties

The applicant's proposal to designate the site Multiple-Family is consistent with the surrounding land uses and serves as an appropriate transition between other higher density residential uses and adjacent heavy commercial development land use designation for the Auburn Way N. Corridor, extending to the west side of I Street NE.

Designation as Multiple-Family will ensure this site is developed consistent to adjacent uses and consistent with providing a transition between residential and non-residential uses. The existing Planned Unit Development immediate north of Applicant's parcels already shares approximately 30% of its border with the Multiple-Family land use designation Further it will provide transit supportive densities for the transit service within one-half mile of the site, encourage new commercial development along Auburn Way N. and I Street NE, and provide owner and/or renter housing options that can ~~encourage~~ support additional economic development activity within the NW Auburn Manufacturing Village.

## 10. Discuss how the adopted City of Auburn utility plans and capital improvement programs support the change.

Based on a review of the City's interactive capital improvements map, there do not appear to be any pending capital improvement needs in this area, but there was a stormwater replacement project (CP1823) south of I Street NE at 35th which was completed in 2018.

**Police**

Based on a review of information available from the City's website there were not any level of service issues identified. Some additional police services may be required to serve an increase in population, but needs are likely to be based on multiple projects over a wide area.

**Fire & EMS**

Valley Regional Fire Authority (VFRA) recently adopted a Strategic Plan for 2020-2025, which has prioritized an update to its capital facilities plan. Based on a review of information available online from VFRA no immediate level of service issues were identified. The re-designation of this property in 2020 may potentially be completed before the final adoption of that plan. If not, future updates to the VFRA Capital Facilities Plan would be able to identify capital needs related to potential new development.

In Auburn, impact fees are charged per housing unit for Fire and EMS. Based on the current impact fee schedule, development under a Multiple-Family land use designation would generate $125,000 more in impact fees than development under the existing Single-Family designation.

**Water**

The applicant's site is served by water and only developer extensions of the system would be required.

Based on a review of the City's October 2015 Water Comprehensive Plan on page 4-23:

> **Valley Service Area:** SFR is not expected to increase substantially in the Valley Service Area. *All population growth was allocated to MFR.* The majority of MFR development is expected to occur in the Valley floor, especially in the urban center/Downtown Auburn. The City expects limited SFR infill on the Valley, however, the magnitude and timing of the infill is unknown and therefore not considered in the demand projections.

Subsequently there does not appear to be any level of service issues or deficiencies in the Valley water service area, which is planned to support nearly 29,000 equivalent residential units (ERUs) by 2035. Further, according to the water comprehensive plan, water PSI in the area is greater than 80 and a 10"-16" water line is in I Street NE.

**Sewer**

Sewer for this site is planned to connect to the City's system to the north. The City requested a preliminary feasibility

analysis of the Auburn 40 pump station, which analysis revealed that if developed at the maximum rezoned density, the pump station would not be able to handle the additional peak flows and upgrades were likely needed to the pump, gensat, controls and electrical equipment. Future development of this site would be required to complete a more specific analysis based on it's proposal, as well as be required to complete improvements, if necessary, prior to build out.~~This site is in the Valley Sewer Basin. Unlike development in other areas is would not require large capital investments in costly new sewer extensions and/or pump stations. Sewer exists in I Street NE and would be extended east to the development and future served by a gravity line. The area is served by gravity sewers that directionally flow south on I Street NE to the gravity sewers in 37th ST NE to the main conveyance for King County.~~

~~Based on a review of 2015 Sewer Comprehensive Plan there do not appear to be any level of service issues or future capacity issues in this area. Also, this area has only a moderate I/I rating and is not located in one of the areas more prone to be impacted by flooding.~~

**Transportation**

An extension of I Street NE from 45th Street NE to S. 277th Street has been identified within the current Transportation Improvement Plan (TIP). This project is schedule for 2022 and is funded by $6.76 million in developer contributions.

Applicant's proposed land use designation change may result in new development that can further contribute to these and other localized improvements in the road system. For example, based on current traffic fees, a plat of 218 single family detached homes would generate $1.17 million in impacts fees while a multiple family development would generate $1.5 million.

The existing zoning of Applicant's three parcels would allow for as many as 218 single-family detached homes. At the request of the City, an analysis was completed by Gibson Traffic Consultants. According to Gibson, the proposed re-designation and rezoning of Applicant's project would allow for *as many as* 624 multi-family units resulting in an increase of 1,337 daily trips, 64 AM peak hour trips and 59 PM peak-hour trips.

It is important to note that this is a worse-case analysis based on the maximum density allowed whereas actual projects typically have less than the maximum density as a result of site constraints, infrastructure, open space, etc.

The Gibson analysis found that at the highest potential density (R-20) the level of service at the intersection of I Street NE at 42nd Street NE will operate at acceptable LOS C with the existing and proposed rezone. However,the intersection of I Street NE at 40th Street NE is likely to require some level of improvement, but can operate at an acceptable level of service with the rezone and with improvements.

~~More important to note the Gibson Analysis found that the proposed designation and zoning for multiple-family:~~

- ~~Only resulted in two intersections exceeding the threshold requiring a added analysis of PM peak-hour trips~~
- ~~That additional analysis showed both intersections could operate at an acceptable level of service with restriping~~
- ~~Average daily trips for I Street NE (classified as a minor arterial) fell within the acceptable range for minor arterials~~

**Storm Drainage**

Based on a review of the 2015 Storm Drainage Comprehensive Plan, I Street NE would occasionally flood due to issues with the City's infiltration system near 32nd Street NE. Identified within the plan as projects 4A and 4B improvements were completed in 2018 according to the City's interactive CIP map.

## *Atttachments – Maps*

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# WESTPORT CAPITAL REZONE REQUEST
## APPLICANT'S WRITTEN STATEMENT [REVISED ~~JULY 17~~ SEPTEMBER 24, 2020]

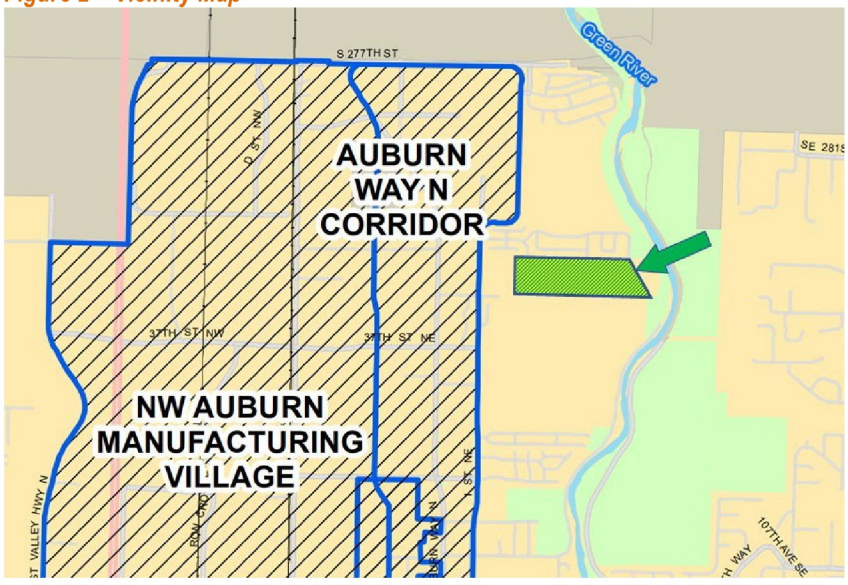
### LOCATION

Applicant owns 0004200024, 0004200022, and 0004200003 located adjacent to the eastern boundary of the Auburn Way North Corridor (I Street NE) and less than 1 mile east of the NW Auburn Manufacturing Village as shown in Figures 1 & 2:

*Figure 1 – General Location Map*




*Figure 2 – Vicinity Map*



## EXISTING CONDITIONS

Applicant's parcels are currently zoned (split zoned[1]), which zoning is depicted further on the next page in ***Figure 5***.

0004200024 R-20 (partial) and R-7 (partial)
0004200022 R-20 (partial) and R-7 (partial)
0004200003 R-7

***Figure 3 – Area Land Use Pattern Map***

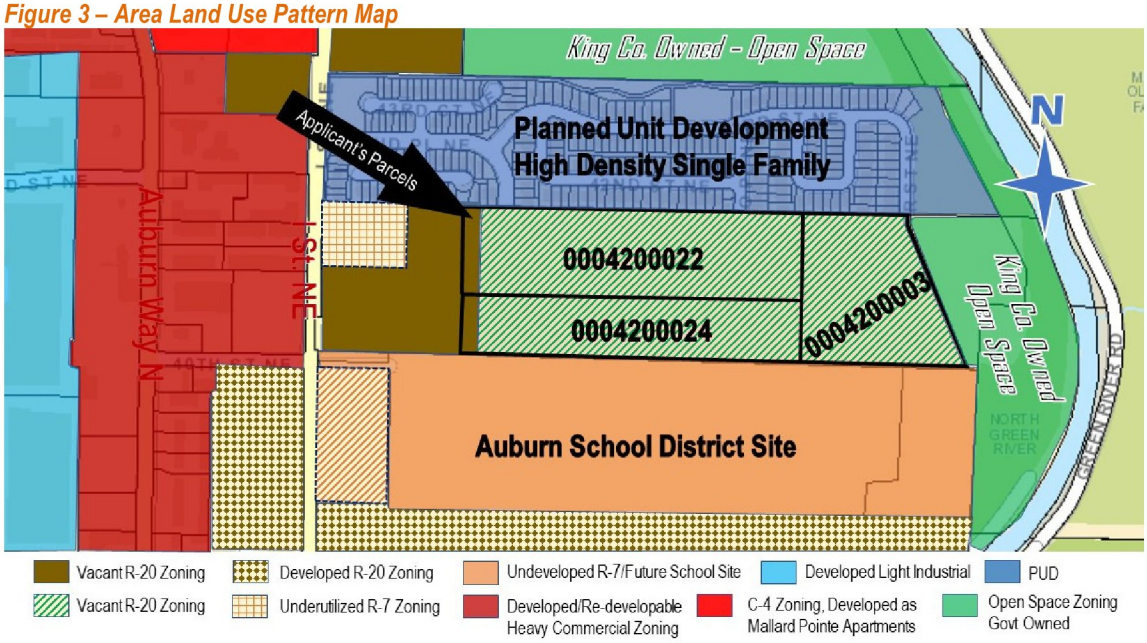
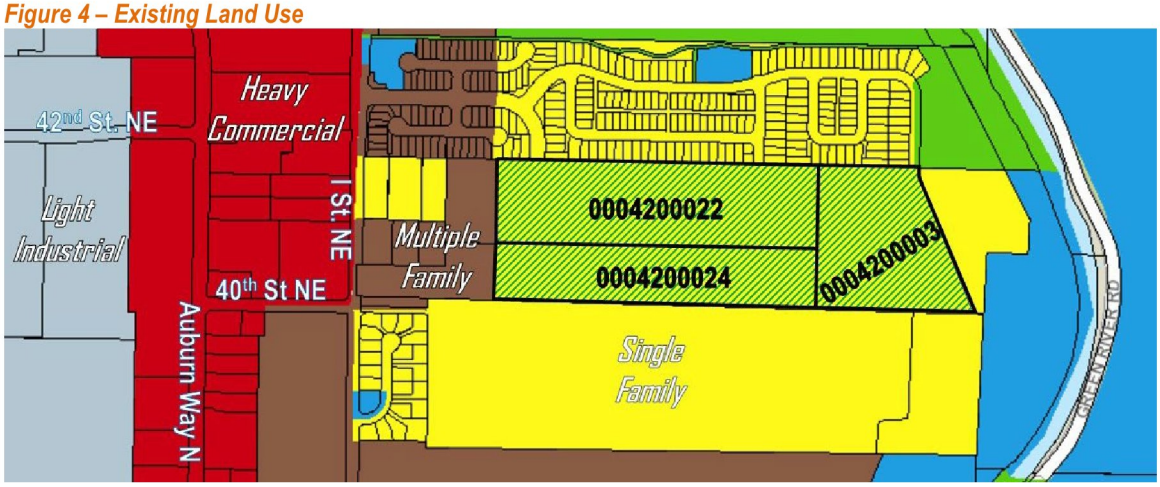
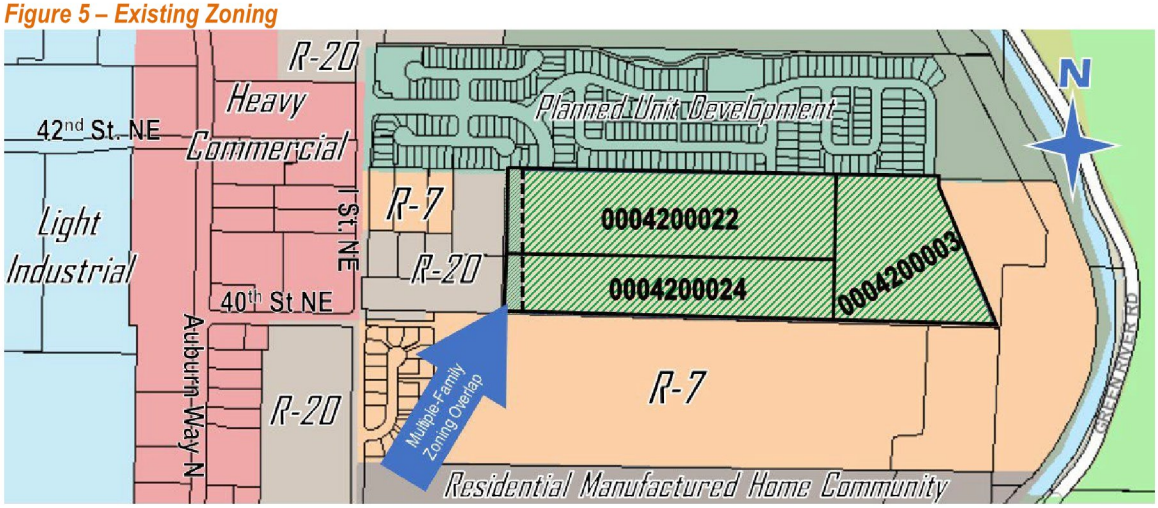



***Figure 4 – Existing Land Use***




[1] The split zoning on Applicant's parcels 0004200024 and 0004200022 relates back to a rezone in 1988 (Ordinance 4299), which added multiple family zoning in this area.

*Figure 5 – Existing Zoning*




**REZONE REQUESTED**

Applicant requests a rezone of 31.2 acres of its 32.4 acres from R-7 to R-16~~R-20~~. The rezone would:

- ~~correct an inconsistency~~ improve the compatibility between the zoning and future land use maps;
- further and be consistent with Auburn's comprehensive plan;
- result in a logical extension of multiple-family zoning in an area adjacent to more intensive uses;
- support the creation of attached single-family and multi-family housing options within 1 mile of a key commercial corridor (Auburn Way N) and a significant area for employment (NW Auburn Manufacturing Village); and
- create transit compatible densities within a half-mile of all-day transit services along Auburn Way N, which is consistent with local, county and regional policies for land use, development patterns, etc.
- encourage owner occupied missing middle housing options

**WRITTEN STATEMENT**

Applicant is required as part of its rezone application to submit a written statement addressing how the rezone is consistent with the comprehensive plan and whether municipal services are available to serve the rezone.

## 1. Is the rezone consistent with the comprehensive plan?

Applicant's parcels are part of a small area of R-7 zoning that borders a key, planned commercial corridor (Auburn Way N. Corridor) and a significant employment district (NW Auburn Manufacturing Village). The R-7 zoning in this area is nearly surrounded by higher intensity land use zones, including the R-20, Heavy Commercial, Light Industrial, Planned Unit Development and Residential Manufactured Housing Community zones. Further, the Auburn School District is the owner of nearly all of the R-7 zoned parcels outside of what is owned by the Applicant and the R-7 zoned property immediately south of the Applicant is most likely to become a future school.

The following demonstrates how the proposal furthers and is consistent with the comprehensive plan:

► **Applicant's proposed rezone would be consistent with the description and designation criteria for where multiple-family zoning (like the R-16~~R-20~~) should be located:**

**Description**: this category shall be applied to those areas that are either now developed or are reserved for multiple-family dwellings. Densities may range from 20 to 24 units per acre. These communities are served by transit, have nonmotorized connections to surrounding amenities and services or have access to on-site amenities.

**Designation criteria**: (1) previously designated high-density residential or manufactured/mobile home parks; or (2)

properties that are connected to single-family and non-residential designations by the Residential Transition designation and meet the development parameters of the Multi-family designation.

*Applicant Discussion*
Two of Applicant's three parcels have split zoning of R-20 and R-7. The current R-20 zone is the result of multiple-family zoning established pre-Growth Management Act (GMA)[2,3] in 1988 by Ordinance 4299, which zoning was carried forward in the City's subsequent GMA plans and zoning maps. The allowance of R-20 (multiple family) zoning in this area was based on planning for uses that transition from more intense to less intense uses, as well as recognizing that areas designated for commercial and light industrial uses benefit from adjacent residential development.

In the 25 years since the first GMA comprehensive plan was adopted, the growth and employment targets in Auburn have increased and land use designations and zones have since been modified to reflect regional policies that seek to hold the present Urban Growth Area boundary in place. This has resulted in the need for more and higher densities based on specific principals which include planning for these higher intensity residential uses ~~(multiple-family; R-20)~~ to develop within one-half mile of transit routes, adjacent to major commercial or mixed-uses areas (centers), and/or close to employment centers (and industrial centers).

Applicant's parcels adhere to those planning principals as it is proximate to all-day transit, a commercial corridor, and an significant employment district. ~~The extension of R-20~~ The rezone to R-16 of the Applicant's R-7 ~~over the remaining~~ portions of parcels 0004200022 and 0004200024, as well as 0004200003, is consistent with comprehensive plan's description and designation criteria for where multiple family uses should be placed.

► **Applicant's proposal is consistent with how the Comprehensive Plan views the administration of development regulations in furtherance of comprehensive plan goals and policies:**

LU-22 Development regulations should include density bonuses and flexible development standards that creation incentives for innovative site and building design, incorporation of open space and public art, nonmotorized connectivity to parks and commercial areas, proximity to transit services, supplemental natural resource protection, supplemental use of CPTED, and supplemental use of low-impact development techniques.

*Applicant Discussion:*
This rezone to R-16~~20~~ would promote a greater level of innovative site and building design techniques in a location where such innovative design can be used to better incorporate open spaces that will connect with and help supplement the adjacent natural resource areas around the Green River, as well as:

- provide nonmotorized connectivity to both (North Green River Park and the Green River Trail) and commercial areas (the Auburn Way N Corridor)

- locate affordable and accessible owner occupied duplex, attached townhome, and multiple family housing options, *including opportunities for workforce housing*, within a half-mile proximity[4,5] of all-day transit services (Route 180)

[2] Prior comprehensive planning and land use documents have indicated the City's first modern comprehensive plan was adopted in 1986, two years before Ordinance 4299.

[3] The City's first GMA-compliant comprehensive plan was adopted in 1995.

[4] The Puget Sound Regional Council's (PSRC) "Growing Transit Communities Strategy" address the need to create thriving and equitable transit communities in the region (including Auburn), describing transit communities on page 4 as "***generally the areas within a half mile radius of, or approximately ten-minute walking distance from, high-capacity transit stations, such as light rail, bus rapid transit, streetcar, and other major transit hubs***." Applicant's parcels are within ½ mile all-day transit services via Route 180.

[5] King County Metro Route 180 includes northbound stop (#57915) at 37th & Auburn Way N. and southbound stop (#58235) at 42nd & Auburn Way. This route provides frequent all-day service and includes night owl service, which specifically is critical to supporting transportation options for the workforce working shifts. Sidewalks within the future development can be extended to connect with existing sidewalks in the area to provide access to this service. Route 180 is an all-day route with "night owl" service and Route 180 is planned to convert to a RapidRide I line in 2023. Route 180 provides connections to Auburn Station, Kent Station, Burien, Sea-tac, and etc. And it ~~can connecting~~ connects riders to Sound Transit bus and commuter train services. ~~Route 180 connects to both the Auburn and Kent Transit Stations, plus offers riders opportunities to connect with Sound Transit bus and train services.~~ Route 180 is the type of transit route that supports businesses and workers throughout the Puget Sound.

Applicant emphasizes these points as they are key elements of the successful, sustainable use of alternative modes of transportation and help overcome housing accessibility obstacles for workforce housing by reducing the combined housing + transportation costs as examined in detail within the Comprehensive Plan (Figure 24, Appendix B: City of Auburn Housing Needs & Characteristics Assessment, Berk & Associates, 2014).

LU-27 Provide a variety of housing typologies to suit the needs of various potential residents.

*Applicant Discussion:*
The Applicant's proposed rezone to R-1620 can support a variety of housing typologies that could meet the needs of future (and existing) residents as the use matrix in Section 18.07.020 of the Auburn Municipal Code shows that the R-1620 zone allows duplexes, attached townhomes, and multiple-family units. This created opportunities for both attached single-family and multiple family housing options. ~~permits both multiple family dwellings and attached townhomes~~.

~~Multiple family dwellings and attached townhomes~~These types of housing options are flexible housing typologies that supply needed "missing middle" housing[6] as identified by the PSRC – housing that can be renter or owner-occupied and which is affordable and accessible to a wide range of the existing and future population, including couples, young families, seniors, etc.

LU-2 As the market and availability of utilities enable denser development to occur, standards should be developed to maximize density while preserving open space and critical areas.

*Applicant Discussion:*
This proposal would encourage additional density in an area (both locally and regionally) where attached single-famoily and multiple-family housing is needed in the marketplace; existing infrastructure exists (*and does not have to be extended long distances to serve less dense traditional development patterns*); and the specific site design flexibility of the R-1620 zone, along with its density, can promote and incentivize greater connectivity and access to open space and preservation of natural areas along the Green River.

LU-6 Cluster development is the preferred form of residential development in all residential designations with the goal of preserving natural areas, critical areas, and area that support low-impact development. Where clustering accomplishes these objectives, it should not come at the expense of lost development potential. Variances to lot size, lot dimensions, building height, and other bulk or dimensional standards should be utilized in order to create incentives that promote preservation.

*Applicant Discussion:*
The rezone would support greater site design flexibility that will promote the clustering of units and/or buildings in full recognition of the need to incentivize greater preservation of open space, natural areas, and critical areas. Secondarily this rezone will help support and encourage improved access to the adjacent open space and trail corridors.

► **The rezone would further and be consistent with the comprehensive plan's Housing Element and would address specific, identified housing trends and needs as follows:**

Page H-2 Trends in household size indicate that Auburn will need to ensure the availability of a variety of housing types to match the needs of both small and large households.

Applicant's rezone will add owner and renter occupied attached housing typologies that are needed to match the needs of couples, empty-nesters, seniors, workers, single parent families, and more.

Page H-2 Auburn's housing stock is older than average, and much of its rental housing stock is in fair or poor condition. Though housing is affordable in Auburn, the City could lose some of its most affordable rental housing as structures approach the ends of their useful lives.

Applicant's rezone provides both short- and long-term help to address housing needs and reduce redevelopment pressures that could result in the loss of the City's most affordable rental and owner occupied housing that may otherwise be displaced by redevelopment. ~~And multiple-family housing options can help to~~

[6] A copy of the PSRC "Puget Sound Trends" addressing *"Missing Middle" Housing in the Region* is attached.

~~reduce displacement~~ as the market and economic conditions are expected to change over time.

Page H-4 A variety of housing choices can meet the needs of Auburn's residents of all ages and affordability levels, help residents maintain and retain their homes, and promote services and amenities that improve neighborhood livability.

Applicant's rezone will add to the housing choices of residents (and future residents) of all ages and affordability levels by expanding the overall "housing strata" that is required to allow residents to more easily transition between segments of the housing stock as they move up, down or laterally depending on their evolving needs and economic situations. The rezone to R-16~~20~~ will increase the likelihood of affordable, attached owner-occupied housing opportunities in areas closer to services (including access to commercial areas, public transit services, etc.) and where improved amenities can provide new and existing residents with greater access to trails, open space, etc.

Page H-4 Well-planned housing can support Auburn's economic goals by making it attractive and possible for residents to live near their jobs and by serving as a source of customers to support commercial districts.

Applicant's rezone will increase housing opportunities within one mile of a significant area for employment (NW Auburn Manufacturing Village) and within one-half mile of an identified commercial corridor (Auburn Way N. Corridor).

Page H-4 Housing in proximity to transit or mixed use projects can help reduce the need for costly infrastructure such as roads and sewers. Housing in proximity to a variety of transportation modes can increase a household's disposable income and savings by reducing household transportation costs.

Applicant's rezone would create housing within the "optimum" proximity (one-half mile) of all-day transit and reduce the need for more costly extensions of utilities to serve areas further out. This rezone would also help address the need to create opportunities where the true cost of housing (housing + transportation costs) can be minimized.

H-4 Promote housing that meets the needs of Auburn's workforce, is located and designed to support affordable multi-modal transportation options, and contributes to a regional jobs-housing balance.

Applicant's rezone would promote housing to serve a greater number of those in the workforce[7,8] with housing needs that require an area with access to non-motorized transportation options (including those for commuting). Doing this will further improve the region's jobs-housing balance.

H-10 Provide a land use plan and zoning that offers opportunities to achieve a variety of housing styles and densities for private and non-profit housing providers.

Applicant's rezone would support the addition of a variety of housing styles and densities in the City.

H-17 Allow manufactured housing parks, transitional housing, and multi-family housing in appropriately zoned but limited areas.

Applicant's rezone expands attached single-family and multiple-family housing zoning in other areas of the City that are less proximate to available transit, employment, city utility services, commercial corridors, and regional open space.

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[7] "Workforce housing" as defined in the King County Countywide Planning Policies, page 66:

> "Housing that is affordable to households with one or more workers. Creating housing in a jurisdiction implies the consideration of the wide range of income levels that characterize working households, from one person working at minimum wage to two or more workers earning the average county wage or above. There is a particular need for workforce housing that is reasonably close to the regional and sub-regional job centers and/or easily accessible by public transportation."

[8] See Comprehensive Plan Appendix B, *Exhibit 24*, Housing Needs & Characteristics Assessment, Berk & Associates, October 2014.

H-23 Promote affordable housing that meets the changing demographic needs.

Applicant's rezone would enable the City to respond to a range of affordable[9] housing needs and changing demographic needs – some of which are being further impacted by Pandemic and will greater even greater attention going forward.

► **Applicant's proposal is consistent with and will further the stated 'Goals' identified in the July 2014 "Community Vision Report" incorporated as Appendix A in the current comprehensive plan:**

1.2 Provide a variety of housing types that support a high quality of life for current residents and attract new residents to Auburn neighborhoods.

*Applicant Discussion:*
Applicant's rezone will not negatively impact the quality of life for nearby, current residents as the area is presently adjacent to other higher intensity zones and outside of the Applicant's parcels, the other major landowner of R-7 zoned property is the Auburn School District (future school site). Further, this rezone will:

- promote flexible site and building design and require landscaping/buffering standards between single-family and multiple-family zone;
- provide greater access and connectivity to area commercial services and open spaces;
- reduce motorized travel distances[10] to commercial areas and employment opportunities and ease cumulative congestion for the greater area, as Applicant's proposal is within one-half mile of a key commercial corridor (Auburn Way N) and 1 mile of a significant portion of a major employment district (NW Auburn Manufacturing Village); and
- create transit compatible densities within a half-mile of all-day transit services along Auburn Way N which will improve the sustainability of multi-modal transit options in the greater area

1.5 Ensure safe, well connected and accessible neighborhoods with healthy food, parks and local services in close proximity.

Addressed in earlier Applicant Discussions.

2.I "Mid-city" scale: Encourage higher density development that supports family living and mixed uses. Maintain height limitations that keep Downtown and other development to an appropriate scale.

Addressed in earlier Applicant Discussions.

3.1 Develop an efficient, well-connected transportation system to support a variety of travel modes, including automobile, public transit, walking and biking.

Addressed in earlier Applicant Discussions.

3.3 Improve the safety, connectivity and quality of the bicycle and pedestrian networks and related facilities.

Addressed in earlier Applicant Discussions.

3.5 Improve public transit service throughout the City and better connect the City to the region for residents, visitors

[9] "Affordable housing" as defined in the King County Countywide Planning Policies, page 63:

> "Housing that is affordable at 30% or less of a household's monthly income. This is a general term that may include housing affordable to a wide range of income."

[10] It should also be pointed out that for motorized commuting options, this area is located within 1 mile of S. 277 Street and within 2 miles of SR 167 and the W. Valley Highway.

and businesses.

Addressed in earlier Applicant Discussions.

► **Applicant's proposal will further the City's efforts to capitalize on 'Opportunities' identified in the July 2014 "Community Vision Report" incorporated as Appendix A in the current comprehensive plan:**

1.A Controlled, well planned growth: Actively manage Auburn's progression from a suburban to an urban community, focusing on planned growth and expansion. Give careful consideration to appropriate limits on density and building height, seeking community input along the way.

*Applicant Discussion:*
Applicant's rezone is consistent with the evolving planning needs of Auburn, which require continuous review to determine how to best progress from a suburban to urban community as it plans for additional forecasted growth.

Specific to building heights and scale, it is important to note that the existing R7 zone is bordered by more intense land use designations like Heavy Commercial, were building heights up to 75 feet are allowed. By contrast, R-1620 zoning is limited to building heights up to ~~50~~ 45 feet – the scale of which can be offset[11] by the separation required between R-7 and R-1620 zones per the City's landscaping and setback requirements.

The R-1620 zone can provide appropriate transition (step-down) in building height and scale from the Heavy Commercial zone to the surrounding residential areas. And the R-16 zone requires, at a minimum, that 20% of the site be landscaped open space (the R-7 zone has no such requirement).

1.B Diverse housing types: Encourage a diverse mix of housing types throughout Auburn, including single family homes, multi-family housing and mixed-use development. Vary housing based on neighborhood context.

Addressed further in earlier Applicant Discussions.

1.C Walkable neighborhoods: Create walkable neighborhoods with safe, continuous sidewalks and accessible shopping, parks, amenities and centers of community activity nearby.

Addressed further in earlier Applicant Discussions.

1.E Senior housing: Encourage quality senior housing in town so residents are able to stay in the community.

The R-1620 zone permits duplexes, attached townhome, and multiple-family uses that are favorable for the creation of senior housing.

1.F Homes for the middle class: Create opportunity for the development of homes for middle income families and individuals.

The rezone will help to create "Missing Middle" housing, which includes a variety of single-family attached and multiple-family housing types, is in response to the growing needs of middle income families and individuals who are seeking affordable housing options combined with reduce transportation (commute) costs.

3.F Bicycle network: Address the gaps and barriers in the bicycle network. Create an expanded network of safe, connected bicycle facilities to improve travel between neighborhoods and to and from schools and commercial areas. Where possible, separate bike lanes and paths from roads.

Addressed further in earlier Applicant Discussions.

[11] It is common in many jurisdictions to allow increased building heights based on increase setbacks, which is typically done based on 1 additional foot of height for each additional foot of setback. Although the zones in land use designations of multiple-family have increased heights, they are required to have landscape buffers between their zone and adjacent single-family zones. Such buffering accomplishes the same type of "offset" to the scale of the building height.

3.G Trail and park connections: Improve Auburn's system of trails and better connect existing parks and recreation areas and amenities. Build a pedestrian bridge across the White River to provide greater access to Game Farm Wilderness Park

Addressed further in earlier Applicant Discussions.

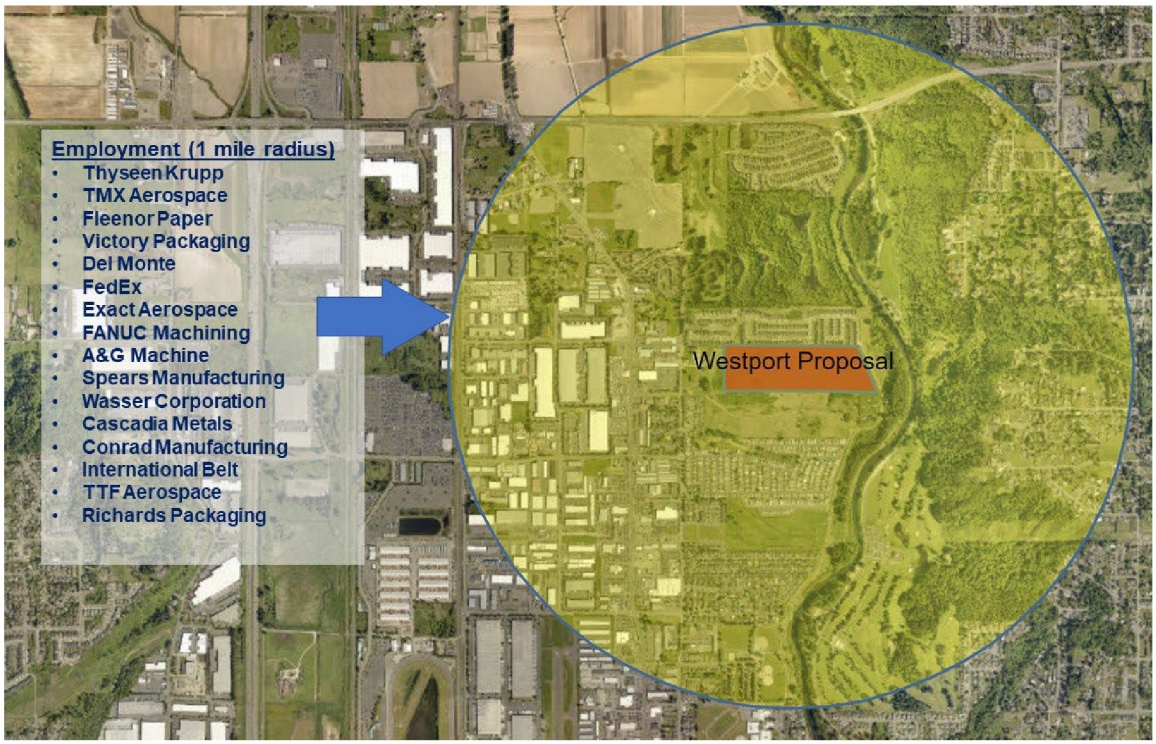
5.E Park and trails connectivity: Enhance accessibility to parks and open spaces (such as the greenbelt) through hiking and biking trails that provide recreation opportunities and connect to schools and neighborhoods. Close trail gaps and complete the Green River Trail.

Addressed in earlier Applicant Discussion. The R-1620 zone furthers and is consistent with providing land use incentives that promote the creation of greater access from/between adjoining residential areas, the commercial corridor, and the Green River and Interurban trails.

► **Applicant's proposal will positively benefit the City's broad economic development goals and strategies because of its location.**

Applicant Discussion:
The proximity of Applicant's rezone to adjacent employment and commercial areas will add the population density needed to begin to encourage new investments in commercial development within the Auburn Way N. Corridor and along the future extension to I Street NE, which furthers several of the City's economic development goals and strategies.

This rezone will create housing options within 1 mile of the Northwest Auburn Manufacturing Village where Exact Aerospace, Thyssen Krupp Aerospace, and TMX Aerospace are among a cluster of dozens of manufacturing, production, and distribution businesses – shown below in Figure 5.




► **Applicant's proposal will further and be consistent with the Comprehensive Plan's Economic Development Element as follows:**

ED-1 City promotion of new industry shall be directed at attracting business that diversifies the City's tax base, offers secure, quality employment opportunities, is sensitive to community values, and promotes the development of attractive facilities.

*Applicant's Discussion:*
Applicant's rezone will create new housing opportunities adjacent to strategic economic development areas. Adding these housing options will help the City attract a workforce to support future business investments and reinvestments in these strategic locations.

ED-16 Increasing the utilization of land for manufacturing and industrial land uses should be the City's preferred economic development and land use priority for industrially zoned areas of the City that are currently dominated by warehouse and distribution land uses. The City should promote and create incentives for new manufacturing and light industrial uses, and for the gradual conversion of existing warehouse and distribution land uses to manufacturing and sales tax generating land uses.

*Applicant's Discussion*:
Applicant's rezone is adjacent to one of the City's manufacturing districts and will support the City's economic development strategy by encouraging more workforce housing, which will in turn attract skilled workers to the area.

Just prior to the Pandemic, Bank of America's Global Research division released a report on global supply chains, which concluded that re-shoring of manufacturing was increasing at a faster pace due to a combination of global factors. However, it also pointed out that there were roughly 400,000 jobs unfilled in manufacturing nationwide – an economic development challenge that has catapulted workforce development and recruitment to top of list in many areas.

This region's manufacturing base is highly technical in nature and it requires a highly skilled workforce. Even with the impacts caused by the Pandemic there will be a long-term need in the region for communities to attract skilled workers – a workforce whose incomes and housing needs vary greatly.

Thus, those communities with the greatest range of housing types available near area employment districts (villages) and centers will be positioned to achieve more immediate and longer term success in programs supporting Business Retention & Expansion (BRE) goals, as well as those seeking to recruit new employers to the area.

ED-17 To support continued sales tax revenue growth opportunities in the City, those areas currently dominated by existing warehouse land uses that abut existing commercial retail areas, and that could take advantage of this proximity to realize substantive value by changing to commercial retail uses, should be considered for changes in the Comprehensive Plan and zoning designations that would facilitate the conversion of these properties to commercial retail use.

*Applicant's Discussion:*
Applicant's rezone will result in a greater concentration of population density which will further economic development strategies for the Auburn Way N. Corridor and the I-Street Corridor, enabling commercial areas to appropriately transform.

ED-23 Utilize the future extension of I Street NE as an economic development opportunity. Development of I Street NE should establish it as a stand-alone corridor and not a "back side" to Auburn Way North. Conditional use permit applications for commercial uses and nursing homes along this corridor, whose impacts can be adequately mitigated, should be supported.

*Applicant's Discussion:*
Applicant's rezone located immediately east of I Street is consistent with and will further this economic development strategy by providing a greater density of housing to support commercial uses; housing that is within a very walkable distance of commercial development and housing that can support segments of the workforce that need attached single-family and multiple-family housing options with access to transit services.

## 2. The rezone's impact on available municipal services:

Based on a review of the City's interactive capital improvements map, there do not appear to be any pending capital improvement needs in the rezone area, but there was a stormwater replacement project (CP1823) south of I Street NE at 35th to 32nd which was completed in 2018.

**Police Services**
Based on a review of information available from the City's website there were not any level of service issues identified. Additional police services may be required to serve an increase in population, but needs are likely to be based on multiple projects over a wide area and would be supported by an improved ratio of assessed value per acre.

**Fire & EMS Services**
Valley Regional Fire Authority (VFRA) recently adopted a Strategic Plan for 2020-2025, which has prioritized an update to its capital facilities plan. Based on a review of information available online from VFRA no immediate level of service issues were identified. The rezone to R-16~~20~~ in 2020 may be completed before the final adoption of that plan. If not, future updates to the VFRA Capital Facilities Plan would be able to identify capital needs related to serving the additional future development. In Auburn, impact fees are charged per housing unit for Fire and EMS. Based on the current impact fee schedule, development under the R-16~~20~~ zone would generate $125,000 more in impact fees than development under the existing zone.

**Water**
The applicant's site is served by water and requires only developer extensions to the system to serve the immediate development. Based on a review of the City's October 2015 Water Comprehensive Plan on page 4-23:

> **Valley Service Area:** SFR is not expected to increase substantially in the Valley Service Area. *All population growth was allocated to MFR.* The majority of MFR development is expected to occur in the Valley floor, especially in the urban center/Downtown Auburn. The City expects limited SFR infill on the Valley, however, the magnitude and timing of the infill is unknown and therefore not considered in the demand projections.

Subsequently there does not appear to be any level of service issues or deficiencies in the Valley water service area, which is planned to support nearly 29,000 equivalent residential units (ERUs) by 2035. Further, according to the water comprehensive plan, water PSI in the area is greater than 80 and a 10"-16" water line is in I Street NE.

**Sewer**
Sewer for this site is planned to connect to the City's system to the north. The City requested a preliminary feasibility analysis of the Auburn 40 pump station, which analysis revealed that if developed at the maximum rezoned density under the R-20 zone, the pump station would not be able to handle the additional peak flows and upgrades were likely needed to the pump, gensat, controls and electrical equipment. Future development of this site under the R-16 zone would still be required to complete a more specific analysis based on it's proposal, as well as be required to complete improvements, if necessary, prior to build out.~~This site is in the Valley Sewer Basin. Unlike development in other areas is would not require large capital investments in costly new sewer extensions and/or pump stations. Sewer exists in I Street NE and would be extended east to the development and future served by a gravity line. The area is served by gravity sewers that directionally flow south on I Street NE to the gravity sewers in 37th ST NE to the main conveyance for King County.~~

~~Based on a review of 2015 Sewer Comprehensive Plan there do not appear to be any level of service issues or future capacity issues in this area. Also, this area has only a moderate I/I rating and is not located in one of the areas more prone to be impacted by flooding.~~

**Transportation**
An extension of I Street NE from 45th Street NE to S. 277th Street has been identified within the current Transportation Improvement Plan (TIP). This project is scheduled for 2022 and is funded by $6.76 million in developer contributions. Applicant's proposed rezone and resulting development can further contribute to these and other localized improvements in the road system. For example, based on current traffic fees, a plat of 218 single family detached homes would generate $1.17 million in impacts fees while a multiple family development would generate up to $1.5 million.

The existing zoning of Applicant's three parcels would allow for as many as 218 single-family detached homes. At the request of the City, an analysis was completed by Gibson Traffic Consultants to evaluate the potential impacts of R-20 zone (the maximum density allowed by code). According to Gibson, ~~the proposed re-designation and rezoning of Applicant's project under~~ R-20 would allow for *as many as* 624 multi-family units resulting in an increase of 1,337 daily trips, 64 AM peak hour trips and 59 PM peak-hour trips. By contrast, development under the R-16 zone would result in up to 499 units (281 more than currently allowed).

*Applicant Discussion:*
The existing land use designation and zoning for Applicant's three parcels would allow for as many as 218 single-family detached homes. ~~According to the Gibson Analysis, Applicant's proposed re-designation and rezone would allow for as *many as* 624 multi-family units resulting in an increase of 1,337 daily trips, 64 AM peak hour trips and 59 PM peak-hour trips. It is important to note that this is a worse-case analysis based on the maximum density allowed whereas actual projects typically have less than the maximum density as a result of site constraints, infrastructure, open space, etc.~~

The Gibson analysis found that under an extreme scenario (R-20) the level of service ~~analysis shows that~~ at the intersection of I Street NE at 42nd Street NE will operate at acceptable LOS C ~~with the existing and proposed rezone~~. However, the intersection of I Street NE at 40th Street NE would require some level of improvements, but could operate at an acceptable level of service a rezone and improvements.

~~More important to note the Gibson Analysis found that the proposed designation and zoning for multiple-family:~~

- ~~Only resulted in two intersections exceeding the threshold requiring a added analysis of PM peak-hour trips~~
- ~~That additional analysis showed both intersections could operate at an acceptable level of service with restriping~~
- ~~Average daily trips for I Street NE (classified as a minor arterial) fell within the acceptable range for minor arterials~~

**Storm Drainage**
Based on a review of the 2015 Storm Drainage Comprehensive Plan, I Street NE would occasionally flood due to issues with the City's infiltration system near 32nd Street NE. Identified within the plan as projects 4A and 4B improvements were completed in 2018 according to the City's interactive CIP map.

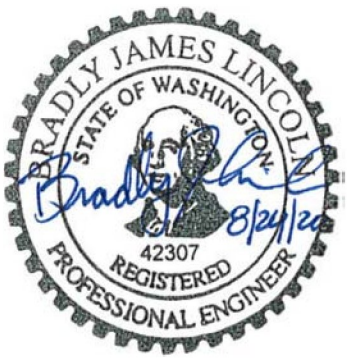
## *Maps Attached*

Gibson Traffic Consultants
2813 Rockefeller Avenue
Suite B
Everett, WA 98201
425.339.8266

# Westport Rezone
# Comment Response

**Jurisdiction: City of Auburn**

**August 2020**



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## 1. DEVELOPMENT IDENTIFICATION

Gibson Traffic Consultants, Inc. (GTC) completed the initial traffic impact analysis for the Westport Rezone in April 2020. This report addresses comments from City of Auburn staff requesting analysis of the intersection of I Street NE at 40th Street NE. The overall proposed rezone has not changed from the previous analysis completed in April 2020. Brad Lincoln, responsible for this report and traffic analysis, is a licensed professional engineer (Civil) in the State of Washington and member of the Washington State section of ITE.

## 2. TURNING MOVEMENT CALCULATIONS

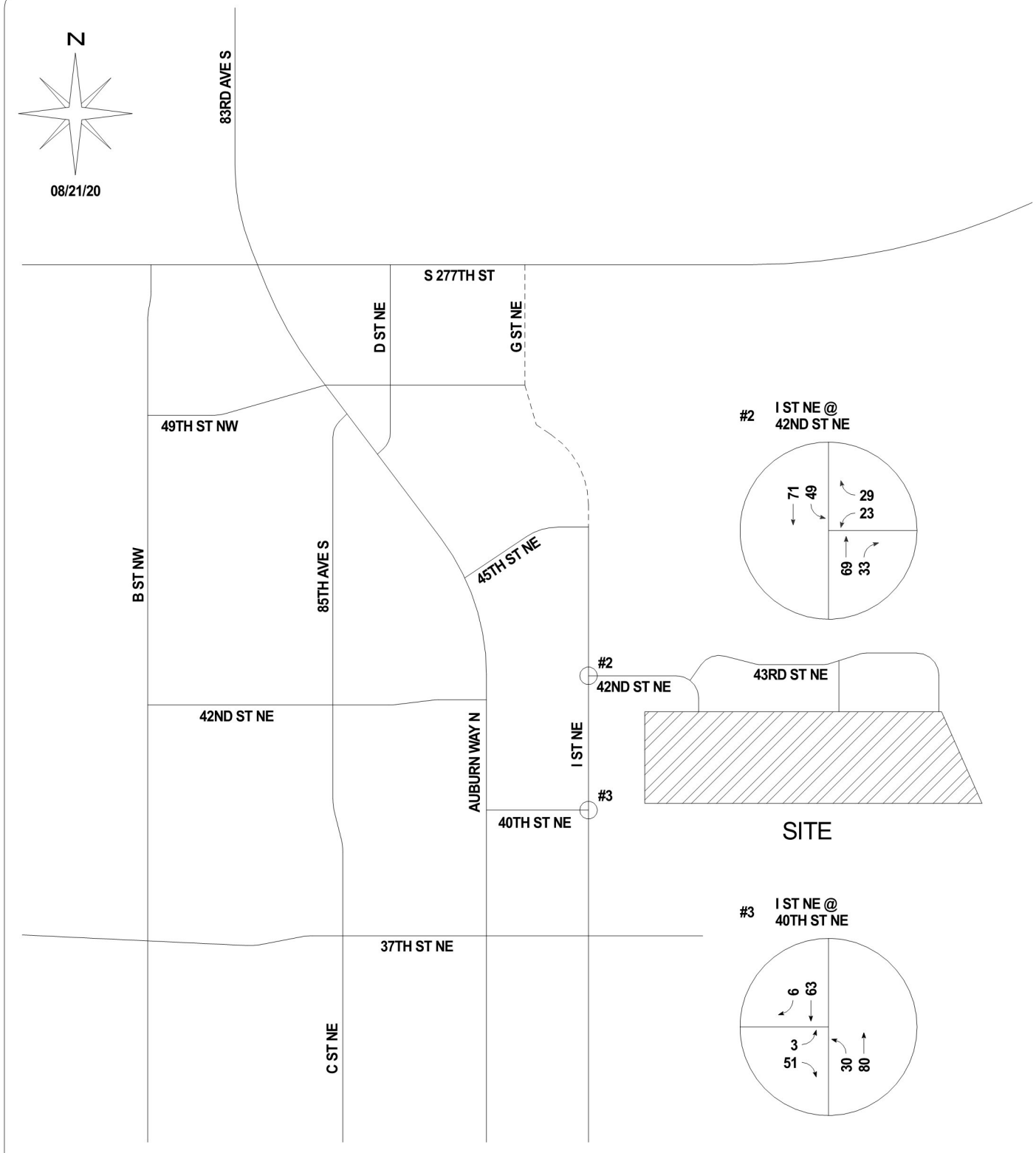
The intersections that have been analyzed as part of this comment response are:

1. I Street NE at 42nd Street NE
2. I Street NE at 40th Street NE

The intersection of I Street NE at 42nd Street NE has been updated from the April 2020 report to use counts collected in February 2020 and published by the City of Auburn. This count was collected before the Covid-19 pandemic closures took affect. The count for the intersection of I Street NE at 40th Street NE is based on count collected by the independent count firm IDAX in July 2020. This count data was relatively similar to the count data for the intersection of I Street NE at 42nd Street NE, when accounting for the several commercial driveways between the two intersections. The existing turning movement volumes are shown in Figure 1 for the PM peak-hour.

The 2025 future volumes are based on a 5-year horizon year. The 2025 baseline volumes are based on the 2024 future with development volumes for the Copper Gate development, which includes trips from pipeline developments, plus an additional year with 2% growth rate. The trips from the Copper Gate development includes a trip redirection due to the completion of the I Street extension between 45th Street NE and S 277th Street. Additionally, the growth has been applied to the trips on 42nd Place NE from the Monterey Park development even though additional growth is not anticipated. The 2025 baseline turning movements at the study intersections are shown in Figure 2 for the PM peak-hour.

The 2025 future with development turning movements are calculated by adding the trips generated per the existing zoning and the proposed zoning to the 2025 baseline turning movements. The 2025 future with existing zoning turning movements are shown in Figure 3 for the PM peak-hour and the 2025 future with proposed zoning turning movements are shown in Figure 4 for the PM peak-hour. It is important to note that the turning movement calculations with the existing zoning and proposed zoning includes crossover between the existing Monterey Park development and the subject area since there will be connectivity. The turning movement calculations are included in the attachments.




**GIBSON TRAFFIC CONSULTANTS**

**TRAFFIC IMPACT STUDY**
**GTC #20-113**

**WESTPORT REZONE**

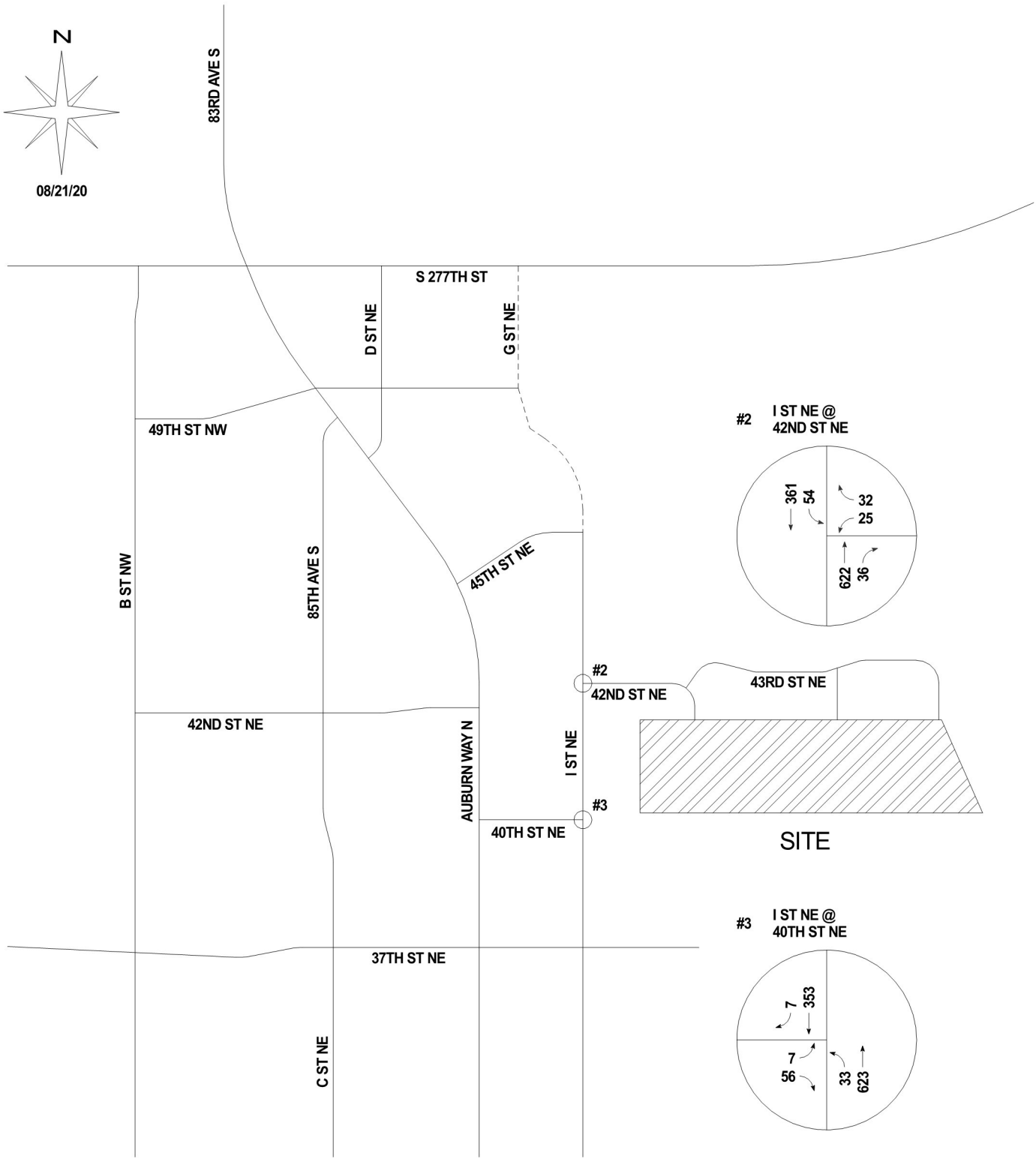
**CITY OF AUBURN**

**LEGEND**

XXX → PM PEAK-HOUR TURNING MOVEMENT VOLUMES

**FIGURE 1**

**EXISTING TURNING MOVEMENTS**




**GIBSON TRAFFIC CONSULTANTS**

**TRAFFIC IMPACT STUDY**
**GTC #20-113**

**WESTPORT REZONE**

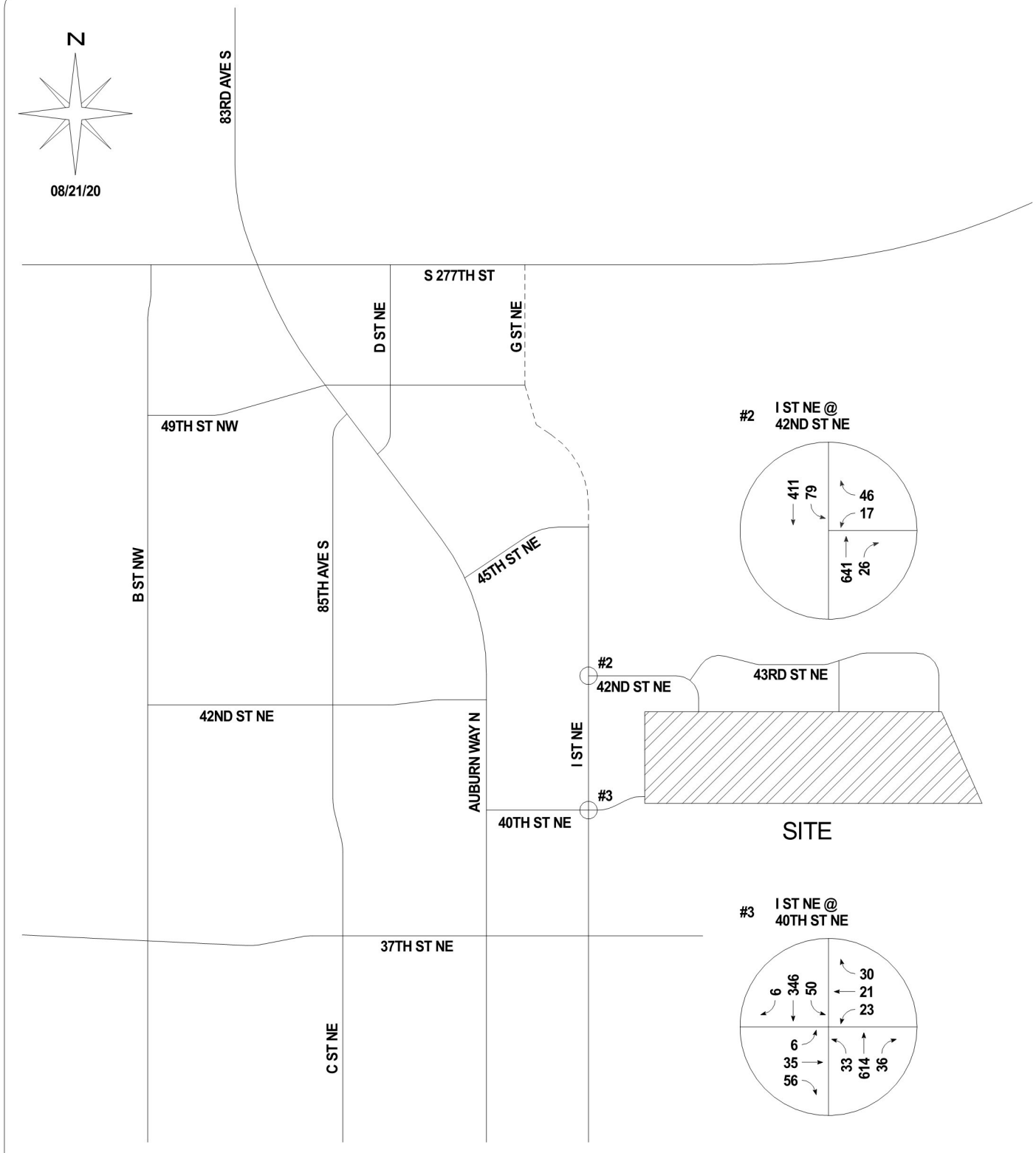
**CITY OF AUBURN**

**LEGEND**

XXX → PM PEAK-HOUR TURNING MOVEMENT VOLUMES

**FIGURE 2**

**2025 BASELINE TURNING MOVEMENTS**




**GIBSON TRAFFIC CONSULTANTS**

**TRAFFIC IMPACT STUDY**
**GTC #20-113**

**WESTPORT REZONE**

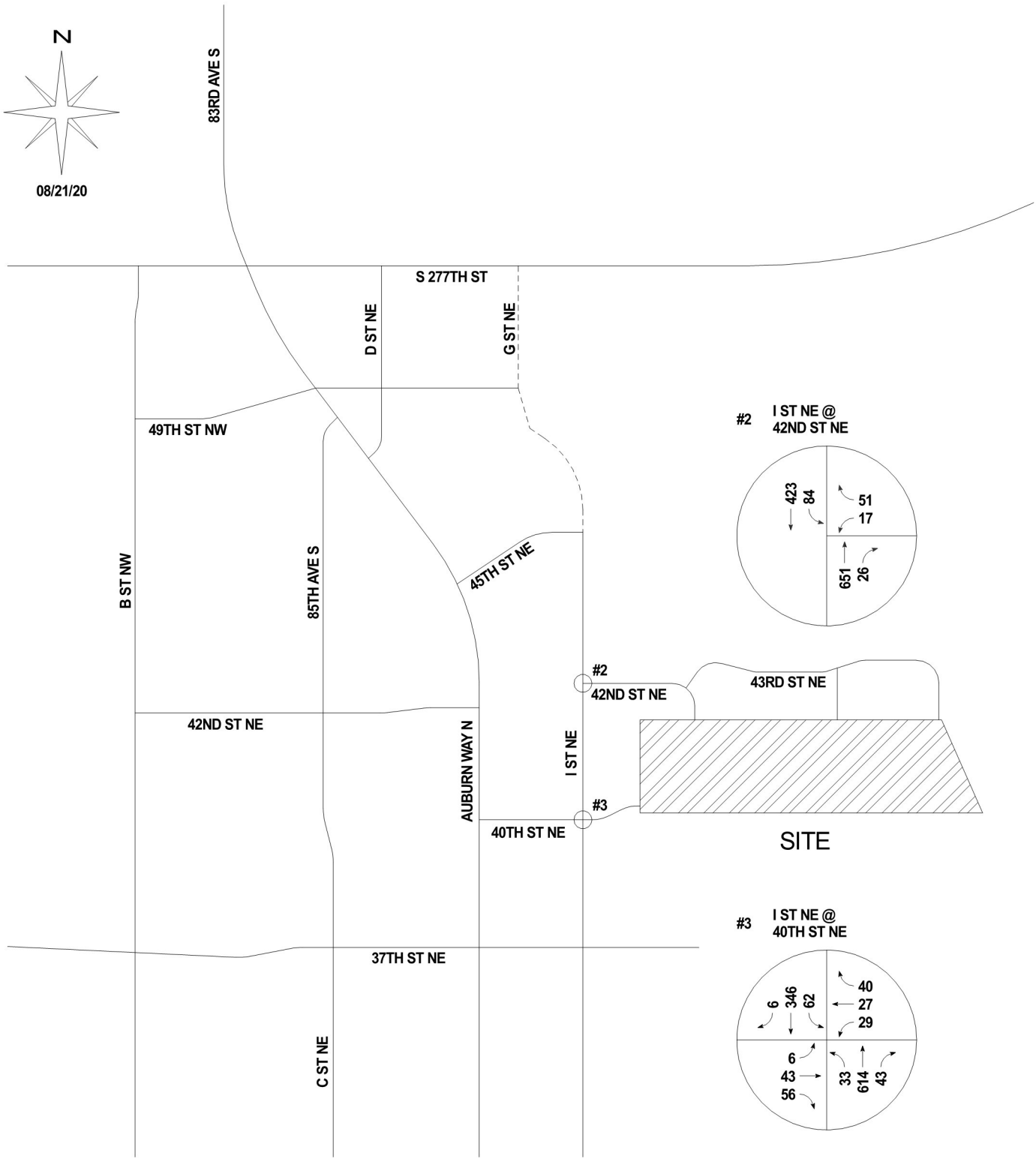
**CITY OF AUBURN**

**LEGEND**

XXX → PM PEAK-HOUR TURNING MOVEMENT VOLUMES

**FIGURE 3**

**2025 FUTURE WITH EXISTING ZONING TURNING MOVEMENTS**




**GIBSON TRAFFIC CONSULTANTS**

**TRAFFIC IMPACT STUDY**
**GTC #20-113**

**WESTPORT REZONE**

**CITY OF AUBURN**

**LEGEND**

XXX → PM PEAK-HOUR TURNING MOVEMENT VOLUMES

# FIGURE 4

## 2025 FUTURE WITH PROPOSED ZONING TURNING MOVEMENTS

## 3. INTERSECTION IMPACTS

The operations of the study intersections during the PM peak-hour are summarized in Table 1.

**Table 1: Intersection Level of Service Summary**

| | Intersection | Existing Conditions | | 2025 Baseline Conditions | | 2025 Future with Project Conditions – Existing Zoning | | 2025 Future with Project Conditions – Proposed Zoning | |
|---|---|---|---|---|---|---|---|---|---|
| | | LOS | Delay | LOS | Delay | LOS | Delay | LOS | Delay |
| 2 | I Street NE at 42nd Street NE | A | 9.6 sec | C | 20.4 sec | C | 20.1 sec | C | 20.5 sec |
| | w Copper Gate Phase I Only | --- | --- | --- | --- | C | 17.6 sec | C | 18.0 sec |
| 3 | I Street NE at 40th Street NE | A | 9.0 sec | B | 12.7 sec | E | 46.4 sec | F | 70.0 sec |
| | w Signal | --- | --- | --- | --- | A | 6.9 sec | A | 7.4 sec |
| | w Roundabout | | | | | A | 7.0 sec 0.704 v/c | A | 7.4 sec 0.728 v/c |
| | w Copper Gate Phase 1 Only | --- | --- | --- | --- | D | 33.0 sec | E | 44.1 sec |
| | w Copper Gate Phase 1 & Signal | --- | --- | --- | --- | --- | --- | A | 7.1 sec |
| | w Copper Gate Phase 1 & Roundabout | | | | | | | A | 7.2 sec 0.659 v/c |

The level of service analysis shows the intersection of I Street NE at 42nd Street NE will operate at acceptable LOS C with the existing zoning and the proposed rezone. The intersection of I Street NE at 40th Street NE will operate at deficient levels of service with the existing zoning or the proposed zoning. This is primarily due to the diversion of trips to I Street NE from Auburn Way N with the extension of I Street NE to S 277th Street with the Copper Gate development. The level of service results for the intersection of I Street NE at 42nd Street NE are slightly different from the April 2020 report since new count data was used for the intersection and the analysis in this comment response report assumes an access to 40th Street NE, as opposed to all the trips from the rezone site utilizing the 42nd Street NE intersection.

There are improvements to the intersection of I Street NE at 40th Street NE that could be performed to mitigate the impacts of development, either under the existing zoning or proposed zoning. It is important to note that the need for improvements will be driven by several factors other than the rezone. These include the amount of traffic that shifts from Auburn Way N to I Street NE with an extension to S 277th Street and the number of trips generated by the Copper Gate development at the intersection. The analysis as part of the project specific development will fully analyze if these assumptions are valid and what level of improvement is necessary for the intersection. A general condition to improve the intersection should be included in the rezone conditions, but a specific condition for channelization improvements, a signal or a roundabout should be part of the project specific conditions and not the rezone.

## 4. CONCLUSIONS

The level of service analysis shows that the intersection of I Street NE at 42nd Street NE will operate at acceptable LOS C with the existing and proposed rezone. The intersection of I Street NE at 40th Street NE is likely to require some level of improvement, but can operate at an acceptable level of service with the rezone and with improvements. Additional analysis of the intersection will be necessary at the time of any future development application to evaluate the trips generated by the Copper Gate development, the amount of traffic that would shift to I Street NE from Auburn Way S with the extension to S 277th Street, the impacts of any proposed development on the site and potential improvements. A general condition to make improvements to the intersection of I Street NE at 40th Street NE for the rezone should be appropriate for this rezone application.

# Turning Movement Counts

Prepared for: **City of Auburn**

## *Traffic Count Consultants, Inc.*

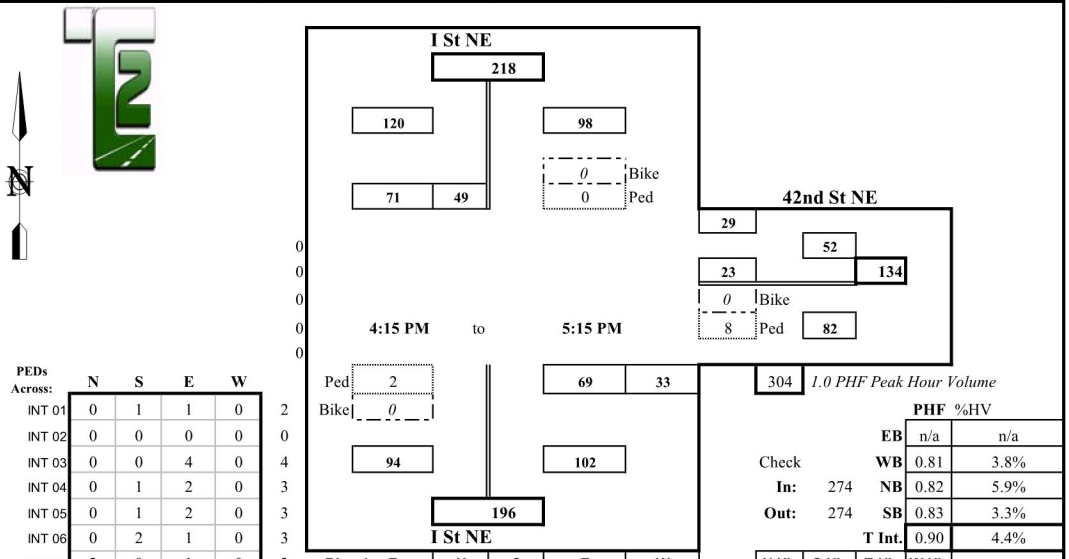
Phone: (253) 770-1407 FAX: (253) 770-1411 E-Mail: Team@TC2inc.com

WBE/DBE

**Intersection:** I St NE & 42nd St NE **Date of Count:** Thu 02/27/2020

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

| Time Interval | From North on (SB) I St NE | | | | From South on (NB) I St NE | | | | From East on (WB) 42nd St NE | | | | From West on (EB) 0 | | | | Interval Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Ending at | T | L | S | R | T | L | S | R | T | L | S | R | T | L | S | R | |
| 4:15 P | 2 | 13 | 19 | 0 | 0 | 0 | 11 | 10 | 0 | 4 | 0 | 7 | 0 | 0 | 0 | 0 | 64 |
| 4:30 P | 1 | 13 | 23 | 0 | 1 | 0 | 7 | 8 | 0 | 6 | 0 | 10 | 0 | 0 | 0 | 0 | 67 |
| 4:45 P | 3 | 9 | 21 | 0 | 2 | 0 | 22 | 9 | 0 | 9 | 0 | 6 | 0 | 0 | 0 | 0 | 76 |
| 5:00 P | 0 | 17 | 14 | 0 | 3 | 0 | 16 | 9 | 1 | 2 | 0 | 8 | 0 | 0 | 0 | 0 | 66 |
| 5:15 P | 0 | 10 | 13 | 0 | 0 | 0 | 24 | 7 | 1 | 6 | 0 | 5 | 0 | 0 | 0 | 0 | 65 |
| 5:30 P | 0 | 12 | 16 | 0 | 0 | 0 | 15 | 9 | 0 | 3 | 0 | 5 | 0 | 0 | 0 | 0 | 60 |
| 5:45 P | 1 | 13 | 14 | 0 | 2 | 0 | 16 | 8 | 0 | 11 | 0 | 11 | 0 | 0 | 0 | 0 | 73 |
| 6:00 P | 0 | 13 | 12 | 0 | 0 | 0 | 21 | 8 | 0 | 7 | 0 | 3 | 0 | 0 | 0 | 0 | 64 |
| 6:15 P | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6:30 P | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6:45 P | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:00 P | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Survey | 7 | 100 | 132 | 0 | 8 | 0 | 132 | 68 | 2 | 48 | 0 | 55 | 0 | 0 | 0 | 0 | 535 |
| Peak Hour: 4:15 PM to 5:15 PM | | | | | | | | | | | | | | | | | |
| Total | 4 | 49 | 71 | 0 | 6 | 0 | 69 | 33 | 2 | 23 | 0 | 29 | 0 | 0 | 0 | 0 | 274 |
| Approach | 120 | | | | 102 | | | | 52 | | | | 0 | | | | 274 |
| %HV | 3.3% | | | | 5.9% | | | | 3.8% | | | | n/a | | | | 4.4% |
| PHF | 0.83 | | | | 0.82 | | | | 0.81 | | | | n/a | | | | 0.90 |




| PEDs Across: | N | S | E | W | |
|---|---|---|---|---|---|
| INT 01 | 0 | 1 | 1 | 0 | 2 |
| INT 02 | 0 | 0 | 0 | 0 | 0 |
| INT 03 | 0 | 0 | 4 | 0 | 4 |
| INT 04 | 0 | 1 | 2 | 0 | 3 |
| INT 05 | 0 | 1 | 2 | 0 | 3 |
| INT 06 | 0 | 2 | 1 | 0 | 3 |
| INT 07 | 2 | 0 | 1 | 0 | 3 |
| INT 08 | 0 | 0 | 1 | 0 | 1 |
| INT 09 | | | | | 0 |
| INT 10 | | | | | 0 |
| INT 11 | | | | | 0 |
| INT 12 | | | | | 0 |
| | 2 | 5 | 12 | 0 | 19 |

| Bicycles From: | N | S | E | W | |
|---|---|---|---|---|---|
| INT 01 | 0 | 1 | 1 | 0 | 2 |
| INT 02 | 0 | 0 | 0 | 0 | 0 |
| INT 03 | 0 | 0 | 0 | 0 | 0 |
| INT 04 | 0 | 0 | 0 | 0 | 0 |
| INT 05 | 0 | 0 | 0 | 0 | 0 |
| INT 06 | 0 | 0 | 0 | 0 | 0 |
| INT 07 | 0 | 0 | 0 | 0 | 0 |
| INT 08 | 0 | 0 | 0 | 0 | 0 |
| INT 09 | | | | | 0 |
| INT 10 | | | | | 0 |
| INT 11 | | | | | 0 |
| INT 12 | | | | | 0 |
| | 0 | 1 | 1 | 0 | 2 |

| N U's | S U's | E U's | W U's |
|---|---|---|---|
| | | 5 | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| 0 | 0 | 5 | 0 |

| | PHF | %HV |
|---|---|---|
| EB | n/a | n/a |
| WB | 0.81 | 3.8% |
| NB | 0.82 | 5.9% |
| SB | 0.83 | 3.3% |
| T Int. | 0.90 | 4.4% |

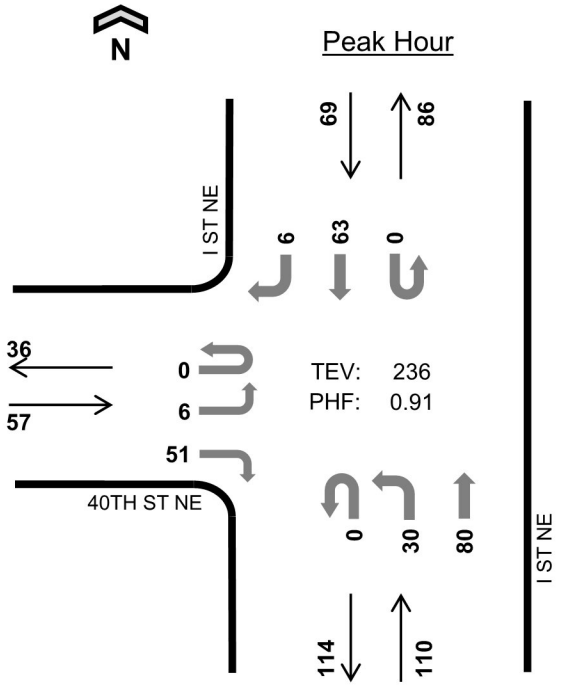
Check In: 274 Out: 274

Special Notes

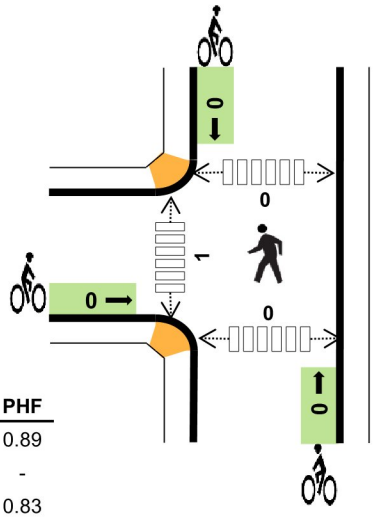
AUB20006M_151P

# I ST NE
# 40TH ST NE

Peak Hour




**Date: Thu, Jul 09, 2020**
**Count Period: 4:00 PM to 6:00 PM**
**Peak Hour: 4:00 PM to 5:00 PM**




| | HV %: | PHF |
|---|---|---|
| EB | 0.0% | 0.89 |
| WB | - | - |
| NB | 0.0% | 0.83 |
| SB | 0.0% | 0.72 |
| TOTAL | 0.0% | 0.91 |

## Two-Hour Count Summaries

| Interval Start | 40TH ST NE Eastbound | | | | 0 Westbound | | | | I ST NE Northbound | | | | I ST NE Southbound | | | | 15-min Total | Rolling One Hour |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | UT | LT | TH | RT | UT | LT | TH | RT | UT | LT | TH | RT | UT | LT | TH | RT | | |
| **4:00 PM** | **0** | **2** | **0** | **14** | **0** | **0** | **0** | **0** | **0** | **11** | **22** | **0** | **0** | **0** | **12** | **1** | **62** | 0 |
| **4:15 PM** | **0** | **1** | **0** | **13** | **0** | **0** | **0** | **0** | **0** | **9** | **18** | **0** | **0** | **0** | **22** | **2** | **65** | 0 |
| **4:30 PM** | **0** | **3** | **0** | **10** | **0** | **0** | **0** | **0** | **0** | **4** | **19** | **0** | **0** | **0** | **10** | **1** | **47** | 0 |
| **4:45 PM** | **0** | **0** | **0** | **14** | **0** | **0** | **0** | **0** | **0** | **6** | **21** | **0** | **0** | **0** | **19** | **2** | **62** | **236** |
| 5:00 PM | 0 | 1 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 3 | 21 | 0 | 0 | 0 | 15 | 1 | 50 | 224 |
| 5:15 PM | 0 | 2 | 0 | 14 | 0 | 0 | 0 | 0 | 0 | 4 | 18 | 0 | 0 | 0 | 26 | 0 | 64 | 223 |
| 5:30 PM | 2 | 1 | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 2 | 20 | 0 | 0 | 0 | 11 | 1 | 48 | 224 |
| 5:45 PM | 0 | 1 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 6 | 12 | 0 | 0 | 0 | 11 | 1 | 40 | 202 |
| Count Total | 2 | 11 | 0 | 94 | 0 | 0 | 0 | 0 | 0 | 45 | 151 | 0 | 0 | 0 | 126 | 9 | 438 | 0 |
| **Peak Hour** | **0** | **6** | **0** | **51** | **0** | **0** | **0** | **0** | **0** | **30** | **80** | **0** | **0** | **0** | **63** | **6** | **236** | **0** |

*Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.*

| Interval Start | Heavy Vehicle Totals | | | | | Bicycles | | | | | Pedestrians (Crossing Leg) | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | EB | WB | NB | SB | Total | EB | WB | NB | SB | Total | East | West | North | South | Total |
| **4:00 PM** | **0** | **0** | **0** | **0** | ***0*** | **0** | **0** | **0** | **0** | ***0*** | **0** | **0** | **0** | **0** | *0* |
| **4:15 PM** | **0** | **0** | **0** | **0** | ***0*** | **0** | **0** | **0** | **0** | ***0*** | **0** | **1** | **0** | **0** | *1* |
| **4:30 PM** | **0** | **0** | **0** | **0** | ***0*** | **0** | **0** | **0** | **0** | ***0*** | **0** | **0** | **0** | **0** | *0* |
| **4:45 PM** | **0** | **0** | **0** | **0** | ***0*** | **0** | **0** | **0** | **0** | ***0*** | **0** | **0** | **0** | **0** | ***0*** |
| 5:00 PM | 0 | 0 | 0 | 0 | *0* | 0 | 0 | 0 | 0 | *0* | 0 | 1 | 0 | 0 | *1* |
| 5:15 PM | 0 | 0 | 0 | 0 | *0* | 0 | 0 | 0 | 0 | *0* | 0 | 0 | 0 | 0 | *0* |
| 5:30 PM | 0 | 0 | 0 | 0 | *0* | 0 | 0 | 0 | 0 | *0* | 0 | 0 | 1 | 0 | *1* |
| 5:45 PM | 0 | 0 | 0 | 0 | *0* | 0 | 0 | 0 | 0 | *0* | 0 | 2 | 0 | 0 | *2* |
| Count Total | 0 | 0 | 0 | 0 | *0* | 0 | 0 | 0 | 0 | *0* | 0 | 4 | 1 | 0 | *5* |
| **Peak Hr** | **0** | **0** | **0** | **0** | ***0*** | **0** | **0** | **0** | **0** | ***0*** | **0** | **1** | **0** | **0** | ***1*** |

# Existing Zoning Turning Movement Calculations

**Existing Zoning**

2 I St NE @ 42nd St NE

Synchro ID: 2

**Existing**
Average Weekday
PM Peak Hour

Year: **2/27/2020**

Data Source: **TCC**




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**Pipeline Trips**
Average Weekday
PM Peak Hour

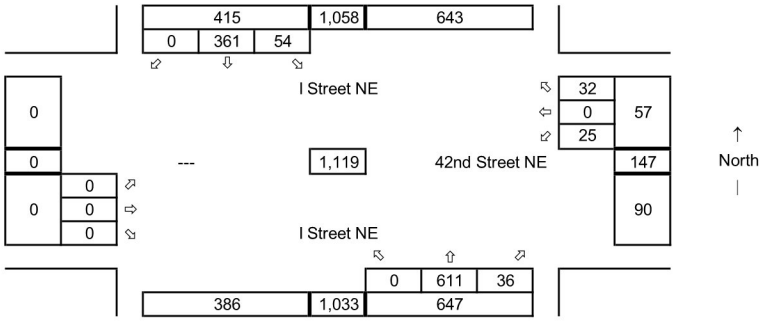
Copper Gate (Full Dev.) includes Reassignment with I Street connection




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**Baseline**
Average Weekday
PM Peak Hour

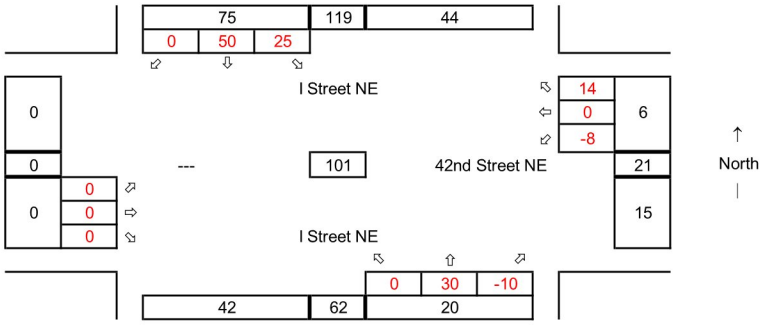
Year: 2025
Growth Rate = 2.0%
Years of Growth = 5
Total Growth = 1.1041




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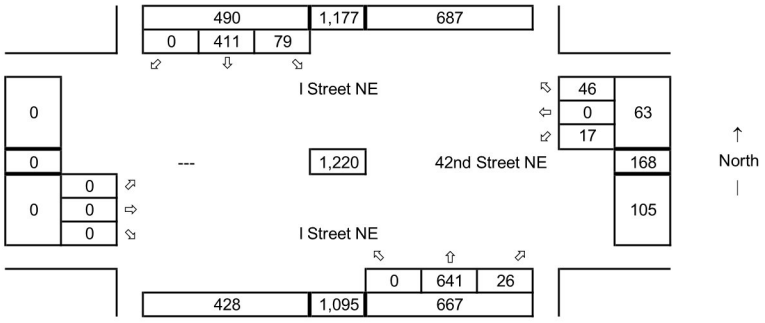
**Development Trips**
Average Weekday
PM Peak Hour

Includes 33% crossover between existing development and rezone area




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**Future with Development**
Average Weekday
PM Peak Hour




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**Existing Zoning**

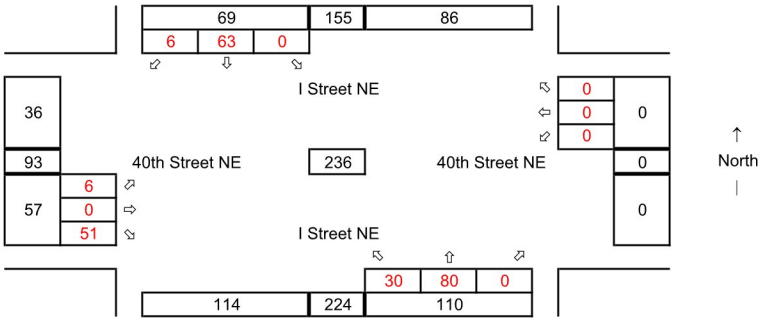
3 I St NE @ 40th St NE

Synchro ID: 3

**Existing**
Average Weekday
PM Peak Hour

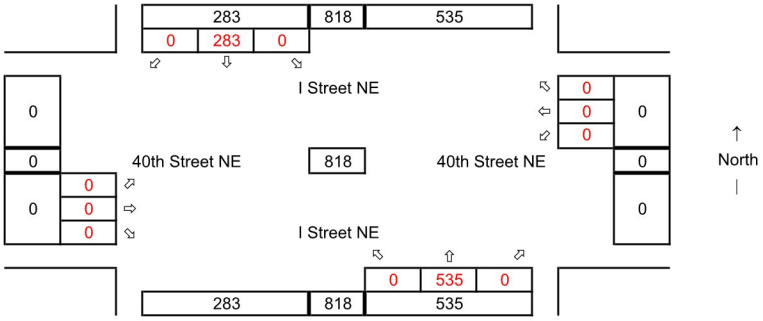
Year: **7/9/2020**

Data Source: **IDAX**



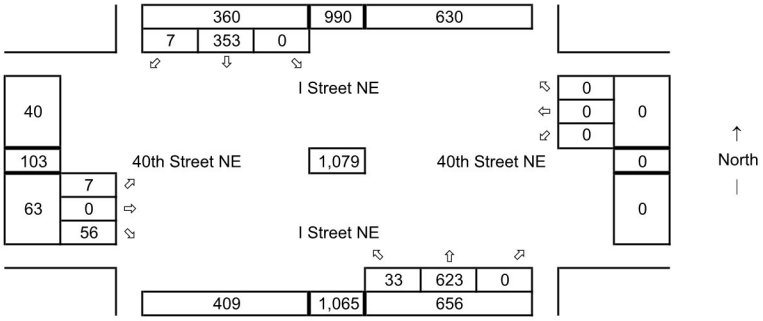

**Pipeline Trips**
Average Weekday
PM Peak Hour

Copper Gate (Full Dev.) includes Reassignment with I Street connection



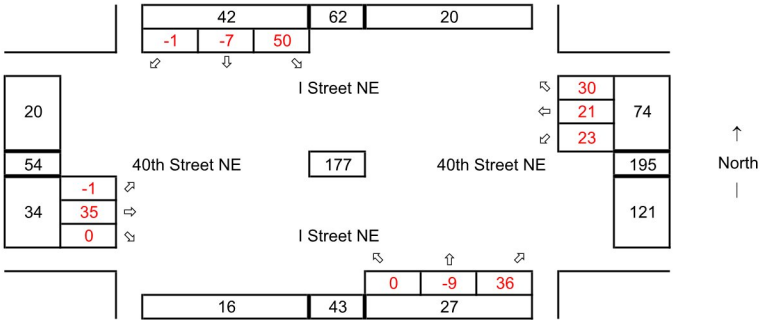

**Baseline**
Average Weekday
PM Peak Hour

Year: 2025
Growth Rate = 2.0%
Years of Growth = 5
Total Growth = 1.1041

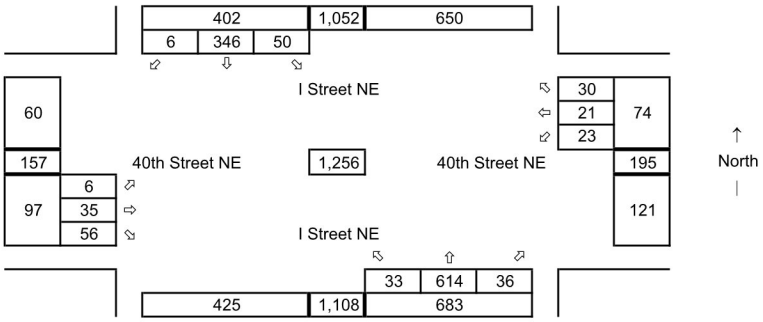



**Development Trips**
Average Weekday
PM Peak Hour

Includes trips reassigned due to cross-connectivity with existing development




**Future with Development**
Average Weekday
PM Peak Hour



**Existing Zoning**
**Copper Gate Phase 1 Only**

2 I St NE @ 42nd St NE

Synchro ID: 2

**Existing**
Average Weekday
PM Peak Hour

Year: **2/27/2020**

Data Source: **TCC**




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**Pipeline Trips**
Average Weekday
PM Peak Hour

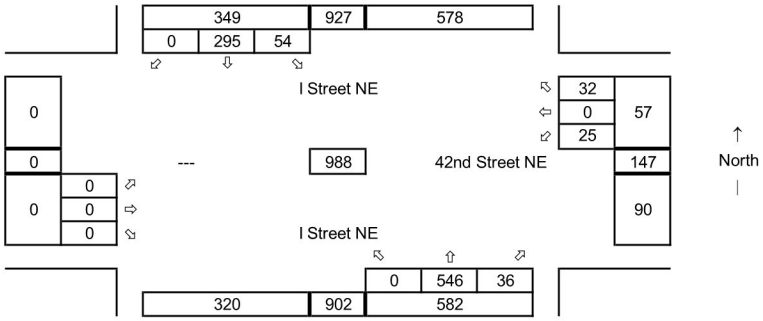
Copper Gate (Phase 1) includes Reassignment with I Street connection




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**Baseline**
Average Weekday
PM Peak Hour

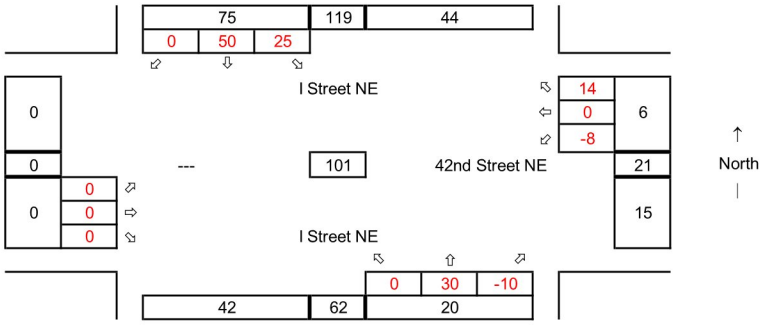
Year: 2025
Growth Rate = 2.0%
Years of Growth = 5
Total Growth = 1.1041




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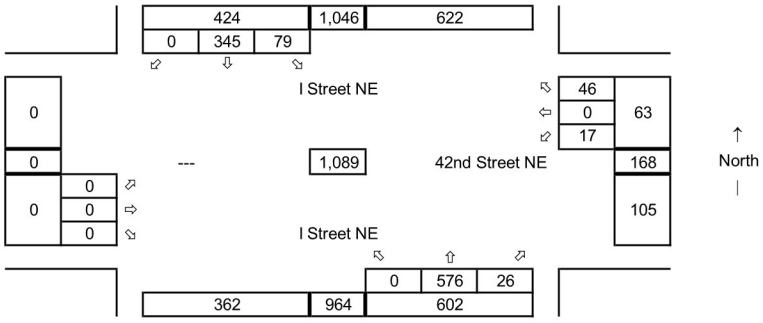
**Development Trips**
Average Weekday
PM Peak Hour

Includes 33% crossover between existing development and rezone area




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**Future with Development**
Average Weekday
PM Peak Hour




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**Existing Zoning**
**Copper Gate Phase 1 Only**

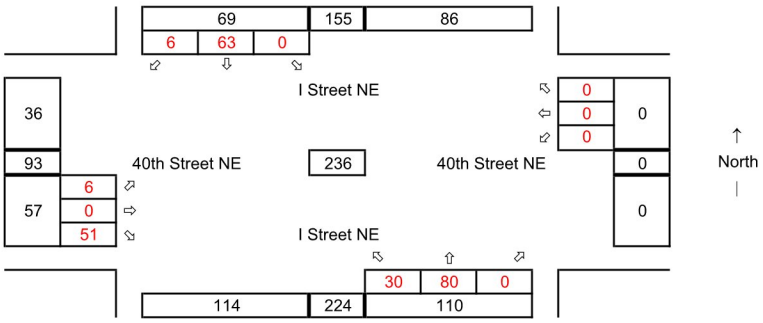
3 I St NE @ 40th St NE

Synchro ID: 3

**Existing**
Average Weekday
PM Peak Hour

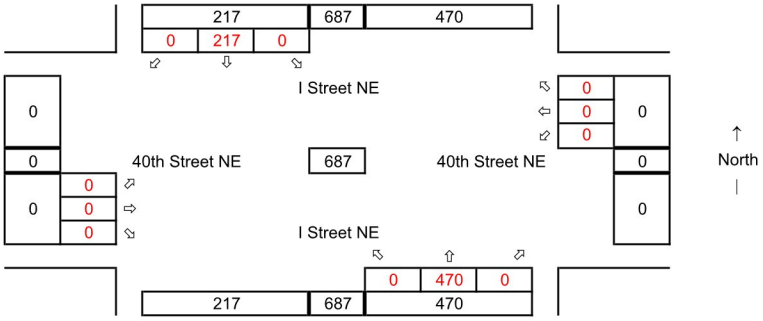
Year: **7/9/2020**

Data Source: **IDAX**



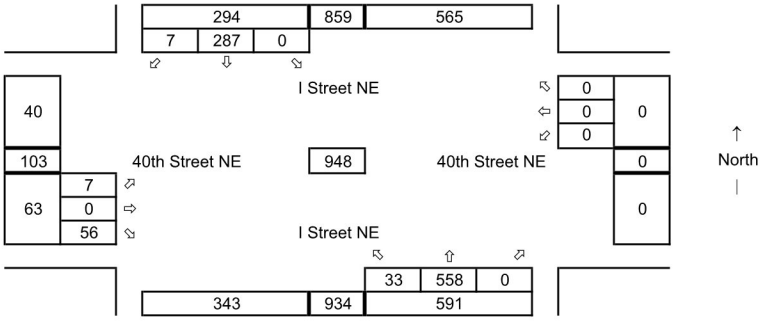

**Pipeline Trips**
Average Weekday
PM Peak Hour

Copper Gate (Phase 1) includes Reassignment with I Street connection



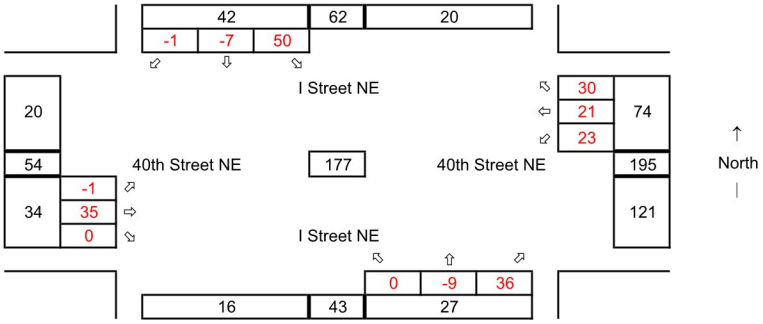

**Baseline**
Average Weekday
PM Peak Hour

Year: 2025
Growth Rate = 2.0%
Years of Growth = 5
Total Growth = 1.1041

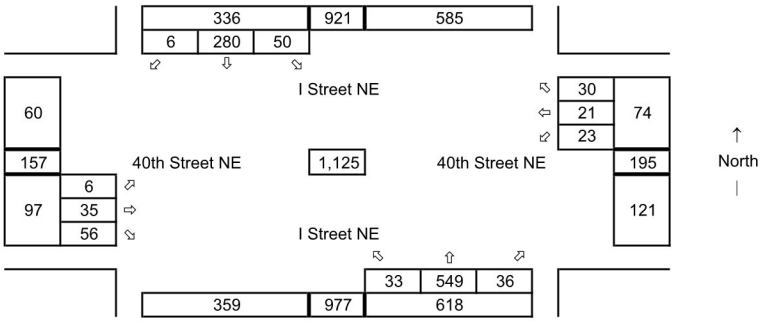



**Development Trips**
Average Weekday
PM Peak Hour

Includes trips reassigned due to cross-connectivity with existing development




**Future with Development**
Average Weekday
PM Peak Hour



# Proposed Zoning Turning Movement Calculations

**Proposed Zoning**

2 I St NE @ 42nd St NE

Synchro ID: 2

**Existing**
Average Weekday
PM Peak Hour

Year: **2/27/2020**

Data Source: **TCC**




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**Pipeline Trips**
Average Weekday
PM Peak Hour

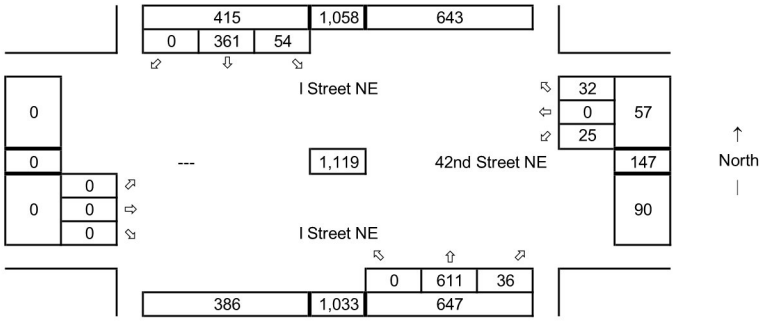
Copper Gate (Full Dev.)
includes Reassignment
with I Street connection




---

**Baseline**
Average Weekday
PM Peak Hour

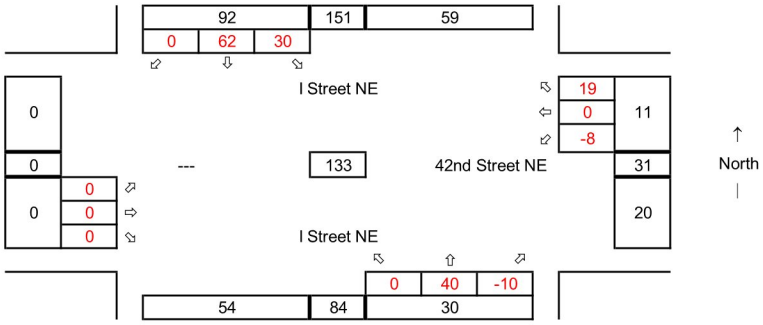
Year: 2025
Growth Rate = 2.0%
Years of Growth = 5
Total Growth = 1.1041




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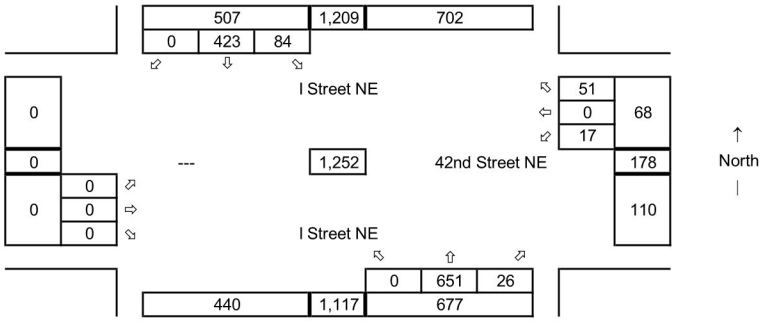
**Development Trips**
Average Weekday
PM Peak Hour

Includes 33% crossover
between existing
development and rezone area




---

**Future with Development**
Average Weekday
PM Peak Hour




---

**Proposed Zoning**

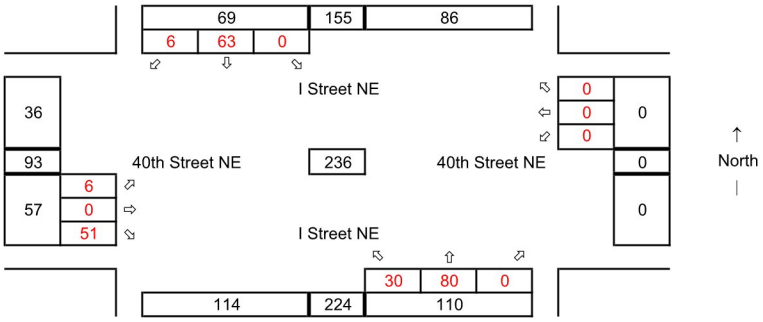
3 I St NE @ 40th St NE

Synchro ID: 3

**Existing**
Average Weekday
PM Peak Hour

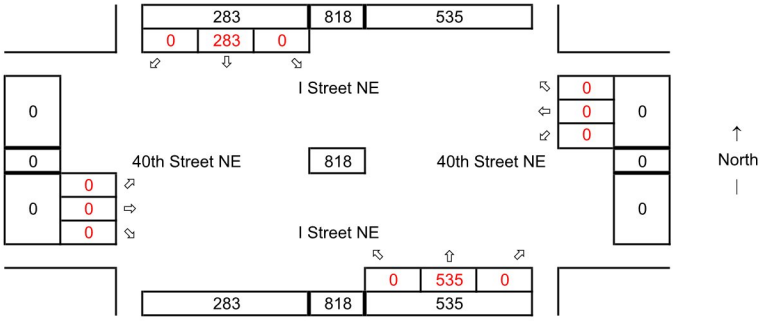
Year: **7/9/2020**

Data Source: **IDAX**



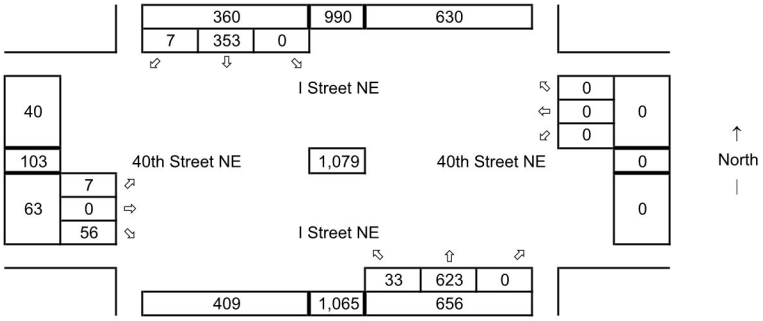

**Pipeline Trips**
Average Weekday
PM Peak Hour

Copper Gate (Full Dev.) includes Reassignment with I Street connection



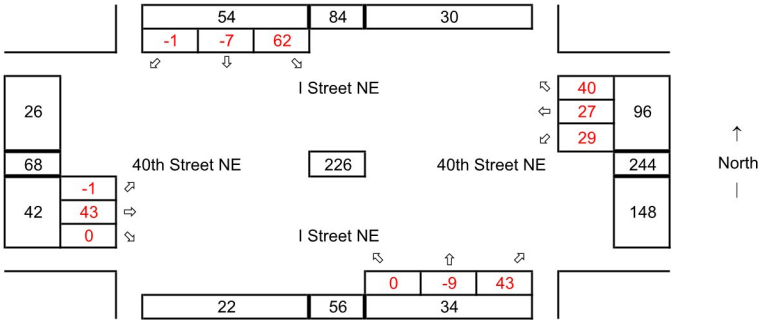

**Baseline**
Average Weekday
PM Peak Hour

Year: 2025
Growth Rate = 2.0%
Years of Growth = 5
Total Growth = 1.1041

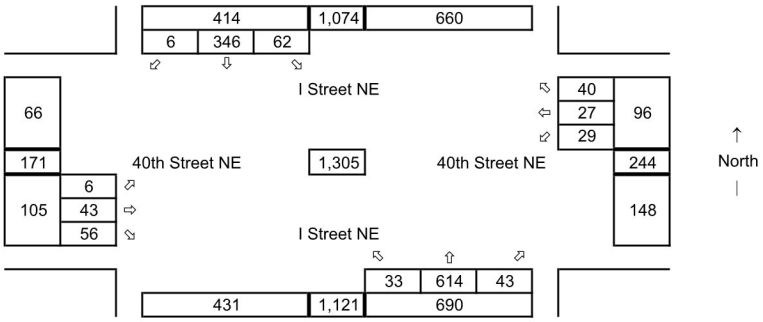



**Development Trips**
Average Weekday
PM Peak Hour

Includes trips reassigned due to cross-connectivity with existing development




**Future with Development**
Average Weekday
PM Peak Hour



**Proposed Zoning**
**Copper Gate Phase 1 Only**

2 I St NE @ 42nd St NE

Synchro ID: 2

**Existing**
Average Weekday
PM Peak Hour

Year: **2/27/2020**

Data Source: **TCC**




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**Pipeline Trips**
Average Weekday
PM Peak Hour

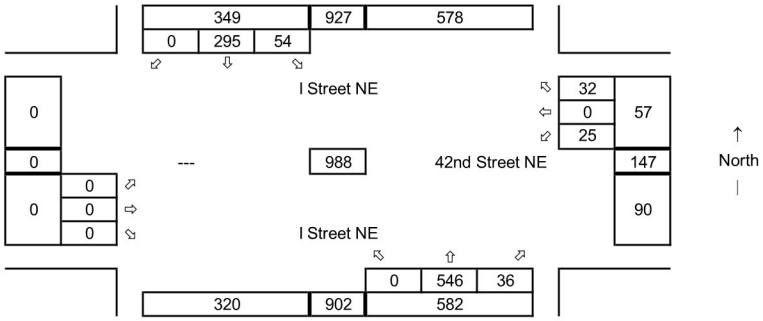
Copper Gate (Phase 1) includes Reassignment with I Street connection




---

**Baseline**
Average Weekday
PM Peak Hour

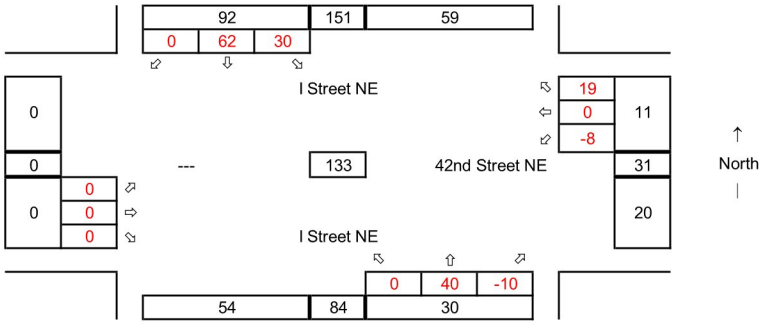
Year: 2025
Growth Rate = 2.0%
Years of Growth = 5
Total Growth = 1.1041




---

**Development Trips**
Average Weekday
PM Peak Hour

Includes 33% crossover between existing development and rezone area




---

**Future with Development**
Average Weekday
PM Peak Hour




---

**Proposed Zoning**
**Copper Gate Phase 1 Only**

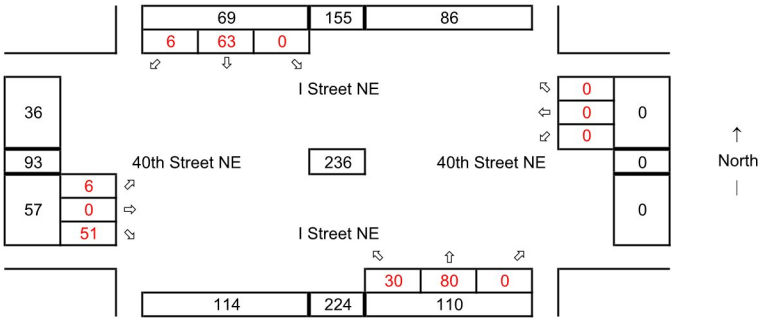
3 I St NE @ 40th St NE

Synchro ID: 3

**Existing**
Average Weekday
PM Peak Hour

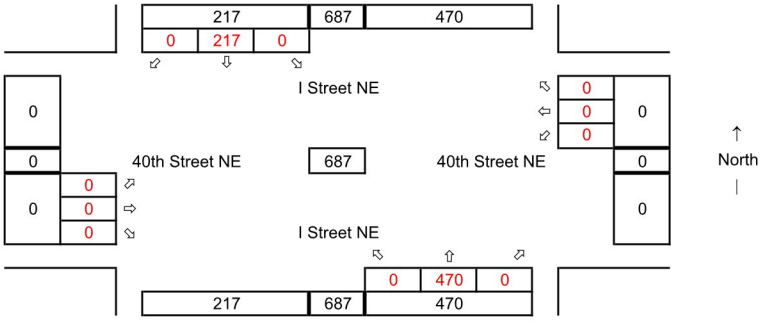
Year: **7/9/2020**

Data Source: **IDAX**



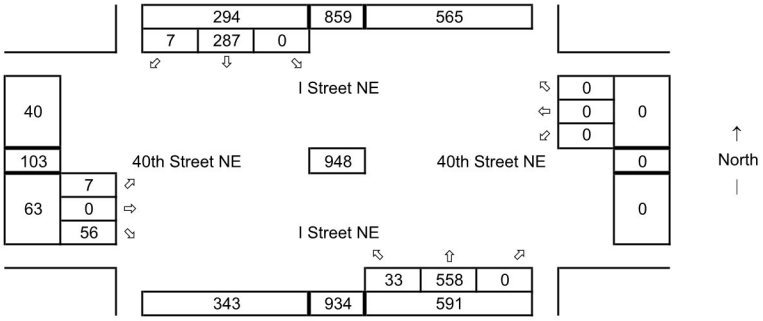

**Pipeline Trips**
Average Weekday
PM Peak Hour

Copper Gate (Phase 1) includes Reassignment with I Street connection



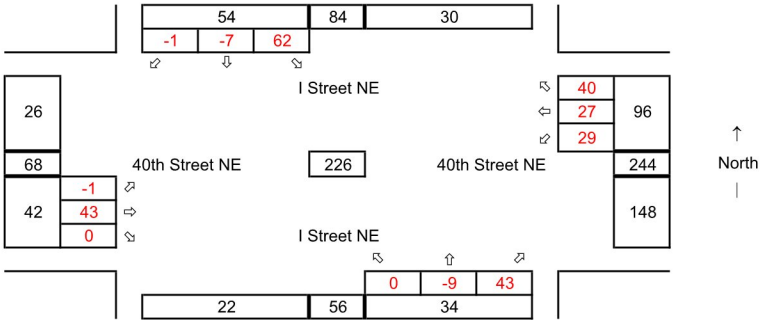

**Baseline**
Average Weekday
PM Peak Hour

Year: 2025
Growth Rate = 2.0%
Years of Growth = 5
Total Growth = 1.1041

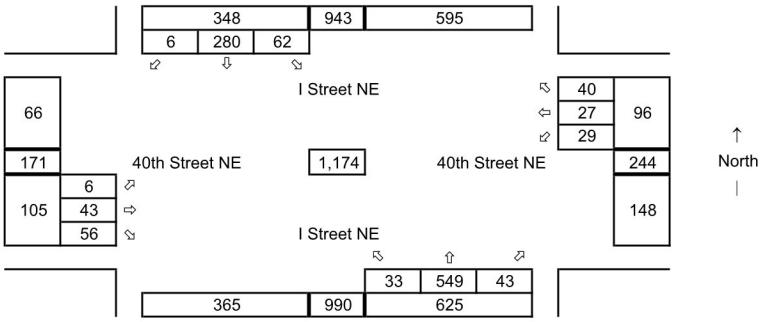



**Development Trips**
Average Weekday
PM Peak Hour

Includes trips reassigned due to cross-connectivity with existing development




**Future with Development**
Average Weekday
PM Peak Hour



# Level of Service Calculations

| Intersection | |
|---|---|
| Int Delay, s/veh | 3.2 |

| Movement | WBL | WBR | NBT | NBR | SBL | SBT |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 23 | 29 | 69 | 33 | 49 | 71 |
| Future Vol, veh/h | 23 | 29 | 69 | 33 | 49 | 71 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | 50 | - | - | - | - |
| Veh in Median Storage, # | 0 | - | 0 | - | - | 0 |
| Grade, % | 0 | - | 0 | - | - | 0 |
| Peak Hour Factor | 90 | 90 | 90 | 90 | 90 | 90 |
| Heavy Vehicles, % | 4 | 4 | 4 | 4 | 4 | 4 |
| Mvmt Flow | 26 | 32 | 77 | 37 | 54 | 79 |

| Major/Minor | Minor1 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 283 | 96 | 0 | 0 | 114 | 0 |
| Stage 1 | 96 | - | - | - | - | - |
| Stage 2 | 187 | - | - | - | - | - |
| Critical Hdwy | 6.44 | 6.24 | - | - | 4.14 | - |
| Critical Hdwy Stg 1 | 5.44 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.44 | - | - | - | - | - |
| Follow-up Hdwy | 3.536 | 3.336 | - | - | 2.236 | - |
| Pot Cap-1 Maneuver | 703 | 955 | - | - | 1463 | - |
| Stage 1 | 923 | - | - | - | - | - |
| Stage 2 | 840 | - | - | - | - | - |
| Platoon blocked, % | | | - | - | | - |
| Mov Cap-1 Maneuver | 676 | 955 | - | - | 1463 | - |
| Mov Cap-2 Maneuver | 676 | - | - | - | - | - |
| Stage 1 | 923 | - | - | - | - | - |
| Stage 2 | 807 | - | - | - | - | - |

| Approach | WB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 9.6 | 0 | 3.1 |
| HCM LOS | A | | |

| Minor Lane/Major Mvmt | NBT | NBR | WBLn1 | WBLn2 | SBL | SBT |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | - | - | 676 | 955 | 1463 | - |
| HCM Lane V/C Ratio | - | - | 0.038 | 0.034 | 0.037 | - |
| HCM Control Delay (s) | - | - | 10.5 | 8.9 | 7.6 | 0 |
| HCM Lane LOS | - | - | B | A | A | A |
| HCM 95th %tile Q(veh) | - | - | 0.1 | 0.1 | 0.1 | - |

| Intersection | |
|---|---|
| Int Delay, s/veh | 3.1 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 6 | 51 | 30 | 80 | 63 | 6 |
| Future Vol, veh/h | 6 | 51 | 30 | 80 | 63 | 6 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | - | - | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 91 | 91 | 91 | 91 | 91 | 91 |
| Heavy Vehicles, % | 0 | 0 | 0 | 0 | 0 | 0 |
| Mvmt Flow | 7 | 56 | 33 | 88 | 69 | 7 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 227 | 73 | 76 | 0 | - | 0 |
| Stage 1 | 73 | - | - | - | - | - |
| Stage 2 | 154 | - | - | - | - | - |
| Critical Hdwy | 6.4 | 6.2 | 4.1 | - | - | - |
| Critical Hdwy Stg 1 | 5.4 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.4 | - | - | - | - | - |
| Follow-up Hdwy | 3.5 | 3.3 | 2.2 | - | - | - |
| Pot Cap-1 Maneuver | 766 | 995 | 1536 | - | - | - |
| Stage 1 | 955 | - | - | - | - | - |
| Stage 2 | 879 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 748 | 995 | 1536 | - | - | - |
| Mov Cap-2 Maneuver | 748 | - | - | - | - | - |
| Stage 1 | 933 | - | - | - | - | - |
| Stage 2 | 879 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 9 | 2 | 0 |
| HCM LOS | A | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | SBT | SBR |
|---|---|---|---|---|---|
| Capacity (veh/h) | 1536 | - | 962 | - | - |
| HCM Lane V/C Ratio | 0.021 | - | 0.065 | - | - |
| HCM Control Delay (s) | 7.4 | 0 | 9 | - | - |
| HCM Lane LOS | A | A | A | - | - |
| HCM 95th %tile Q(veh) | 0.1 | - | 0.2 | - | - |

| Intersection | |
|---|---|
| Int Delay, s/veh | 1.5 |

| Movement | WBL | WBR | NBT | NBR | SBL | SBT |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 25 | 32 | 611 | 36 | 54 | 361 |
| Future Vol, veh/h | 25 | 32 | 611 | 36 | 54 | 361 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | 50 | - | - | - | - |
| Veh in Median Storage, # | 0 | - | 0 | - | - | 0 |
| Grade, % | 0 | - | 0 | - | - | 0 |
| Peak Hour Factor | 90 | 90 | 90 | 90 | 90 | 90 |
| Heavy Vehicles, % | 4 | 4 | 4 | 4 | 4 | 4 |
| Mvmt Flow | 28 | 36 | 679 | 40 | 60 | 401 |

| Major/Minor | Minor1 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 1220 | 699 | 0 | 0 | 719 | 0 |
| Stage 1 | 699 | - | - | - | - | - |
| Stage 2 | 521 | - | - | - | - | - |
| Critical Hdwy | 6.44 | 6.24 | - | - | 4.14 | - |
| Critical Hdwy Stg 1 | 5.44 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.44 | - | - | - | - | - |
| Follow-up Hdwy | 3.536 | 3.336 | - | - | 2.236 | - |
| Pot Cap-1 Maneuver | 197 | 436 | - | - | 873 | - |
| Stage 1 | 489 | - | - | - | - | - |
| Stage 2 | 592 | - | - | - | - | - |
| Platoon blocked, % | | | - | - | | - |
| Mov Cap-1 Maneuver | 180 | 436 | - | - | 873 | - |
| Mov Cap-2 Maneuver | 180 | - | - | - | - | - |
| Stage 1 | 489 | - | - | - | - | - |
| Stage 2 | 540 | - | - | - | - | - |

| Approach | WB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 20.4 | 0 | 1.2 |
| HCM LOS | C | | |

| Minor Lane/Major Mvmt | NBT | NBR | WBLn1 | WBLn2 | SBL | SBT |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | - | - | 180 | 436 | 873 | - |
| HCM Lane V/C Ratio | - | - | 0.154 | 0.082 | 0.069 | - |
| HCM Control Delay (s) | - | - | 28.6 | 14 | 9.4 | 0 |
| HCM Lane LOS | - | - | D | B | A | A |
| HCM 95th %tile Q(veh) | - | - | 0.5 | 0.3 | 0.2 | - |

| Intersection | |
|---|---|
| Int Delay, s/veh | 1 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 7 | 56 | 33 | 623 | 353 | 7 |
| Future Vol, veh/h | 7 | 56 | 33 | 623 | 353 | 7 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | - | - | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 91 | 91 | 91 | 91 | 91 | 91 |
| Heavy Vehicles, % | 0 | 0 | 0 | 0 | 0 | 0 |
| Mvmt Flow | 8 | 62 | 36 | 685 | 388 | 8 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 1149 | 392 | 396 | 0 | - | 0 |
| Stage 1 | 392 | - | - | - | - | - |
| Stage 2 | 757 | - | - | - | - | - |
| Critical Hdwy | 6.4 | 6.2 | 4.1 | - | - | - |
| Critical Hdwy Stg 1 | 5.4 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.4 | - | - | - | - | - |
| Follow-up Hdwy | 3.5 | 3.3 | 2.2 | - | - | - |
| Pot Cap-1 Maneuver | 221 | 661 | 1174 | - | - | - |
| Stage 1 | 687 | - | - | - | - | - |
| Stage 2 | 467 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 210 | 661 | 1174 | - | - | - |
| Mov Cap-2 Maneuver | 210 | - | - | - | - | - |
| Stage 1 | 653 | - | - | - | - | - |
| Stage 2 | 467 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 12.7 | 0.4 | 0 |
| HCM LOS | B | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | SBT | SBR |
|---|---|---|---|---|---|
| Capacity (veh/h) | 1174 | - | 534 | - | - |
| HCM Lane V/C Ratio | 0.031 | - | 0.13 | - | - |
| HCM Control Delay (s) | 8.2 | 0 | 12.7 | - | - |
| HCM Lane LOS | A | A | B | - | - |
| HCM 95th %tile Q(veh) | 0.1 | - | 0.4 | - | - |

| Intersection | |
|---|---|
| Int Delay, s/veh | 1.7 |

| Movement | WBL | WBR | NBT | NBR | SBL | SBT |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 17 | 46 | 641 | 26 | 79 | 411 |
| Future Vol, veh/h | 17 | 46 | 641 | 26 | 79 | 411 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | 50 | - | - | - | - |
| Veh in Median Storage, # | 0 | - | 0 | - | - | 0 |
| Grade, % | 0 | - | 0 | - | - | 0 |
| Peak Hour Factor | 90 | 90 | 90 | 90 | 90 | 90 |
| Heavy Vehicles, % | 4 | 4 | 4 | 4 | 4 | 4 |
| Mvmt Flow | 19 | 51 | 712 | 29 | 88 | 457 |

| Major/Minor | Minor1 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 1360 | 727 | 0 | 0 | 741 | 0 |
| Stage 1 | 727 | - | - | - | - | - |
| Stage 2 | 633 | - | - | - | - | - |
| Critical Hdwy | 6.44 | 6.24 | - | - | 4.14 | - |
| Critical Hdwy Stg 1 | 5.44 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.44 | - | - | - | - | - |
| Follow-up Hdwy | 3.536 | 3.336 | - | - | 2.236 | - |
| Pot Cap-1 Maneuver | 162 | 421 | - | - | 857 | - |
| Stage 1 | 475 | - | - | - | - | - |
| Stage 2 | 525 | - | - | - | - | - |
| Platoon blocked, % | | | - | - | | - |
| Mov Cap-1 Maneuver | 140 | 421 | - | - | 857 | - |
| Mov Cap-2 Maneuver | 140 | - | - | - | - | - |
| Stage 1 | 475 | - | - | - | - | - |
| Stage 2 | 453 | - | - | - | - | - |

| Approach | WB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 20.1 | 0 | 1.6 |
| HCM LOS | C | | |

| Minor Lane/Major Mvmt | NBT | NBR | WBLn1 | WBLn2 | SBL | SBT |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | - | - | 140 | 421 | 857 | - |
| HCM Lane V/C Ratio | - | - | 0.135 | 0.121 | 0.102 | - |
| HCM Control Delay (s) | - | - | 34.7 | 14.7 | 9.7 | 0 |
| HCM Lane LOS | - | - | D | B | A | A |
| HCM 95th %tile Q(veh) | - | - | 0.5 | 0.4 | 0.3 | - |

| Intersection | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Int Delay, s/veh | 5.4 | | | | | | | | | | | |
| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
| Lane Configurations | | | | | | | | | | | | |
| Traffic Vol, veh/h | 6 | 35 | 56 | 23 | 21 | 30 | 33 | 614 | 36 | 50 | 346 | 6 |
| Future Vol, veh/h | 6 | 35 | 56 | 23 | 21 | 30 | 33 | 614 | 36 | 50 | 346 | 6 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Stop | Stop | Stop | Stop | Free | Free | Free | Free | Free | Free |
| RT Channelized | - | - | None | - | - | None | - | - | None | - | - | None |
| Storage Length | - | - | - | - | - | - | 100 | - | - | 100 | - | - |
| Veh in Median Storage, # | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Grade, % | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Peak Hour Factor | 91 | 92 | 91 | 92 | 92 | 92 | 91 | 91 | 92 | 92 | 91 | 91 |
| Heavy Vehicles, % | 0 | 2 | 0 | 2 | 2 | 2 | 0 | 0 | 2 | 2 | 0 | 0 |
| Mvmt Flow | 7 | 38 | 62 | 25 | 23 | 33 | 36 | 675 | 39 | 54 | 380 | 7 |

| Major/Minor | Minor2 | | | Minor1 | | | Major1 | | | Major2 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Conflicting Flow All | 1287 | 1278 | 384 | 1309 | 1262 | 695 | 387 | 0 | 0 | 714 | 0 | 0 |
| Stage 1 | 492 | 492 | - | 767 | 767 | - | - | - | - | - | - | - |
| Stage 2 | 795 | 786 | - | 542 | 495 | - | - | - | - | - | - | - |
| Critical Hdwy | 7.1 | 6.52 | 6.2 | 7.12 | 6.52 | 6.22 | 4.1 | - | - | 4.12 | - | - |
| Critical Hdwy Stg 1 | 6.1 | 5.52 | - | 6.12 | 5.52 | - | - | - | - | - | - | - |
| Critical Hdwy Stg 2 | 6.1 | 5.52 | - | 6.12 | 5.52 | - | - | - | - | - | - | - |
| Follow-up Hdwy | 3.5 | 4.018 | 3.3 | 3.518 | 4.018 | 3.318 | 2.2 | - | - | 2.218 | - | - |
| Pot Cap-1 Maneuver | 142 | 166 | 668 | 136 | 170 | 442 | 1183 | - | - | 886 | - | - |
| Stage 1 | 562 | 548 | - | 395 | 411 | - | - | - | - | - | - | - |
| Stage 2 | 384 | 403 | - | 525 | 546 | - | - | - | - | - | - | - |
| Platoon blocked, % | | | | | | | | - | - | | - | - |
| Mov Cap-1 Maneuver | 109 | 151 | 668 | 93 | 155 | 442 | 1183 | - | - | 886 | - | - |
| Mov Cap-2 Maneuver | 109 | 151 | - | 93 | 155 | - | - | - | - | - | - | - |
| Stage 1 | 545 | 515 | - | 383 | 399 | - | - | - | - | - | - | - |
| Stage 2 | 325 | 391 | - | 415 | 513 | - | - | - | - | - | - | - |

| Approach | EB | WB | NB | SB |
|---|---|---|---|---|
| HCM Control Delay, s | 27.8 | 46.4 | 0.4 | 1.1 |
| HCM LOS | D | E | | |

| Minor Lane/Major Mvmt | NBL | NBT | NBR | EBLn1 | WBLn1 | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|
| Capacity (veh/h) | 1183 | - | - | 262 | 164 | 886 | - | - |
| HCM Lane V/C Ratio | 0.031 | - | - | 0.405 | 0.49 | 0.061 | - | - |
| HCM Control Delay (s) | 8.1 | - | - | 27.8 | 46.4 | 9.3 | - | - |
| HCM Lane LOS | A | - | - | D | E | A | - | - |
| HCM 95th %tile Q(veh) | 0.1 | - | - | 1.9 | 2.4 | 0.2 | - | - |

| Lane Group | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (vph) | 6 | 35 | 56 | 23 | 21 | 30 | 33 | 614 | 36 | 50 | 346 | 6 |
| Future Volume (vph) | 6 | 35 | 56 | 23 | 21 | 30 | 33 | 614 | 36 | 50 | 346 | 6 |
| Ideal Flow (vphpl) | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Storage Length (ft) | 0 | | 0 | 0 | | 0 | 100 | | 0 | 100 | | 0 |
| Storage Lanes | 0 | | 0 | 0 | | 0 | 1 | | 0 | 1 | | 0 |
| Taper Length (ft) | 25 | | | 25 | | | 25 | | | 25 | | |
| Lane Util. Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Frt | | 0.922 | | | 0.945 | | | 0.992 | | | 0.997 | |
| Flt Protected | | 0.997 | | | 0.985 | | 0.950 | | | 0.950 | | |
| Satd. Flow (prot) | 0 | 1734 | 0 | 0 | 1734 | 0 | 1805 | 1883 | 0 | 1770 | 1894 | 0 |
| Flt Permitted | | 0.970 | | | 0.883 | | 0.533 | | | 0.314 | | |
| Satd. Flow (perm) | 0 | 1687 | 0 | 0 | 1554 | 0 | 1013 | 1883 | 0 | 585 | 1894 | 0 |
| Right Turn on Red | | | Yes | | | Yes | | | Yes | | | Yes |
| Satd. Flow (RTOR) | | 62 | | | 33 | | | 8 | | | 2 | |
| Link Speed (mph) | | 30 | | | 30 | | | 30 | | | 30 | |
| Link Distance (ft) | | 513 | | | 687 | | | 865 | | | 676 | |
| Travel Time (s) | | 11.7 | | | 15.6 | | | 19.7 | | | 15.4 | |
| Peak Hour Factor | 0.91 | 0.92 | 0.91 | 0.92 | 0.92 | 0.92 | 0.91 | 0.91 | 0.92 | 0.92 | 0.91 | 0.91 |
| Heavy Vehicles (%) | 0% | 2% | 0% | 2% | 2% | 2% | 0% | 0% | 2% | 2% | 0% | 0% |
| Adj. Flow (vph) | 7 | 38 | 62 | 25 | 23 | 33 | 36 | 675 | 39 | 54 | 380 | 7 |
| Shared Lane Traffic (%) | | | | | | | | | | | | |
| Lane Group Flow (vph) | 0 | 107 | 0 | 0 | 81 | 0 | 36 | 714 | 0 | 54 | 387 | 0 |
| Turn Type | Perm | NA | | Perm | NA | | Perm | NA | | Perm | NA | |
| Protected Phases | | 4 | | | 8 | | | 2 | | | 6 | |
| Permitted Phases | 4 | | | 8 | | | 2 | | | 6 | | |
| Detector Phase | 4 | 4 | | 8 | 8 | | 2 | 2 | | 6 | 6 | |
| Switch Phase | | | | | | | | | | | | |
| Minimum Initial (s) | 5.0 | 5.0 | | 5.0 | 5.0 | | 5.0 | 5.0 | | 5.0 | 5.0 | |
| Minimum Split (s) | 22.5 | 22.5 | | 22.5 | 22.5 | | 22.5 | 22.5 | | 22.5 | 22.5 | |
| Total Split (s) | 23.0 | 23.0 | | 23.0 | 23.0 | | 37.0 | 37.0 | | 37.0 | 37.0 | |
| Total Split (%) | 38.3% | 38.3% | | 38.3% | 38.3% | | 61.7% | 61.7% | | 61.7% | 61.7% | |
| Maximum Green (s) | 18.5 | 18.5 | | 18.5 | 18.5 | | 32.5 | 32.5 | | 32.5 | 32.5 | |
| Yellow Time (s) | 3.5 | 3.5 | | 3.5 | 3.5 | | 3.5 | 3.5 | | 3.5 | 3.5 | |
| All-Red Time (s) | 1.0 | 1.0 | | 1.0 | 1.0 | | 1.0 | 1.0 | | 1.0 | 1.0 | |
| Lost Time Adjust (s) | | 0.0 | | | 0.0 | | 0.0 | 0.0 | | 0.0 | 0.0 | |
| Total Lost Time (s) | | 4.5 | | | 4.5 | | 4.5 | 4.5 | | 4.5 | 4.5 | |
| Lead/Lag | | | | | | | | | | | | |
| Lead-Lag Optimize? | | | | | | | | | | | | |
| Vehicle Extension (s) | 3.0 | 3.0 | | 3.0 | 3.0 | | 3.0 | 3.0 | | 3.0 | 3.0 | |
| Recall Mode | None | None | | None | None | | Min | Min | | Min | Min | |
| Walk Time (s) | 7.0 | 7.0 | | 7.0 | 7.0 | | 7.0 | 7.0 | | 7.0 | 7.0 | |
| Flash Dont Walk (s) | 11.0 | 11.0 | | 11.0 | 11.0 | | 11.0 | 11.0 | | 11.0 | 11.0 | |
| Pedestrian Calls (#/hr) | 0 | 0 | | 0 | 0 | | 0 | 0 | | 0 | 0 | |
| Act Effct Green (s) | | 7.2 | | | 7.2 | | 26.6 | 26.6 | | 26.6 | 26.6 | |
| Actuated g/C Ratio | | 0.18 | | | 0.18 | | 0.68 | 0.68 | | 0.68 | 0.68 | |
| v/c Ratio | | 0.30 | | | 0.26 | | 0.05 | 0.56 | | 0.14 | 0.30 | |
| Control Delay | | 10.9 | | | 12.9 | | 3.9 | 7.1 | | 4.9 | 4.7 | |
| Queue Delay | | 0.0 | | | 0.0 | | 0.0 | 0.0 | | 0.0 | 0.0 | |



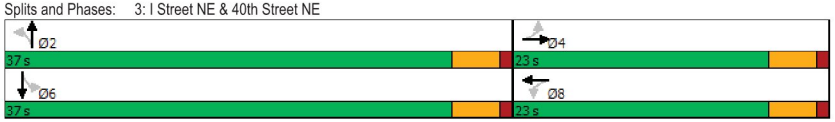
Lanes, Volumes, Timings
3: I Street NE & 40th Street NE
Westport Rezone

| Lane Group | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total Delay | | 10.9 | | | 12.9 | | 3.9 | 7.1 | | 4.9 | 4.7 | |
| LOS | | B | | | B | | A | A | | A | A | |
| Approach Delay | | 10.9 | | | 12.9 | | | 6.9 | | | 4.7 | |
| Approach LOS | | B | | | B | | | A | | | A | |
| Queue Length 50th (ft) | | 7 | | | 8 | | 3 | 76 | | 4 | 33 | |
| Queue Length 95th (ft) | | 45 | | | 42 | | 11 | 177 | | 16 | 76 | |
| Internal Link Dist (ft) | | 433 | | | 607 | | | 785 | | | 596 | |
| Turn Bay Length (ft) | | | | | | | 100 | | | 100 | | |
| Base Capacity (vph) | | 866 | | | 785 | | 842 | 1568 | | 486 | 1576 | |
| Starvation Cap Reductn | | 0 | | | 0 | | 0 | 0 | | 0 | 0 | |
| Spillback Cap Reductn | | 0 | | | 0 | | 0 | 0 | | 0 | 0 | |
| Storage Cap Reductn | | 0 | | | 0 | | 0 | 0 | | 0 | 0 | |
| Reduced v/c Ratio | | 0.12 | | | 0.10 | | 0.04 | 0.46 | | 0.11 | 0.25 | |

Intersection Summary

Area Type: Other
Cycle Length: 60
Actuated Cycle Length: 39
Natural Cycle: 60
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.56
Intersection Signal Delay: 6.9 Intersection LOS: A
Intersection Capacity Utilization 59.9% ICU Level of Service B
Analysis Period (min) 15

Splits and Phases: 3: I Street NE & 40th Street NE




2025 future Conditions with Existing Zoning with Signal
Gibson Traffic Consultants, Inc. [BJL #20-113]
PM Peak-Hour

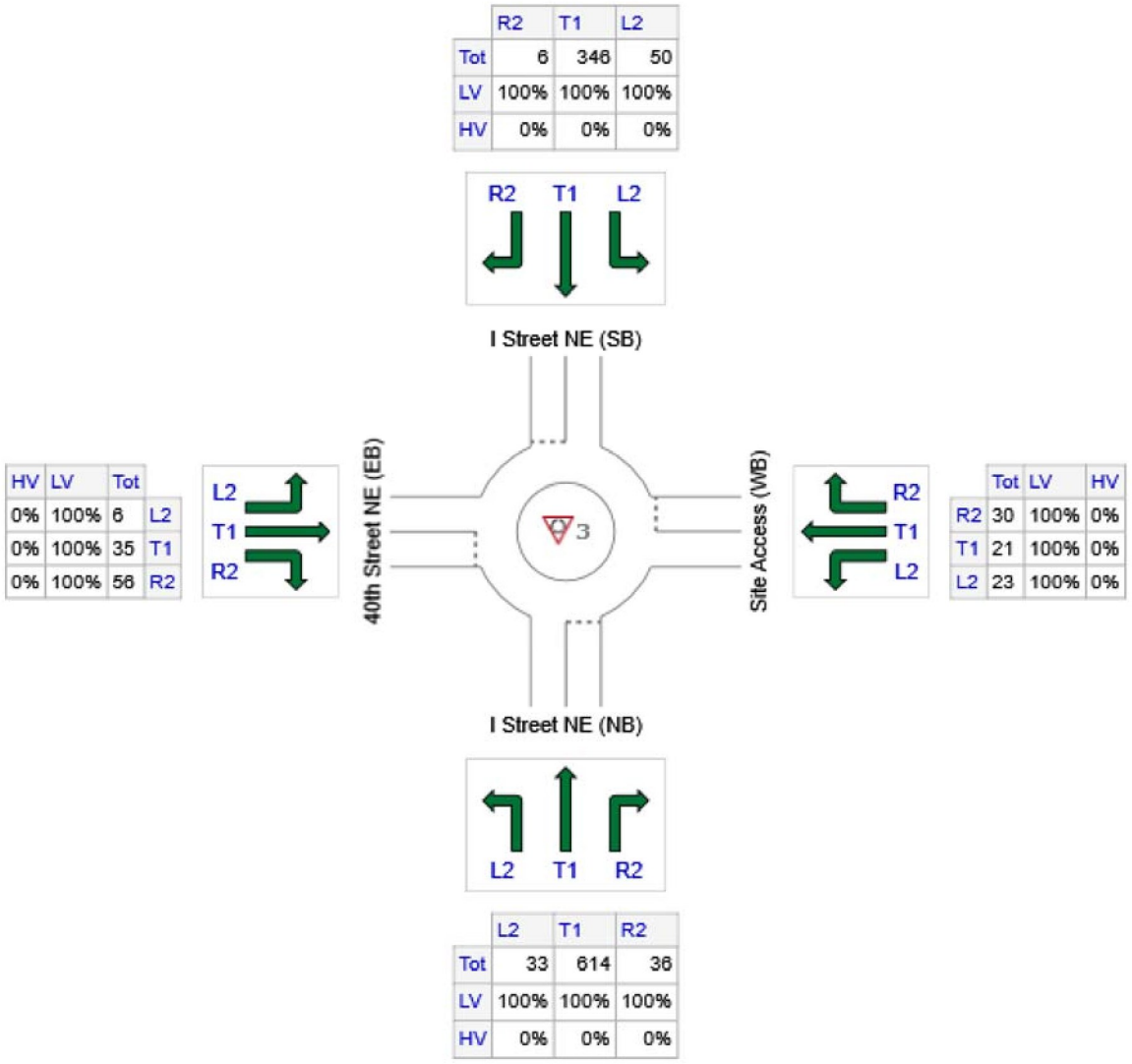
# INPUT VOLUMES

## Vehicles and pedestrians per 60 minutes

### Site: 3 [2025 Future w Existing Zoning]

I Street NE at 40th Street NE
Site Category: PM Peak-Hour
Roundabout

**Volume Display Method: Total and %**



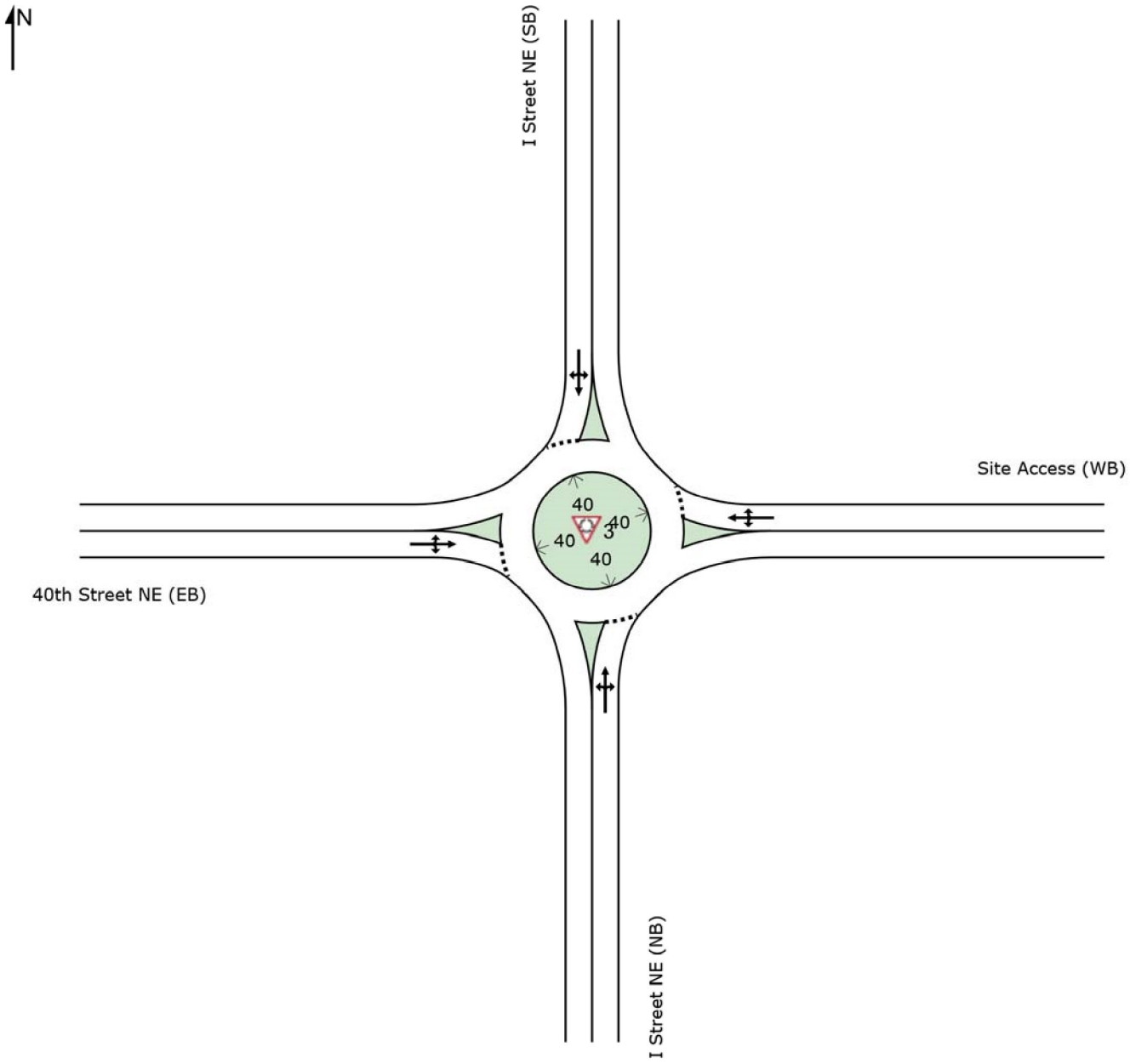

| | All MCs | Light Vehicles (LV) | Heavy Vehicles (HV) |
|---|---|---|---|
| S: I Street NE (NB) | 683 | 683 | 0 |
| E: Site Access (WB) | 74 | 74 | 0 |
| N: I Street NE (SB) | 402 | 402 | 0 |
| W: 40th Street NE (EB) | 97 | 97 | 0 |
| Total | 1256 | 1256 | 0 |

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# SITE LAYOUT

## Site: 3 [2025 Future w Existing Zoning]

I Street NE at 40th Street NE
Site Category: PM Peak-Hour
Roundabout



# MOVEMENT SUMMARY

## Site: 3 [2025 Future w Existing Zoning]

I Street NE at 40th Street NE
Site Category: PM Peak-Hour
Roundabout

| Movement Performance - Vehicles | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Mov ID | Turn | Demand Flows Total veh/h | HV % | Deg. Satn v/c | Average Delay sec | Level of Service | 95% Back of Queue Vehicles veh | Distance ft | Prop. Queued | Effective Stop Rate | Aver. No. Cycles | Average Speed mph |
| South: I Street NE (NB) | | | | | | | | | | | | |
| 3 | L2 | 36 | 0.0 | 0.704 | 10.2 | LOS B | 8.0 | 199.8 | 0.61 | 0.56 | 0.61 | 34.2 |
| 8 | T1 | 675 | 0.0 | 0.704 | 6.6 | LOS A | 8.0 | 199.8 | 0.61 | 0.56 | 0.61 | 34.4 |
| 18 | R2 | 40 | 0.0 | 0.704 | 6.4 | LOS A | 8.0 | 199.8 | 0.61 | 0.56 | 0.61 | 33.8 |
| Approach | | 751 | 0.0 | 0.704 | 6.8 | LOS A | 8.0 | 199.8 | 0.61 | 0.56 | 0.61 | 34.4 |
| East: Site Access (WB) | | | | | | | | | | | | |
| 1 | L2 | 25 | 0.0 | 0.148 | 14.1 | LOS B | 0.9 | 21.8 | 0.76 | 0.82 | 0.76 | 32.5 |
| 6 | T1 | 23 | 0.0 | 0.148 | 10.5 | LOS B | 0.9 | 21.8 | 0.76 | 0.82 | 0.76 | 32.7 |
| 16 | R2 | 33 | 0.0 | 0.148 | 10.3 | LOS B | 0.9 | 21.8 | 0.76 | 0.82 | 0.76 | 32.2 |
| Approach | | 81 | 0.0 | 0.148 | 11.5 | LOS B | 0.9 | 21.8 | 0.76 | 0.82 | 0.76 | 32.4 |
| North: I Street NE (SB) | | | | | | | | | | | | |
| 7 | L2 | 55 | 0.0 | 0.409 | 9.4 | LOS A | 3.0 | 75.7 | 0.37 | 0.53 | 0.37 | 34.7 |
| 4 | T1 | 380 | 0.0 | 0.409 | 5.8 | LOS A | 3.0 | 75.7 | 0.37 | 0.53 | 0.37 | 35.0 |
| 14 | R2 | 7 | 0.0 | 0.409 | 5.6 | LOS A | 3.0 | 75.7 | 0.37 | 0.53 | 0.37 | 34.3 |
| Approach | | 442 | 0.0 | 0.409 | 6.2 | LOS A | 3.0 | 75.7 | 0.37 | 0.53 | 0.37 | 34.9 |
| West: 40th Street NE (EB) | | | | | | | | | | | | |
| 5 | L2 | 7 | 0.0 | 0.141 | 11.8 | LOS B | 0.8 | 18.9 | 0.60 | 0.70 | 0.60 | 34.1 |
| 2 | T1 | 38 | 0.0 | 0.141 | 8.2 | LOS A | 0.8 | 18.9 | 0.60 | 0.70 | 0.60 | 34.4 |
| 12 | R2 | 62 | 0.0 | 0.141 | 7.9 | LOS A | 0.8 | 18.9 | 0.60 | 0.70 | 0.60 | 33.7 |
| Approach | | 107 | 0.0 | 0.141 | 8.3 | LOS A | 0.8 | 18.9 | 0.60 | 0.70 | 0.60 | 34.0 |
| All Vehicles | | 1380 | 0.0 | 0.704 | 7.0 | LOS A | 8.0 | 199.8 | 0.54 | 0.57 | 0.54 | 34.4 |

Site Level of Service (LOS) Method: Delay & Degree of Saturation (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Signalised Intersections.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
Intersection and Approach LOS values are based on average delay for all movements (v/c not used).
Roundabout Capacity Model: SIDRA Standard.
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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| Intersection | |
|---|---|
| Int Delay, s/veh | 1.7 |

| Movement | WBL | WBR | NBT | NBR | SBL | SBT |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 17 | 46 | 576 | 26 | 79 | 345 |
| Future Vol, veh/h | 17 | 46 | 576 | 26 | 79 | 345 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | 50 | - | - | - | - |
| Veh in Median Storage, # | 0 | - | 0 | - | - | 0 |
| Grade, % | 0 | - | 0 | - | - | 0 |
| Peak Hour Factor | 90 | 90 | 90 | 90 | 90 | 90 |
| Heavy Vehicles, % | 4 | 4 | 4 | 4 | 4 | 4 |
| Mvmt Flow | 19 | 51 | 640 | 29 | 88 | 383 |

| Major/Minor | Minor1 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 1214 | 655 | 0 | 0 | 669 | 0 |
| Stage 1 | 655 | - | - | - | - | - |
| Stage 2 | 559 | - | - | - | - | - |
| Critical Hdwy | 6.44 | 6.24 | - | - | 4.14 | - |
| Critical Hdwy Stg 1 | 5.44 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.44 | - | - | - | - | - |
| Follow-up Hdwy | 3.536 | 3.336 | - | - | 2.236 | - |
| Pot Cap-1 Maneuver | 199 | 463 | - | - | 912 | - |
| Stage 1 | 513 | - | - | - | - | - |
| Stage 2 | 568 | - | - | - | - | - |
| Platoon blocked, % | | | - | - | | - |
| Mov Cap-1 Maneuver | 175 | 463 | - | - | 912 | - |
| Mov Cap-2 Maneuver | 175 | - | - | - | - | - |
| Stage 1 | 513 | - | - | - | - | - |
| Stage 2 | 498 | - | - | - | - | - |

| Approach | WB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 17.6 | 0 | 1.7 |
| HCM LOS | C | | |

| Minor Lane/Major Mvmt | NBT | NBR | WBLn1 | WBLn2 | SBL | SBT |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | - | - | 175 | 463 | 912 | - |
| HCM Lane V/C Ratio | - | - | 0.108 | 0.11 | 0.096 | - |
| HCM Control Delay (s) | - | - | 28 | 13.7 | 9.4 | 0 |
| HCM Lane LOS | - | - | D | B | A | A |
| HCM 95th %tile Q(veh) | - | - | 0.4 | 0.4 | 0.3 | - |

| Intersection | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Int Delay, s/veh | 4.7 | | | | | | | | | | | |
| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
| Lane Configurations | | | | | | | | | | | | |
| Traffic Vol, veh/h | 6 | 35 | 56 | 23 | 21 | 30 | 33 | 549 | 36 | 50 | 280 | 6 |
| Future Vol, veh/h | 6 | 35 | 56 | 23 | 21 | 30 | 33 | 549 | 36 | 50 | 280 | 6 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Stop | Stop | Stop | Stop | Free | Free | Free | Free | Free | Free |
| RT Channelized | - | - | None | - | - | None | - | - | None | - | - | None |
| Storage Length | - | - | - | - | - | - | 100 | - | - | 100 | - | - |
| Veh in Median Storage, # | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Grade, % | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Peak Hour Factor | 91 | 92 | 91 | 92 | 92 | 92 | 91 | 91 | 92 | 92 | 91 | 91 |
| Heavy Vehicles, % | 0 | 2 | 0 | 2 | 2 | 2 | 0 | 0 | 2 | 2 | 0 | 0 |
| Mvmt Flow | 7 | 38 | 62 | 25 | 23 | 33 | 36 | 603 | 39 | 54 | 308 | 7 |

| Major/Minor | Minor2 | | | Minor1 | | | Major1 | | | Major2 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Conflicting Flow All | 1143 | 1134 | 312 | 1165 | 1118 | 623 | 315 | 0 | 0 | 642 | 0 | 0 |
| Stage 1 | 420 | 420 | - | 695 | 695 | - | - | - | - | - | - | - |
| Stage 2 | 723 | 714 | - | 470 | 423 | - | - | - | - | - | - | - |
| Critical Hdwy | 7.1 | 6.52 | 6.2 | 7.12 | 6.52 | 6.22 | 4.1 | - | - | 4.12 | - | - |
| Critical Hdwy Stg 1 | 6.1 | 5.52 | - | 6.12 | 5.52 | - | - | - | - | - | - | - |
| Critical Hdwy Stg 2 | 6.1 | 5.52 | - | 6.12 | 5.52 | - | - | - | - | - | - | - |
| Follow-up Hdwy | 3.5 | 4.018 | 3.3 | 3.518 | 4.018 | 3.318 | 2.2 | - | - | 2.218 | - | - |
| Pot Cap-1 Maneuver | 179 | 203 | 733 | 171 | 207 | 486 | 1257 | - | - | 943 | - | - |
| Stage 1 | 615 | 589 | - | 433 | 444 | - | - | - | - | - | - | - |
| Stage 2 | 421 | 435 | - | 574 | 588 | - | - | - | - | - | - | - |
| Platoon blocked, % | | | | | | | | - | - | | - | - |
| Mov Cap-1 Maneuver | 142 | 186 | 733 | 124 | 190 | 486 | 1257 | - | - | 943 | - | - |
| Mov Cap-2 Maneuver | 142 | 186 | - | 124 | 190 | - | - | - | - | - | - | - |
| Stage 1 | 597 | 555 | - | 420 | 431 | - | - | - | - | - | - | - |
| Stage 2 | 361 | 422 | - | 462 | 554 | - | - | - | - | - | - | - |

| Approach | EB | WB | NB | SB |
|---|---|---|---|---|
| HCM Control Delay, s | 22 | 33 | 0.4 | 1.3 |
| HCM LOS | C | D | | |

| Minor Lane/Major Mvmt | NBL | NBT | NBR | EBLn1 | WBLn1 | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|
| Capacity (veh/h) | 1257 | - | - | 317 | 207 | 943 | - | - |
| HCM Lane V/C Ratio | 0.029 | - | - | 0.335 | 0.389 | 0.058 | - | - |
| HCM Control Delay (s) | 7.9 | - | - | 22 | 33 | 9.1 | - | - |
| HCM Lane LOS | A | - | - | C | D | A | - | - |
| HCM 95th %tile Q(veh) | 0.1 | - | - | 1.4 | 1.7 | 0.2 | - | - |

| Intersection | |
|---|---|
| Int Delay, s/veh | 1.8 |

| Movement | WBL | WBR | NBT | NBR | SBL | SBT |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 17 | 51 | 651 | 26 | 84 | 423 |
| Future Vol, veh/h | 17 | 51 | 651 | 26 | 84 | 423 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | 50 | - | - | - | - |
| Veh in Median Storage, # | 0 | - | 0 | - | - | 0 |
| Grade, % | 0 | - | 0 | - | - | 0 |
| Peak Hour Factor | 90 | 90 | 90 | 90 | 90 | 90 |
| Heavy Vehicles, % | 4 | 4 | 4 | 4 | 4 | 4 |
| Mvmt Flow | 19 | 57 | 723 | 29 | 93 | 470 |

| Major/Minor | Minor1 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 1394 | 738 | 0 | 0 | 752 | 0 |
| Stage 1 | 738 | - | - | - | - | - |
| Stage 2 | 656 | - | - | - | - | - |
| Critical Hdwy | 6.44 | 6.24 | - | - | 4.14 | - |
| Critical Hdwy Stg 1 | 5.44 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.44 | - | - | - | - | - |
| Follow-up Hdwy | 3.536 | 3.336 | - | - | 2.236 | - |
| Pot Cap-1 Maneuver | 154 | 415 | - | - | 849 | - |
| Stage 1 | 469 | - | - | - | - | - |
| Stage 2 | 513 | - | - | - | - | - |
| Platoon blocked, % | | | - | - | | - |
| Mov Cap-1 Maneuver | 131 | 415 | - | - | 849 | - |
| Mov Cap-2 Maneuver | 131 | - | - | - | - | - |
| Stage 1 | 469 | - | - | - | - | - |
| Stage 2 | 437 | - | - | - | - | - |

| Approach | WB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 20.5 | 0 | 1.6 |
| HCM LOS | C | | |

| Minor Lane/Major Mvmt | NBT | NBR | WBLn1 | WBLn2 | SBL | SBT |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | - | - | 131 | 415 | 849 | - |
| HCM Lane V/C Ratio | - | - | 0.144 | 0.137 | 0.11 | - |
| HCM Control Delay (s) | - | - | 37.1 | 15 | 9.8 | 0 |
| HCM Lane LOS | - | - | E | C | A | A |
| HCM 95th %tile Q(veh) | - | - | 0.5 | 0.5 | 0.4 | - |

| Intersection | |
|---|---|
| Int Delay, s/veh | 8.5 |

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Vol, veh/h | 6 | 43 | 56 | 29 | 27 | 40 | 33 | 614 | 43 | 62 | 346 | 6 |
| Future Vol, veh/h | 6 | 43 | 56 | 29 | 27 | 40 | 33 | 614 | 43 | 62 | 346 | 6 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Stop | Stop | Stop | Stop | Free | Free | Free | Free | Free | Free |
| RT Channelized | - | - | None | - | - | None | - | - | None | - | - | None |
| Storage Length | - | - | - | - | - | - | 100 | - | - | 100 | - | - |
| Veh in Median Storage, # | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Grade, % | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Peak Hour Factor | 91 | 92 | 91 | 92 | 92 | 92 | 91 | 91 | 92 | 92 | 91 | 91 |
| Heavy Vehicles, % | 0 | 2 | 0 | 2 | 2 | 2 | 0 | 0 | 2 | 2 | 0 | 0 |
| Mvmt Flow | 7 | 47 | 62 | 32 | 29 | 43 | 36 | 675 | 47 | 67 | 380 | 7 |

| Major/Minor | Minor2 | | | Minor1 | | | Major1 | | | Major2 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Conflicting Flow All | 1325 | 1312 | 384 | 1343 | 1292 | 699 | 387 | 0 | 0 | 722 | 0 | 0 |
| Stage 1 | 518 | 518 | - | 771 | 771 | - | - | - | - | - | - | - |
| Stage 2 | 807 | 794 | - | 572 | 521 | - | - | - | - | - | - | - |
| Critical Hdwy | 7.1 | 6.52 | 6.2 | 7.12 | 6.52 | 6.22 | 4.1 | - | - | 4.12 | - | - |
| Critical Hdwy Stg 1 | 6.1 | 5.52 | - | 6.12 | 5.52 | - | - | - | - | - | - | - |
| Critical Hdwy Stg 2 | 6.1 | 5.52 | - | 6.12 | 5.52 | - | - | - | - | - | - | - |
| Follow-up Hdwy | 3.5 | 4.018 | 3.3 | 3.518 | 4.018 | 3.318 | 2.2 | - | - | 2.218 | - | - |
| Pot Cap-1 Maneuver | 134 | 159 | 668 | 129 | 163 | 440 | 1183 | - | - | 880 | - | - |
| Stage 1 | 544 | 533 | - | 393 | 410 | - | - | - | - | - | - | - |
| Stage 2 | 378 | 400 | - | 505 | 532 | - | - | - | - | - | - | - |
| Platoon blocked, % | | | | | | | | - | - | | - | - |
| Mov Cap-1 Maneuver | 94 | 142 | 668 | 81 | 146 | 440 | 1183 | - | - | 880 | - | - |
| Mov Cap-2 Maneuver | 94 | 142 | - | 81 | 146 | - | - | - | - | - | - | - |
| Stage 1 | 528 | 492 | - | 381 | 398 | - | - | - | - | - | - | - |
| Stage 2 | 306 | 388 | - | 383 | 492 | - | - | - | - | - | - | - |

| Approach | EB | WB | NB | SB |
|---|---|---|---|---|
| HCM Control Delay, s | 34.4 | 70 | 0.4 | 1.4 |
| HCM LOS | D | F | | |

| Minor Lane/Major Mvmt | NBL | NBT | NBR | EBLn1 | WBLn1 | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|
| Capacity (veh/h) | 1183 | - | - | 234 | 151 | 880 | - | - |
| HCM Lane V/C Ratio | 0.031 | - | - | 0.491 | 0.691 | 0.077 | - | - |
| HCM Control Delay (s) | 8.1 | - | - | 34.4 | 70 | 9.4 | - | - |
| HCM Lane LOS | A | - | - | D | F | A | - | - |
| HCM 95th %tile Q(veh) | 0.1 | - | - | 2.5 | 4 | 0.2 | - | - |

| Lane Group | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (vph) | 6 | 43 | 56 | 29 | 27 | 40 | 33 | 614 | 43 | 62 | 346 | 6 |
| Future Volume (vph) | 6 | 43 | 56 | 29 | 27 | 40 | 33 | 614 | 43 | 62 | 346 | 6 |
| Ideal Flow (vphpl) | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Storage Length (ft) | 0 | | 0 | 0 | | 0 | 100 | | 0 | 100 | | 0 |
| Storage Lanes | 0 | | 0 | 0 | | 0 | 1 | | 0 | 1 | | 0 |
| Taper Length (ft) | 25 | | | 25 | | | 25 | | | 25 | | |
| Lane Util. Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Frt | | 0.928 | | | 0.944 | | | 0.990 | | | 0.997 | |
| Flt Protected | | 0.997 | | | 0.985 | | 0.950 | | | 0.950 | | |
| Satd. Flow (prot) | 0 | 1744 | 0 | 0 | 1732 | 0 | 1805 | 1879 | 0 | 1770 | 1894 | 0 |
| Flt Permitted | | 0.972 | | | 0.890 | | 0.533 | | | 0.302 | | |
| Satd. Flow (perm) | 0 | 1700 | 0 | 0 | 1565 | 0 | 1013 | 1879 | 0 | 563 | 1894 | 0 |
| Right Turn on Red | | | Yes | | | Yes | | | Yes | | | Yes |
| Satd. Flow (RTOR) | | 62 | | | 43 | | | 9 | | | 2 | |
| Link Speed (mph) | | 30 | | | 30 | | | 30 | | | 30 | |
| Link Distance (ft) | | 513 | | | 687 | | | 865 | | | 676 | |
| Travel Time (s) | | 11.7 | | | 15.6 | | | 19.7 | | | 15.4 | |
| Peak Hour Factor | 0.91 | 0.92 | 0.91 | 0.92 | 0.92 | 0.92 | 0.91 | 0.91 | 0.92 | 0.92 | 0.91 | 0.91 |
| Heavy Vehicles (%) | 0% | 2% | 0% | 2% | 2% | 2% | 0% | 0% | 2% | 2% | 0% | 0% |
| Adj. Flow (vph) | 7 | 47 | 62 | 32 | 29 | 43 | 36 | 675 | 47 | 67 | 380 | 7 |
| Shared Lane Traffic (%) | | | | | | | | | | | | |
| Lane Group Flow (vph) | 0 | 116 | 0 | 0 | 104 | 0 | 36 | 722 | 0 | 67 | 387 | 0 |
| Turn Type | Perm | NA | | Perm | NA | | Perm | NA | | Perm | NA | |
| Protected Phases | | 4 | | | 8 | | | 2 | | | 6 | |
| Permitted Phases | 4 | | | 8 | | | 2 | | | 6 | | |
| Detector Phase | 4 | 4 | | 8 | 8 | | 2 | 2 | | 6 | 6 | |
| Switch Phase | | | | | | | | | | | | |
| Minimum Initial (s) | 5.0 | 5.0 | | 5.0 | 5.0 | | 5.0 | 5.0 | | 5.0 | 5.0 | |
| Minimum Split (s) | 22.5 | 22.5 | | 22.5 | 22.5 | | 22.5 | 22.5 | | 22.5 | 22.5 | |
| Total Split (s) | 23.0 | 23.0 | | 23.0 | 23.0 | | 37.0 | 37.0 | | 37.0 | 37.0 | |
| Total Split (%) | 38.3% | 38.3% | | 38.3% | 38.3% | | 61.7% | 61.7% | | 61.7% | 61.7% | |
| Maximum Green (s) | 18.5 | 18.5 | | 18.5 | 18.5 | | 32.5 | 32.5 | | 32.5 | 32.5 | |
| Yellow Time (s) | 3.5 | 3.5 | | 3.5 | 3.5 | | 3.5 | 3.5 | | 3.5 | 3.5 | |
| All-Red Time (s) | 1.0 | 1.0 | | 1.0 | 1.0 | | 1.0 | 1.0 | | 1.0 | 1.0 | |
| Lost Time Adjust (s) | | 0.0 | | | 0.0 | | 0.0 | 0.0 | | 0.0 | 0.0 | |
| Total Lost Time (s) | | 4.5 | | | 4.5 | | 4.5 | 4.5 | | 4.5 | 4.5 | |
| Lead/Lag | | | | | | | | | | | | |
| Lead-Lag Optimize? | | | | | | | | | | | | |
| Vehicle Extension (s) | 3.0 | 3.0 | | 3.0 | 3.0 | | 3.0 | 3.0 | | 3.0 | 3.0 | |
| Recall Mode | None | None | | None | None | | Min | Min | | Min | Min | |
| Walk Time (s) | 7.0 | 7.0 | | 7.0 | 7.0 | | 7.0 | 7.0 | | 7.0 | 7.0 | |
| Flash Dont Walk (s) | 11.0 | 11.0 | | 11.0 | 11.0 | | 11.0 | 11.0 | | 11.0 | 11.0 | |
| Pedestrian Calls (#/hr) | 0 | 0 | | 0 | 0 | | 0 | 0 | | 0 | 0 | |
| Act Effct Green (s) | | 7.5 | | | 7.5 | | 25.7 | 25.7 | | 25.7 | 25.7 | |
| Actuated g/C Ratio | | 0.19 | | | 0.19 | | 0.67 | 0.67 | | 0.67 | 0.67 | |
| v/c Ratio | | 0.31 | | | 0.31 | | 0.05 | 0.57 | | 0.18 | 0.31 | |
| Control Delay | | 11.1 | | | 13.0 | | 4.1 | 7.6 | | 5.6 | 5.0 | |
| Queue Delay | | 0.0 | | | 0.0 | | 0.0 | 0.0 | | 0.0 | 0.0 | |



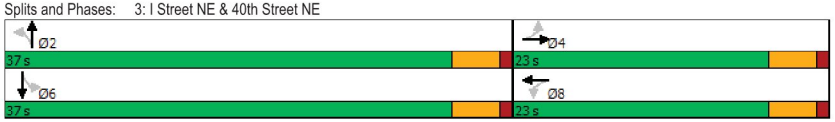
Lanes, Volumes, Timings
3: I Street NE & 40th Street NE
Westport Rezone

| Lane Group | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total Delay | | 11.1 | | | 13.0 | | 4.1 | 7.6 | | 5.6 | 5.0 | |
| LOS | | B | | | B | | A | A | | A | A | |
| Approach Delay | | 11.1 | | | 13.0 | | | 7.4 | | | 5.1 | |
| Approach LOS | | B | | | B | | | A | | | A | |
| Queue Length 50th (ft) | | 9 | | | 10 | | 3 | 80 | | 5 | 34 | |
| Queue Length 95th (ft) | | 48 | | | 49 | | 11 | 191 | | 21 | 81 | |
| Internal Link Dist (ft) | | 433 | | | 607 | | | 785 | | | 596 | |
| Turn Bay Length (ft) | | | | | | | 100 | | | 100 | | |
| Base Capacity (vph) | | 883 | | | 806 | | 855 | 1589 | | 475 | 1600 | |
| Starvation Cap Reductn | | 0 | | | 0 | | 0 | 0 | | 0 | 0 | |
| Spillback Cap Reductn | | 0 | | | 0 | | 0 | 0 | | 0 | 0 | |
| Storage Cap Reductn | | 0 | | | 0 | | 0 | 0 | | 0 | 0 | |
| Reduced v/c Ratio | | 0.13 | | | 0.13 | | 0.04 | 0.45 | | 0.14 | 0.24 | |

Intersection Summary

Area Type: Other
Cycle Length: 60
Actuated Cycle Length: 38.5
Natural Cycle: 60
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.57
Intersection Signal Delay: 7.4 Intersection LOS: A
Intersection Capacity Utilization 62.5% ICU Level of Service B
Analysis Period (min) 15

Splits and Phases: 3: I Street NE & 40th Street NE




2025 future Conditions with Proposed Zoning
Gibson Traffic Consultants, Inc. [BJL #20-113]
PM Peak-Hour

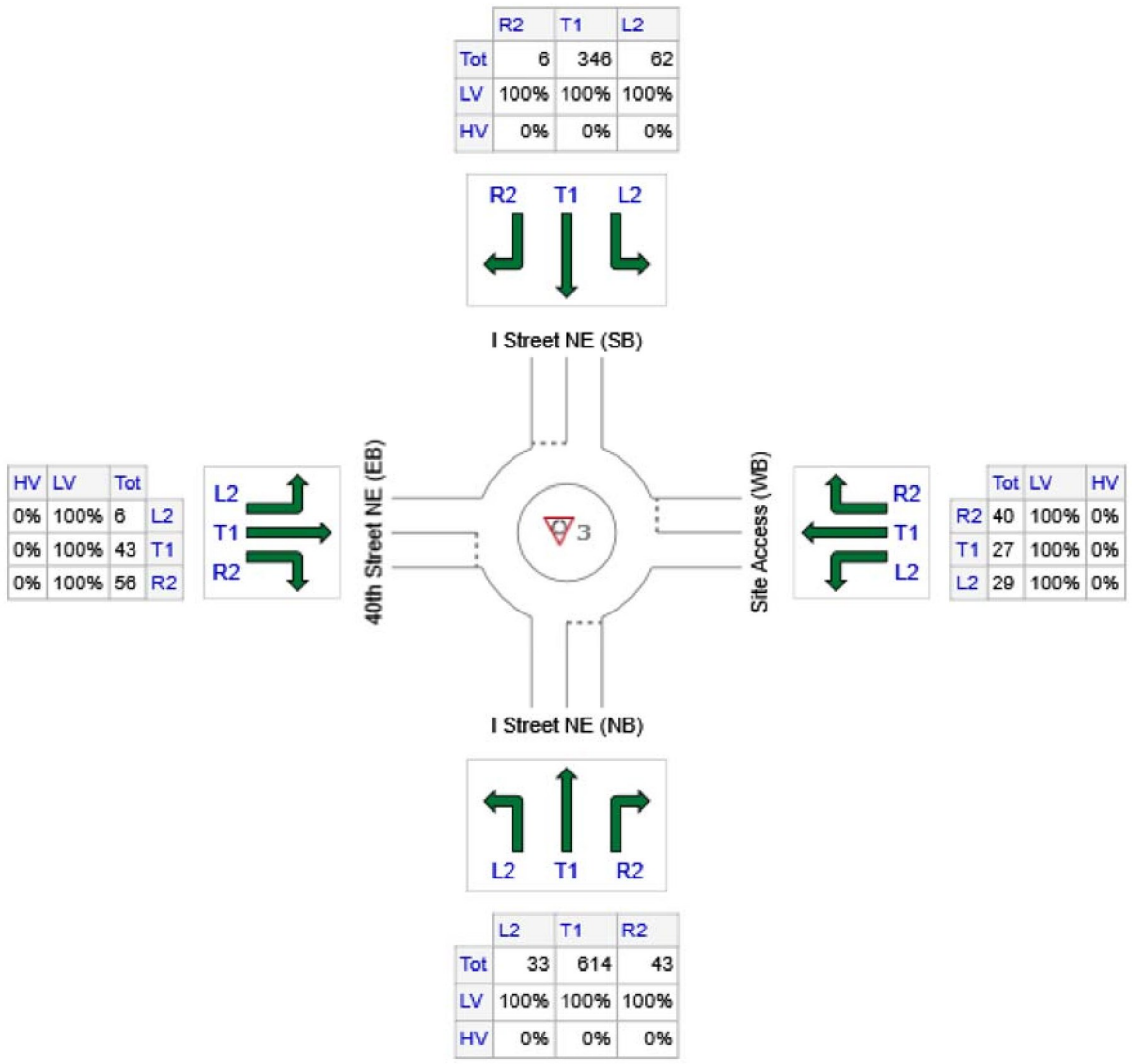
# INPUT VOLUMES

## Vehicles and pedestrians per 60 minutes

### Site: 3 [2025 Future w Proposed Zoning]

I Street NE at 40th Street NE
Site Category: PM Peak-Hour
Roundabout

**Volume Display Method: Total and %**



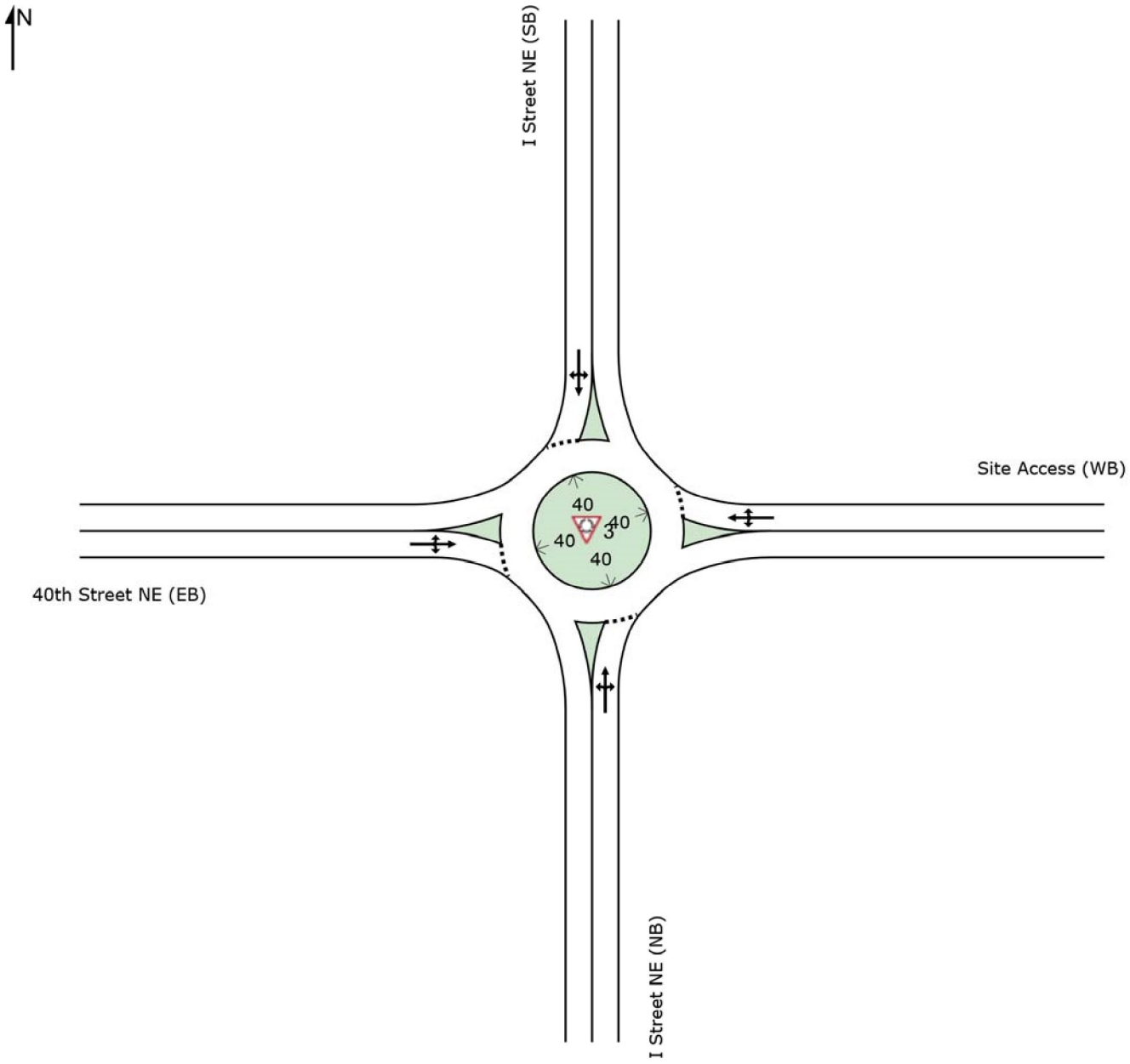

| | All MCs | Light Vehicles (LV) | Heavy Vehicles (HV) |
|---|---|---|---|
| S: I Street NE (NB) | 690 | 690 | 0 |
| E: Site Access (WB) | 96 | 96 | 0 |
| N: I Street NE (SB) | 414 | 414 | 0 |
| W: 40th Street NE (EB) | 105 | 105 | 0 |
| Total | 1305 | 1305 | 0 |

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# SITE LAYOUT

## Site: 3 [2025 Future w Proposed Zoning]

I Street NE at 40th Street NE
Site Category: PM Peak-Hour
Roundabout




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Organisation: GIBSON TRAFFIC CONSULTANTS | Created: Friday, August 21, 2020 10:01:41 AM
Project: C:\Users\Brad Lincoln\Desktop\GTC Files\20-113\Comment Response #2\Sidra\3 I Street NE at 40th Street NE.sip8

# MOVEMENT SUMMARY

## Site: 3 [2025 Future w Proposed Zoning]

I Street NE at 40th Street NE
Site Category: PM Peak-Hour
Roundabout

| Movement Performance - Vehicles | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Mov ID | Turn | Demand Flows Total veh/h | HV % | Deg. Satn v/c | Average Delay sec | Level of Service | 95% Back of Queue Vehicles veh | Distance ft | Prop. Queued | Effective Stop Rate | Aver. No. Cycles | Average Speed mph |
| South: I Street NE (NB) | | | | | | | | | | | | |
| 3 | L2 | 36 | 0.0 | 0.728 | 10.6 | LOS B | 8.4 | 208.8 | 0.69 | 0.59 | 0.69 | 34.0 |
| 8 | T1 | 675 | 0.0 | 0.728 | 7.0 | LOS A | 8.4 | 208.8 | 0.69 | 0.59 | 0.69 | 34.3 |
| 18 | R2 | 47 | 0.0 | 0.728 | 6.8 | LOS A | 8.4 | 208.8 | 0.69 | 0.59 | 0.69 | 33.6 |
| Approach | | 758 | 0.0 | 0.728 | 7.2 | LOS A | 8.4 | 208.8 | 0.69 | 0.59 | 0.69 | 34.2 |
| East: Site Access (WB) | | | | | | | | | | | | |
| 1 | L2 | 32 | 0.0 | 0.195 | 14.3 | LOS B | 1.2 | 29.8 | 0.79 | 0.85 | 0.79 | 32.5 |
| 6 | T1 | 30 | 0.0 | 0.195 | 10.7 | LOS B | 1.2 | 29.8 | 0.79 | 0.85 | 0.79 | 32.7 |
| 16 | R2 | 44 | 0.0 | 0.195 | 10.4 | LOS B | 1.2 | 29.8 | 0.79 | 0.85 | 0.79 | 32.1 |
| Approach | | 105 | 0.0 | 0.195 | 11.7 | LOS B | 1.2 | 29.8 | 0.79 | 0.85 | 0.79 | 32.4 |
| North: I Street NE (SB) | | | | | | | | | | | | |
| 7 | L2 | 68 | 0.0 | 0.429 | 9.5 | LOS A | 3.3 | 81.3 | 0.41 | 0.54 | 0.41 | 34.6 |
| 4 | T1 | 380 | 0.0 | 0.429 | 5.9 | LOS A | 3.3 | 81.3 | 0.41 | 0.54 | 0.41 | 34.8 |
| 14 | R2 | 7 | 0.0 | 0.429 | 5.7 | LOS A | 3.3 | 81.3 | 0.41 | 0.54 | 0.41 | 34.2 |
| Approach | | 455 | 0.0 | 0.429 | 6.5 | LOS A | 3.3 | 81.3 | 0.41 | 0.54 | 0.41 | 34.8 |
| West: 40th Street NE (EB) | | | | | | | | | | | | |
| 5 | L2 | 7 | 0.0 | 0.157 | 12.0 | LOS B | 0.9 | 21.3 | 0.62 | 0.72 | 0.62 | 34.0 |
| 2 | T1 | 47 | 0.0 | 0.157 | 8.4 | LOS A | 0.9 | 21.3 | 0.62 | 0.72 | 0.62 | 34.3 |
| 12 | R2 | 62 | 0.0 | 0.157 | 8.1 | LOS A | 0.9 | 21.3 | 0.62 | 0.72 | 0.62 | 33.6 |
| Approach | | 115 | 0.0 | 0.157 | 8.4 | LOS A | 0.9 | 21.3 | 0.62 | 0.72 | 0.62 | 33.9 |
| All Vehicles | | 1434 | 0.0 | 0.728 | 7.4 | LOS A | 8.4 | 208.8 | 0.60 | 0.61 | 0.60 | 34.2 |

Site Level of Service (LOS) Method: Delay & Degree of Saturation (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Signalised Intersections.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
Intersection and Approach LOS values are based on average delay for all movements (v/c not used).
Roundabout Capacity Model: SIDRA Standard.
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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| Intersection | |
|---|---|
| Int Delay, s/veh | 1.8 |

| Movement | WBL | WBR | NBT | NBR | SBL | SBT |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 17 | 51 | 586 | 26 | 84 | 357 |
| Future Vol, veh/h | 17 | 51 | 586 | 26 | 84 | 357 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | 50 | - | - | - | - |
| Veh in Median Storage, # | 0 | - | 0 | - | - | 0 |
| Grade, % | 0 | - | 0 | - | - | 0 |
| Peak Hour Factor | 90 | 90 | 90 | 90 | 90 | 90 |
| Heavy Vehicles, % | 4 | 4 | 4 | 4 | 4 | 4 |
| Mvmt Flow | 19 | 57 | 651 | 29 | 93 | 397 |

| Major/Minor | Minor1 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 1249 | 666 | 0 | 0 | 680 | 0 |
| Stage 1 | 666 | - | - | - | - | - |
| Stage 2 | 583 | - | - | - | - | - |
| Critical Hdwy | 6.44 | 6.24 | - | - | 4.14 | - |
| Critical Hdwy Stg 1 | 5.44 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.44 | - | - | - | - | - |
| Follow-up Hdwy | 3.536 | 3.336 | - | - | 2.236 | - |
| Pot Cap-1 Maneuver | 189 | 456 | - | - | 903 | - |
| Stage 1 | 507 | - | - | - | - | - |
| Stage 2 | 554 | - | - | - | - | - |
| Platoon blocked, % | | | - | - | | - |
| Mov Cap-1 Maneuver | 164 | 456 | - | - | 903 | - |
| Mov Cap-2 Maneuver | 164 | - | - | - | - | - |
| Stage 1 | 507 | - | - | - | - | - |
| Stage 2 | 481 | - | - | - | - | - |

| Approach | WB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 18 | 0 | 1.8 |
| HCM LOS | C | | |

| Minor Lane/Major Mvmt | NBT | NBR | WBLn1 | WBLn2 | SBL | SBT |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | - | - | 164 | 456 | 903 | - |
| HCM Lane V/C Ratio | - | - | 0.115 | 0.124 | 0.103 | - |
| HCM Control Delay (s) | - | - | 29.8 | 14 | 9.4 | 0 |
| HCM Lane LOS | - | - | D | B | A | A |
| HCM 95th %tile Q(veh) | - | - | 0.4 | 0.4 | 0.3 | - |

| Intersection | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Int Delay, s/veh | 6.6 | | | | | | | | | | | |
| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
| Lane Configurations | | | | | | | | | | | | |
| Traffic Vol, veh/h | 6 | 43 | 56 | 29 | 27 | 40 | 33 | 549 | 43 | 62 | 280 | 6 |
| Future Vol, veh/h | 6 | 43 | 56 | 29 | 27 | 40 | 33 | 549 | 43 | 62 | 280 | 6 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Stop | Stop | Stop | Stop | Free | Free | Free | Free | Free | Free |
| RT Channelized | - | - | None | - | - | None | - | - | None | - | - | None |
| Storage Length | - | - | - | - | - | - | 100 | - | - | 100 | - | - |
| Veh in Median Storage, # | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Grade, % | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Peak Hour Factor | 91 | 92 | 91 | 92 | 92 | 92 | 91 | 91 | 92 | 92 | 91 | 91 |
| Heavy Vehicles, % | 0 | 2 | 0 | 2 | 2 | 2 | 0 | 0 | 2 | 2 | 0 | 0 |
| Mvmt Flow | 7 | 47 | 62 | 32 | 29 | 43 | 36 | 603 | 47 | 67 | 308 | 7 |

| Major/Minor | Minor2 | | | Minor1 | | | Major1 | | | Major2 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Conflicting Flow All | 1181 | 1168 | 312 | 1199 | 1148 | 627 | 315 | 0 | 0 | 650 | 0 | 0 |
| Stage 1 | 446 | 446 | - | 699 | 699 | - | - | - | - | - | - | - |
| Stage 2 | 735 | 722 | - | 500 | 449 | - | - | - | - | - | - | - |
| Critical Hdwy | 7.1 | 6.52 | 6.2 | 7.12 | 6.52 | 6.22 | 4.1 | - | - | 4.12 | - | - |
| Critical Hdwy Stg 1 | 6.1 | 5.52 | - | 6.12 | 5.52 | - | - | - | - | - | - | - |
| Critical Hdwy Stg 2 | 6.1 | 5.52 | - | 6.12 | 5.52 | - | - | - | - | - | - | - |
| Follow-up Hdwy | 3.5 | 4.018 | 3.3 | 3.518 | 4.018 | 3.318 | 2.2 | - | - | 2.218 | - | - |
| Pot Cap-1 Maneuver | 168 | 193 | 733 | 162 | 199 | 484 | 1257 | - | - | 936 | - | - |
| Stage 1 | 595 | 574 | - | 430 | 442 | - | - | - | - | - | - | - |
| Stage 2 | 414 | 431 | - | 553 | 572 | - | - | - | - | - | - | - |
| Platoon blocked, % | | | | | | | | - | - | | - | - |
| Mov Cap-1 Maneuver | 124 | 174 | 733 | 109 | 179 | 484 | 1257 | - | - | 936 | - | - |
| Mov Cap-2 Maneuver | 124 | 174 | - | 109 | 179 | - | - | - | - | - | - | - |
| Stage 1 | 578 | 533 | - | 418 | 429 | - | - | - | - | - | - | - |
| Stage 2 | 341 | 419 | - | 429 | 531 | - | - | - | - | - | - | - |

| Approach | EB | WB | NB | SB |
|---|---|---|---|---|
| HCM Control Delay, s | 26.1 | 44.1 | 0.4 | 1.6 |
| HCM LOS | D | E | | |

| Minor Lane/Major Mvmt | NBL | NBT | NBR | EBLn1 | WBLn1 | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|
| Capacity (veh/h) | 1257 | - | - | 283 | 192 | 936 | - | - |
| HCM Lane V/C Ratio | 0.029 | - | - | 0.406 | 0.543 | 0.072 | - | - |
| HCM Control Delay (s) | 7.9 | - | - | 26.1 | 44.1 | 9.1 | - | - |
| HCM Lane LOS | A | - | - | D | E | A | - | - |
| HCM 95th %tile Q(veh) | 0.1 | - | - | 1.9 | 2.8 | 0.2 | - | - |

| Lane Group | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (vph) | 6 | 43 | 56 | 29 | 27 | 40 | 33 | 549 | 43 | 62 | 280 | 6 |
| Future Volume (vph) | 6 | 43 | 56 | 29 | 27 | 40 | 33 | 549 | 43 | 62 | 280 | 6 |
| Ideal Flow (vphpl) | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Storage Length (ft) | 0 | | 0 | 0 | | 0 | 100 | | 0 | 100 | | 0 |
| Storage Lanes | 0 | | 0 | 0 | | 0 | 1 | | 0 | 1 | | 0 |
| Taper Length (ft) | 25 | | | 25 | | | 25 | | | 25 | | |
| Lane Util. Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Frt | | 0.928 | | | 0.944 | | | 0.989 | | | 0.997 | |
| Flt Protected | | 0.997 | | | 0.985 | | 0.950 | | | 0.950 | | |
| Satd. Flow (prot) | 0 | 1744 | 0 | 0 | 1732 | 0 | 1805 | 1876 | 0 | 1770 | 1894 | 0 |
| Flt Permitted | | 0.971 | | | 0.879 | | 0.569 | | | 0.346 | | |
| Satd. Flow (perm) | 0 | 1698 | 0 | 0 | 1546 | 0 | 1081 | 1876 | 0 | 645 | 1894 | 0 |
| Right Turn on Red | | | Yes | | | Yes | | | Yes | | | Yes |
| Satd. Flow (RTOR) | | 62 | | | 43 | | | 10 | | | 3 | |
| Link Speed (mph) | | 30 | | | 30 | | | 30 | | | 30 | |
| Link Distance (ft) | | 513 | | | 687 | | | 865 | | | 676 | |
| Travel Time (s) | | 11.7 | | | 15.6 | | | 19.7 | | | 15.4 | |
| Peak Hour Factor | 0.91 | 0.92 | 0.91 | 0.92 | 0.92 | 0.92 | 0.91 | 0.91 | 0.92 | 0.92 | 0.91 | 0.91 |
| Heavy Vehicles (%) | 0% | 2% | 0% | 2% | 2% | 2% | 0% | 0% | 2% | 2% | 0% | 0% |
| Adj. Flow (vph) | 7 | 47 | 62 | 32 | 29 | 43 | 36 | 603 | 47 | 67 | 308 | 7 |
| Shared Lane Traffic (%) | | | | | | | | | | | | |
| Lane Group Flow (vph) | 0 | 116 | 0 | 0 | 104 | 0 | 36 | 650 | 0 | 67 | 315 | 0 |
| Turn Type | Perm | NA | | Perm | NA | | Perm | NA | | Perm | NA | |
| Protected Phases | | 4 | | | 8 | | | 2 | | | 6 | |
| Permitted Phases | 4 | | | 8 | | | 2 | | | 6 | | |
| Detector Phase | 4 | 4 | | 8 | 8 | | 2 | 2 | | 6 | 6 | |
| Switch Phase | | | | | | | | | | | | |
| Minimum Initial (s) | 5.0 | 5.0 | | 5.0 | 5.0 | | 5.0 | 5.0 | | 5.0 | 5.0 | |
| Minimum Split (s) | 22.5 | 22.5 | | 22.5 | 22.5 | | 22.5 | 22.5 | | 22.5 | 22.5 | |
| Total Split (s) | 23.0 | 23.0 | | 23.0 | 23.0 | | 37.0 | 37.0 | | 37.0 | 37.0 | |
| Total Split (%) | 38.3% | 38.3% | | 38.3% | 38.3% | | 61.7% | 61.7% | | 61.7% | 61.7% | |
| Maximum Green (s) | 18.5 | 18.5 | | 18.5 | 18.5 | | 32.5 | 32.5 | | 32.5 | 32.5 | |
| Yellow Time (s) | 3.5 | 3.5 | | 3.5 | 3.5 | | 3.5 | 3.5 | | 3.5 | 3.5 | |
| All-Red Time (s) | 1.0 | 1.0 | | 1.0 | 1.0 | | 1.0 | 1.0 | | 1.0 | 1.0 | |
| Lost Time Adjust (s) | | 0.0 | | | 0.0 | | 0.0 | 0.0 | | 0.0 | 0.0 | |
| Total Lost Time (s) | | 4.5 | | | 4.5 | | 4.5 | 4.5 | | 4.5 | 4.5 | |
| Lead/Lag | | | | | | | | | | | | |
| Lead-Lag Optimize? | | | | | | | | | | | | |
| Vehicle Extension (s) | 3.0 | 3.0 | | 3.0 | 3.0 | | 3.0 | 3.0 | | 3.0 | 3.0 | |
| Recall Mode | None | None | | None | None | | Min | Min | | Min | Min | |
| Walk Time (s) | 7.0 | 7.0 | | 7.0 | 7.0 | | 7.0 | 7.0 | | 7.0 | 7.0 | |
| Flash Dont Walk (s) | 11.0 | 11.0 | | 11.0 | 11.0 | | 11.0 | 11.0 | | 11.0 | 11.0 | |
| Pedestrian Calls (#/hr) | 0 | 0 | | 0 | 0 | | 0 | 0 | | 0 | 0 | |
| Act Effct Green (s) | | 7.4 | | | 7.4 | | 24.1 | 24.1 | | 24.1 | 24.1 | |
| Actuated g/C Ratio | | 0.20 | | | 0.20 | | 0.65 | 0.65 | | 0.65 | 0.65 | |
| v/c Ratio | | 0.30 | | | 0.30 | | 0.05 | 0.53 | | 0.16 | 0.25 | |
| Control Delay | | 10.5 | | | 12.3 | | 4.2 | 7.2 | | 5.4 | 4.9 | |
| Queue Delay | | 0.0 | | | 0.0 | | 0.0 | 0.0 | | 0.0 | 0.0 | |



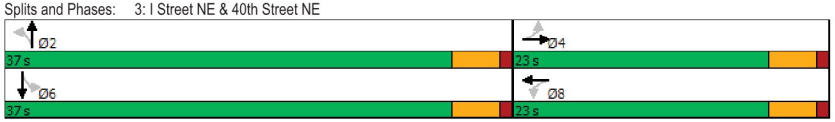
Lanes, Volumes, Timings
3: I Street NE & 40th Street NE
Westport Rezone

| Lane Group | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total Delay | | 10.5 | | | 12.3 | | 4.2 | 7.2 | | 5.4 | 4.9 | |
| LOS | | B | | | B | | A | A | | A | A | |
| Approach Delay | | 10.5 | | | 12.3 | | | 7.0 | | | 5.0 | |
| Approach LOS | | B | | | B | | | A | | | A | |
| Queue Length 50th (ft) | | 8 | | | 9 | | 3 | 67 | | 5 | 26 | |
| Queue Length 95th (ft) | | 46 | | | 47 | | 11 | 163 | | 21 | 65 | |
| Internal Link Dist (ft) | | 433 | | | 607 | | | 785 | | | 596 | |
| Turn Bay Length (ft) | | | | | | | 100 | | | 100 | | |
| Base Capacity (vph) | | 916 | | | 828 | | 948 | 1646 | | 565 | 1661 | |
| Starvation Cap Reductn | | 0 | | | 0 | | 0 | 0 | | 0 | 0 | |
| Spillback Cap Reductn | | 0 | | | 0 | | 0 | 0 | | 0 | 0 | |
| Storage Cap Reductn | | 0 | | | 0 | | 0 | 0 | | 0 | 0 | |
| Reduced v/c Ratio | | 0.13 | | | 0.13 | | 0.04 | 0.39 | | 0.12 | 0.19 | |

Intersection Summary

Area Type: Other
Cycle Length: 60
Actuated Cycle Length: 36.9
Natural Cycle: 55
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.53
Intersection Signal Delay: 7.1 Intersection LOS: A
Intersection Capacity Utilization 59.1% ICU Level of Service B
Analysis Period (min) 15

Splits and Phases: 3: I Street NE & 40th Street NE




2025 future Conditions with Proposed Zoning (Only Copper Gate Phase 1 w Signal)
Gibson Traffic Consultants, Inc. [BJL #20-113]
PM Peak-Hour

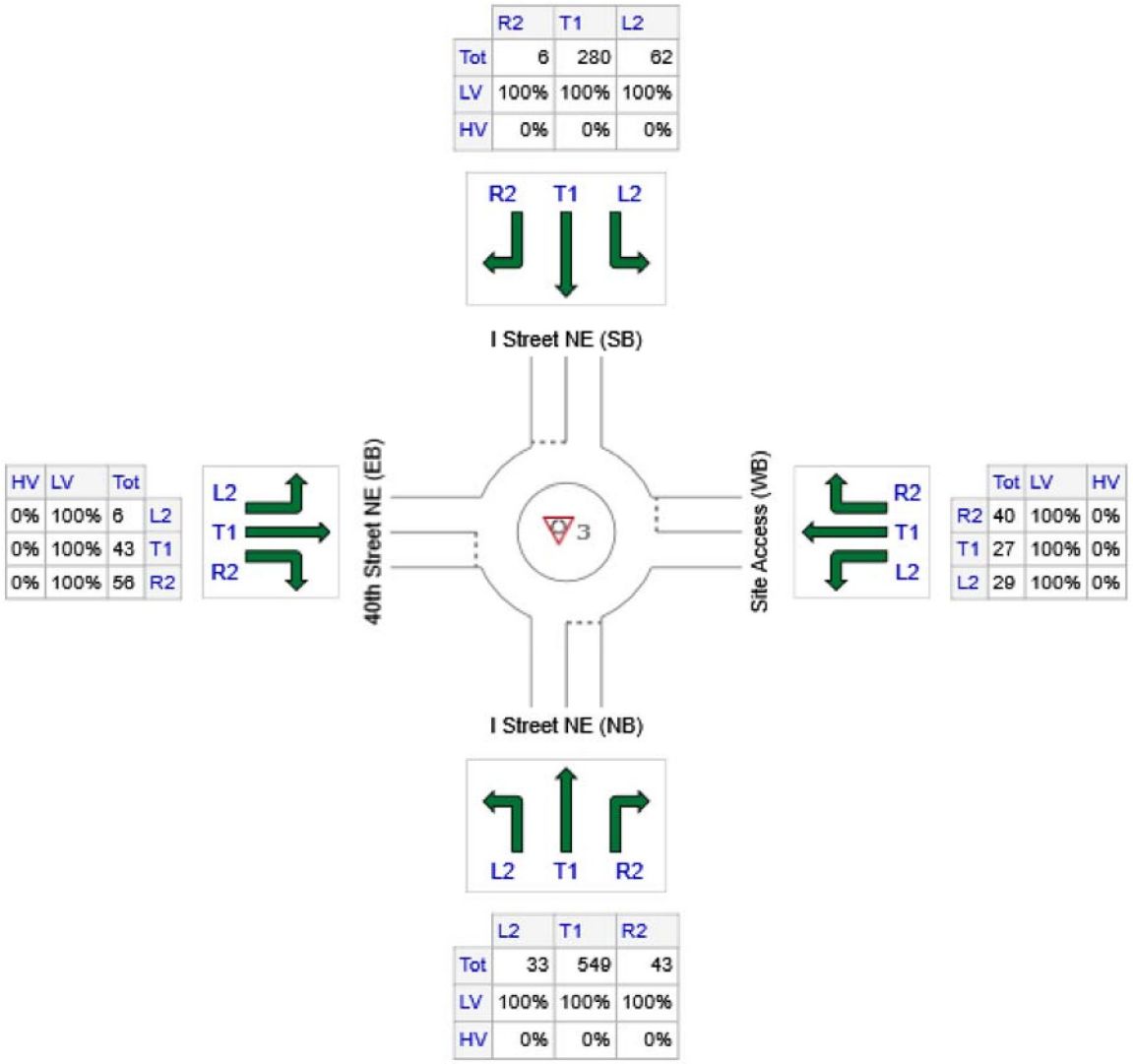
# INPUT VOLUMES

## Vehicles and pedestrians per 60 minutes

### Site: 3 [2025 Future w Proposed Zoning & Copper Gate Phase 1 Only]

I Street NE at 40th Street NE
Site Category: PM Peak-Hour
Roundabout

**Volume Display Method: Total and %**



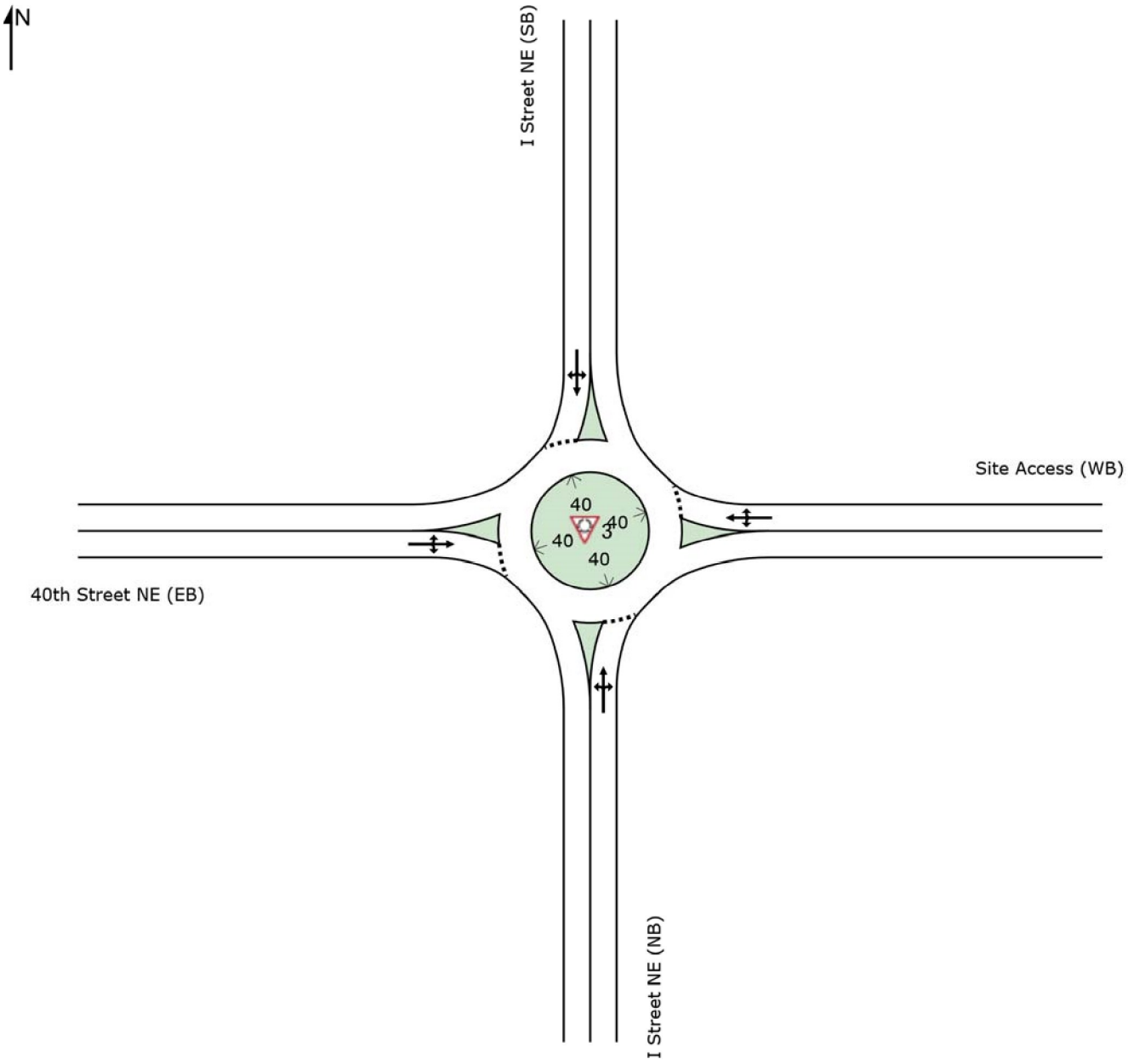

| | All MCs | Light Vehicles (LV) | Heavy Vehicles (HV) |
|---|---|---|---|
| S: I Street NE (NB) | 625 | 625 | 0 |
| E: Site Access (WB) | 96 | 96 | 0 |
| N: I Street NE (SB) | 348 | 348 | 0 |
| W: 40th Street NE (EB) | 105 | 105 | 0 |
| Total | 1174 | 1174 | 0 |

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Organisation: GIBSON TRAFFIC CONSULTANTS | Created: Friday, August 21, 2020 10:02:02 AM
Project: C:\Users\Brad Lincoln\Desktop\GTC Files\20-113\Comment Response #2\Sidra\3 I Street NE at 40th Street NE.sip8

# SITE LAYOUT

## Site: 3 [2025 Future w Proposed Zoning & Copper Gate Phase 1 Only]

I Street NE at 40th Street NE
Site Category: PM Peak-Hour
Roundabout




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Organisation: GIBSON TRAFFIC CONSULTANTS | Created: Friday, August 21, 2020 10:01:55 AM
Project: C:\Users\Brad Lincoln\Desktop\GTC Files\20-113\Comment Response #2\Sidra\3 I Street NE at 40th Street NE.sip8

# MOVEMENT SUMMARY

## Site: 3 [2025 Future w Proposed Zoning & Copper Gate Phase 1 Only]

I Street NE at 40th Street NE
Site Category: PM Peak-Hour
Roundabout

| Movement Performance - Vehicles | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Mov ID | Turn | Demand Flows Total veh/h | HV % | Deg. Satn v/c | Average Delay sec | Level of Service | 95% Back of Queue Vehicles veh | Distance ft | Prop. Queued | Effective Stop Rate | Aver. No. Cycles | Average Speed mph |
| South: I Street NE (NB) | | | | | | | | | | | | |
| 3 | L2 | 36 | 0.0 | 0.659 | 10.3 | LOS B | 6.6 | 164.5 | 0.60 | 0.58 | 0.60 | 34.2 |
| 8 | T1 | 603 | 0.0 | 0.659 | 6.7 | LOS A | 6.6 | 164.5 | 0.60 | 0.58 | 0.60 | 34.5 |
| 18 | R2 | 47 | 0.0 | 0.659 | 6.5 | LOS A | 6.6 | 164.5 | 0.60 | 0.58 | 0.60 | 33.8 |
| Approach | | 687 | 0.0 | 0.659 | 6.9 | LOS A | 6.6 | 164.5 | 0.60 | 0.58 | 0.60 | 34.4 |
| East: Site Access (WB) | | | | | | | | | | | | |
| 1 | L2 | 32 | 0.0 | 0.175 | 13.5 | LOS B | 1.0 | 25.8 | 0.74 | 0.81 | 0.74 | 32.9 |
| 6 | T1 | 30 | 0.0 | 0.175 | 9.9 | LOS A | 1.0 | 25.8 | 0.74 | 0.81 | 0.74 | 33.1 |
| 16 | R2 | 44 | 0.0 | 0.175 | 9.6 | LOS A | 1.0 | 25.8 | 0.74 | 0.81 | 0.74 | 32.5 |
| Approach | | 105 | 0.0 | 0.175 | 10.9 | LOS B | 1.0 | 25.8 | 0.74 | 0.81 | 0.74 | 32.8 |
| North: I Street NE (SB) | | | | | | | | | | | | |
| 7 | L2 | 68 | 0.0 | 0.360 | 9.4 | LOS A | 2.5 | 62.4 | 0.37 | 0.54 | 0.37 | 34.7 |
| 4 | T1 | 308 | 0.0 | 0.360 | 5.9 | LOS A | 2.5 | 62.4 | 0.37 | 0.54 | 0.37 | 34.9 |
| 14 | R2 | 7 | 0.0 | 0.360 | 5.6 | LOS A | 2.5 | 62.4 | 0.37 | 0.54 | 0.37 | 34.2 |
| Approach | | 382 | 0.0 | 0.360 | 6.5 | LOS A | 2.5 | 62.4 | 0.37 | 0.54 | 0.37 | 34.8 |
| West: 40th Street NE (EB) | | | | | | | | | | | | |
| 5 | L2 | 7 | 0.0 | 0.146 | 11.4 | LOS B | 0.8 | 19.5 | 0.57 | 0.68 | 0.57 | 34.3 |
| 2 | T1 | 47 | 0.0 | 0.146 | 7.8 | LOS A | 0.8 | 19.5 | 0.57 | 0.68 | 0.57 | 34.6 |
| 12 | R2 | 62 | 0.0 | 0.146 | 7.5 | LOS A | 0.8 | 19.5 | 0.57 | 0.68 | 0.57 | 33.9 |
| Approach | | 115 | 0.0 | 0.146 | 7.9 | LOS A | 0.8 | 19.5 | 0.57 | 0.68 | 0.57 | 34.2 |
| All Vehicles | | 1290 | 0.0 | 0.659 | 7.2 | LOS A | 6.6 | 164.5 | 0.54 | 0.60 | 0.54 | 34.4 |

Site Level of Service (LOS) Method: Delay & Degree of Saturation (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Signalised Intersections.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
Intersection and Approach LOS values are based on average delay for all movements (v/c not used).
Roundabout Capacity Model: SIDRA Standard.
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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# SEPA ENVIRONMENTAL CHECKLIST

Date Received:

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

| | |
|---|---|
| Project Name: | Westport Capital Investments Comp Plan Amendment & Rezone |
| Parcel Number(s): | 0004200024, 0004200022, 0004200003 |

## A. Background *[help]*

| | |
|---|---|
| 1. Name of proposed project, if applicable: | Westport Capital Investments Comp Plan Amendment & Rezone |
| 2. Name of Applicant: | Westport Capital Investments, LLC |
| Name of Agent (if applicable): | David K. Toyer, President, Toyer Strategic Advisors, Inc. |

3. Address and phone number of Applicant:
11269 NE 37th PL, Bellevue, WA 98004 425-417-8674

Address and phone number of Agent (if applicable):
3705 Colby Avenue, Suite 1, Everett, WA 98201

| | |
|---|---|
| 4. Date Checklist prepared: | April 26, 2020 |
| Date(s) Checklist Revised: | August 18, 2020 |
| 5. Agency requesting checklist: | City of Auburn, Washington |

6. Proposed timing or schedule (including phasing, if applicable).
This is a non-project action to amend the comprehensive plan and zoning maps of the City of Auburn as part of the annual "docket" cycle. Applications are due in Jun 2020 and reviewed by staff, Planning Commission and Council. A decision is expected in Dec 2020.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
There are no current plans for future development of this site. After this process is complete, a development proposal could be submitted but would be required to complete its own project-level SEPA review.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Shockey Planning Group evaluated the site for sensitive areas in 2017. As part of this proposal's application requirements, Gibson Traffic Consultants has prepared a traffic analysis at the direction of the City.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
None known.

10. List any government approvals or permits that will be needed for your proposal, if known.
This proposal is a non-project action to amend the comprehensive plan land use designation and zoning for three parcels, which required approval by the City Council. No other government approvals are needed.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.
This is a non-project action involving three parcels totaling 32.4 acres which seeks to:
- re-designate approximately 32.4 acres from single family to multiple-family (comprehensive plan amendment); and
- rezone approximately 31.2 acres from R7 to R20 (zoning map amendment)

The difference between the total acreage and acreage requested for rezoning recognizes that approximately 1.2 acres was already previously rezoned to multiple family in 1988 (Ordinance 4299) and is presently within the R20 zone.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The parcels subject to the proposal can generally be described as being located north and east of I Street and 40th Street NE, including a portion located within the SE quarter of Section 31, Township 22N, Range 05E and the NE quarter of Section 06, Township 21N, Range 05E.

**B. Environmental Elements**

**1. Earth**

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

b. What is the steepest slope on the site (approximate percent slope)? Less than 10%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Approximately 70% Oridia Silt Loam and 28% Renton Silt Loam with small percentages of Briscot Silt Loam and urban land.

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

None known.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

This proposal is a non-project action that would not directly result in any grading or filling. Any application for a future development proposal, unless exempt by WAC 197.11.800 or city code, will be required to complete a project level SEPA.

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

No. This proposal is a non-project action that would not directly result in any clear, grading, etc.

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

This proposal is a non-project action and will not directly result in impervious surfaces. However, the change in applicable zoning from R7 to R20 will result in increased allowances for lot coverage and impervious surface under AMC 18.07.030.

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

None. This proposal is a non-project action and no measures are proposed to reduce or control erosion. Any application for a future development proposal, unless exempt by WAC 197-11-800 or city code, would be required to complete a project level SEPA and comply with applicable city and state standards for surface water, drainage, low impact development and TESC.

**2. Air**

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

This proposal is a non-project action and would have no direct impact on emissions. Any future development, unless exempt under WAC 197-11-800 or city code, would be required to complete a project level SEPA and comply with standards for air quality.

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

None known.

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

None. This proposal is a non-project action and would not directly result in any emissions. Any application for a future development proposal, unless exempt by WAC 197-11-800 or city code, will be required to complete a project level SEPA

**3. Water**

a. Surface Water.

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Small isolated wetlands were identified by Skockey Planning Group ~~Brent~~ on adjacent parcels ~~that are~~ not part of this proposal. Note that the Shockey Planning Group map report shows a 50ft buffer in accordance with the previous critical areas ordinances. Applicable buffers would be in accordance with Chapter 16.10 at the time of any future development application. Additionally, the Green River is located within 500 feet of the east property line of parcel 0004200003.

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

This proposal is a non-project action and does not propose any work over, in, or adjacent to the wetlands or the river. Any future development proposal will require a critical areas delineation and a project level SEPA.

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None. This proposal is a non-project action and would not result in any filling or dredging. Any future development proposal would be required to complete a project level SEPA if filling and/or dredging were proposed.

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

This proposal is a non-project action and would not directly result in or require surface water withdrawls or diversions. Any future development proposal, unless exempt by WAC 197-11-800 or city code, would be required to complete a project level SEPA.

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

Yes. Attached is a map showing the FEMA preliminary 100-year floodplain. However, this is a non-project action. Any future development proposal would be required to address this and a project level SEPA. The City is currently updated flood regs per FEMA

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

This proposal is a non-project action and would not directly result in any discharge of waste materials. Any future development proposal would be required, unless exempt by WAC 197-11-800 or city code, would be required to complete a project level SEPA.

b. Ground Water.

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No. This proposal is a non-project action. Any future development, unless exempt by WAC 197-11-800 or city code, would be required to complete a project level SEPA and comply with applicable city and state standards.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None. This proposal is a non-project action. Any future development, unless exempt by WAC 197-11-800 or city code, would be required to complete a project level SEPA and comply with any applicable standards.

c. Water runoff (including stormwater).

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Unknown at this time. This proposal is a non-project action. Any future development proposal, unless exempt by WAC 197-11-800 or city code, would be required to complete a project level SEPA and provide analysis of storm and surface water runoff.

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

Not applicable. This is a non-project action.

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

No. This is a non-project action. Any future development proposal, unless exempt by WAC 197-11-800 or city code, would be required to submit a preliminary drainage report that analyzes drainage patterns pre- and post-development, as well as comply with all applicable city and state standards for the collection, treatment and release of storm and surface water.

**4. Plants**

a. Check the types of vegetation found on the site:

- ■ deciduous tree: □ alder, □ maple, □ aspen, □ other
- ■ evergreen tree: □ fir, □ cedar, □ pine, □ other
- ■ shrubs
- ■ grass
- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards or other permanent crops
- ☐ wet soil plants: □ cattail, □ buttercup, □ bullrush, □ skunk cabbage, □ other
- ☐ water plants: □ water lily, □ eelgrass, □ milfoil, □ other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

No removal or alteration of vegetation is proposed as this is a non-project action. Any future development proposal, unless exempt by WAC 197-11-800 or city code, would be required to complete a project level SEPA and identify vegetation to be removed or altered.

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

None known.

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

None proposed. This proposal is a non-project action. Any future development proposal, unless exempt by WAC 197-11-800 or city code, would be required to complete a project level SEPA review and comply with any applicable landscaping standards.

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

None known.

**5. Animals**

a. Check any birds and other animals which have been observed on or near the site or are known to be on or near the site.

- ■ Birds: □ hawk, ■ heron, ■ eagle, ■ songbirds, □ geese, □ ducks, □ crows, □ other
- ☐ Mammals: □ deer, □ bear, □ elk, □ beaver, □ other
- ☐ Fish: □ bass, □ salmon, □ trout, □ herring, □ shellfish, □ other

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

The sensitive area review by Shockey Planning Group discusses WDFW notes on failed heron reproduction due to eagle harrasment.

c. Is the site part of a migration route? If so, explain.

None identified, except that the entire region is within the Pacific Fly-way.

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

None proposed. This is a non-project action.

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

None known.

**6. Energy and Natural Resources**

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not applicable. This proposal is a non-project action that will not have any direct energy needs. Any future development proposal will be required to analyze its specific energy needs.

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

No. This proposal is a non-project action and would not directly result in any changes that could impact the use of solar energy by adjacent properties.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None. This proposal is a non-project action. Future development proposals may or may not include energy conservation features. Any future development proposal would be required to comply with current energy codes, etc. to control energy impacts.

## 7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

None known. This proposal is a non-project action and it would not directly create any environmental health hazards.

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

This site was historically used for agriculture and may have been affected by pesticide use. However, this is a non-project action and any future development proposal will be required to identify contamination, if any, as well as remediation, if required.

2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known.

3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Not applicable. This proposal is a non-project action. Any future development proposal, unless exempt by WAC 197-11-800 or city code, would be required to complete a project level SEPA and identify any chemicals that might be stored, used, etc.

4. Describe special emergency services that might be required.

None. This proposal is a non-project action. No environmental health hazards are anticipated as a direct result of this proposal.

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

None proposed. This is a non-project action. No environmental health hazards are anticipated as a direct result of this proposal. Any future development, unless exempt by WAC 197-11-800 or city code, would be required to completed a project level SEPA.

b. Noise.

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

None. This is a non-project action. However, the proposed location of the amendment is located within an urban environment with typical urban noises made by adjacent uses (commercial, high density residential), traffic, etc.

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

None. This proposal is a non-project action. Any future development proposal, unless exempt by WAC 197-11-800 or city code, would need to identify its specific short-term and long-term noises, hours, etc.

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

None proposed. This proposal is a non-project action and would not directly result in any noises. Any future development proposal, unless exempt by WAC 197-11-800 or city code, would need to complete a project level SEPA review.

## 8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

This site is undeveloped. Adjacent parcels are vacant land zoned R20 (W and SW); a PUD development (N), developed heavy commercial zoning (W and SW); vacant land zoned R7 (S), a residential manufactured/mobile home community (S) and open space/public use (E). This proposal shouldn't affect adjacent uses as it is consistent with the mix of higher density and intensity uses.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

This site was at one time used for agricultural purposes, but it not working farmlands, nor is it an agricultural site of long-term significance.

1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

c. Describe any structures on the site.
None.

d. Will any structures be demolished? If so, what?
None. This is a non-project action.

e. What is the current zoning classification of the site?
R7

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

g. If applicable, what is the current Shoreline Master Program designation of the site?
Not applicable.

h. Has any part of the site been classified as a critical area? If so, specify.
~~No.~~ A portion of the east side of the site is located within the identified 100-year floodplain (see attached map.

i. Approximately how many people would reside or work in the completed project?
This is a non-project action. However, the proposal could increase residential capacity by approx. 850 to 915 people (max build out).

j. Approximately how many people would the completed project displace?
None. This is a non-project action.

k. Proposed measures to avoid or reduce displacement impacts, if any:
None. This is a non-project action.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
None. This proposal is a non-project action. If this proposal is approved and a future development proposal submitted, that proposal would be required to comply with city standards for development, including density, dimension and design standards. Further, future development allowed if this proposal were approved would be consistent with the adjacent PUD, heavy commercial and R20 zoning.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
None. This is a non-project action and does not involve agricultural or forest lands of long-term commercial significance.

**9. Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
If approved, this proposed change would increase the number of potential units from 218 single family homes to as many as 624 multi-family units (depending on type of product). It is most likely that any future development proposal be for market rate units.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None.

c. Proposed measures to reduce or control housing impacts, if any:
None. This proposal is a non-project action.

**10. Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
This proposal is a non-project action, but if approved the maximum building height would increase from 35ft to 50ft. Future development, unless exempt by WAC 197-11-800 or city code, would be required to complete a project level SEPA review.

b. What views in the immediate vicinity would be altered or obstructed?
None. The potential increase in building height would be consistent with the 50ft and 75 ft building heights allowed to the West and the 50ft building height allowed to the SW.

c. Proposed measures to reduce or control aesthetic impacts, if any:
None proposed. This is a non-project action. Any future development proposal would be required to comply with applicable density, dimension and design standards at such time a development may be proposed.

**11. Light and Glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
None. This proposal is a non-project action that would not directly produce any light or glare. Any future development proposal, unless exempt by WAC 197-11-800 or city code, would be required to complete a project level SEPA and address light and glare.

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

Not applicable. This is a non-project action.

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

None known/not applicable. This is a non-project action.

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

None proposed. This is a non-project action.

**12. Recreation**

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

Recreation within 1 mile of this location include the interurban trail, the Mary Olson farm, North Green River Park, Riverpoint Park and the Issac Evans Park.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No. This is a non-project action.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None proposed. This is a non-project action.

**13. Historic and Cultural Preservation**

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

None known.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the Department of Archeology and Historic Preservation (DAHP), archaeological surveys, historic maps, GIS data, etc.

~~None.~~ DAHP's WISAARD Predictive Model shows the eastern portion of this site as "very high risk" and the remainder of the site as "high risk" for cultural resources. Shockey Planning Group conducted a desktop review of this information, which has been summarized in a memo to the City. DAHP considers this information sensitive and confidential, and it is protected from public disclosure per RCW 42.17.310(1)(k). ~~This proposal is a non-project action.~~ Any future development proposal, unless exempt, would be required to assess any potential impacts or otherwise comply with any comments received from DAHP in response to a notice of application or SEPA.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None proposed. This is a non-project action.

**14. Transportation**

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The subject site is not presently served by a public street. However, it is located due east of the intersection of 40th Street NE and I Street NE. Future access ~~points~~ at the time of development ~~of this site may~~ will be ~~include an~~ the extension of 40th Street NE from I Street and ~~the extension~~ public road connections with L Street and O place, as well as an EVA at R Street. Road connections to the south will need to be coordinated with the Auburn School District.~~, the addition of a 41st Place NE (east of I Street NE); the extension of L Street NE and/or the extension of O Place NE.~~

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The site is located within one-half mile of King County Metro Route 180, including northbound stop #57915 (37th & Auburn Way) and southbound stop #58235 (42nd & Auburn Way). Sidewalks within the future development can be extended to connect with existing sidewalks in the area to provide access to this service. Route 180 is an all-day route with "night owl" service and Route 180 is planned to convert to a RapidRide I line in 2023. ~~It~~ Route 180 provides connections to Auburn Station, Kent Station, Burien, Sea-tac, and etc., ~~And it can~~ connecting riders to Sound Transit bus and commuter train services.

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

Not applicable. This proposal is a non-project action. Any future development proposal would be required to comply with local regulations for parking, including stall dimensions, stall size and etc.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No, this proposal will not directly require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, as it~~this proposal~~ is a non-project action. Any future development proposal would be required to complete a development specific traffic impact analysis (TIA) and, unless exempt by WAC 197-11-800 or city code, a project level SEPA review.

Based on a traffic impact analysis by Gibson Traffic Consultants, any future development will need to evaluate the intersection at 40th Street NE and I Street, any shifts in traffic volumes to I Street NE from Auburn Way S with its extension to S 277th Street, and the impacts of the proposed development to determine what improvements, if any, are needed at this intersection. Additionally, any future development proposal would be required to submit a site plan for review, which would include plans for any new or improved roads, etc.

Future development would be required to make a connection to I Street NE at 40th Street NE and provide half street improvements along I Street. Additional analysis will be required to determine if improvements are needed to the intersection of 40th Street NE and I Street NE. Public road connections will be required to L Street and O Place with an emergency vehicle access (EVA) at R Street. Site planning will need to be coordinated with the Auburn School District for purposes of providing public road stubs to their future school development (south).

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

No.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

A Traffic Impact Analysis was completed by Gibson Traffic Consultants. It concluded the proposed re-designation/rezone would result in 1,337 average daily trips (64 AM peak hour) and (59 PM peak hour). This would be passenger vehicles. The data was obtained from the City of Auburn and the model relied on both the current ITE and Highway Capacity Manuals.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

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

None proposed. This proposal is a non-project action. Any future development proposal for the site would be required to complete a traffic impact analysis and project level SEPA review to identify potential level of service (LOS) or other transportation impacts requiring mitigation.

**15. Public Services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Yes, eventually. Should this proposal be approved future development could have more units which would increase demands for certain public services. However, under GMA the impact of density on public services is preferred to that created by sprawl.

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

None proposed. This is a non-project action. Any future development proposal, unless exempt by WAC 197-11-800 or city code, would be required to complete a project level SEPA review to identify direct impacts and any required mitigation.

**16. Utilities**

a. Check utilities currently available at the site: ▪ **electricity,** ▪ **natural gas,** ▪ **water,** ▪ **refuse service,** ▪ **telephone,** ▪ **sanitary sewer,** □ septic system, ▪ other **storm sewers**

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None proposed. This proposal is a non-project action and will not directly result in new demand for utilities. Future development will be required to coordinate with area utilities to evaluate development specific needs and available utility capacities, as well as coordinate and plan for development specific service needs, including connections, extensions, relocations, etc. At the request of the City, Applicant retained PACE Engineering to conduct an analysis of the Auburn 40 pump station. This analysis shows that any future development will need to further analyze the Auburn 40 pump station to determine if any improvements are required to support additional and peak flows.

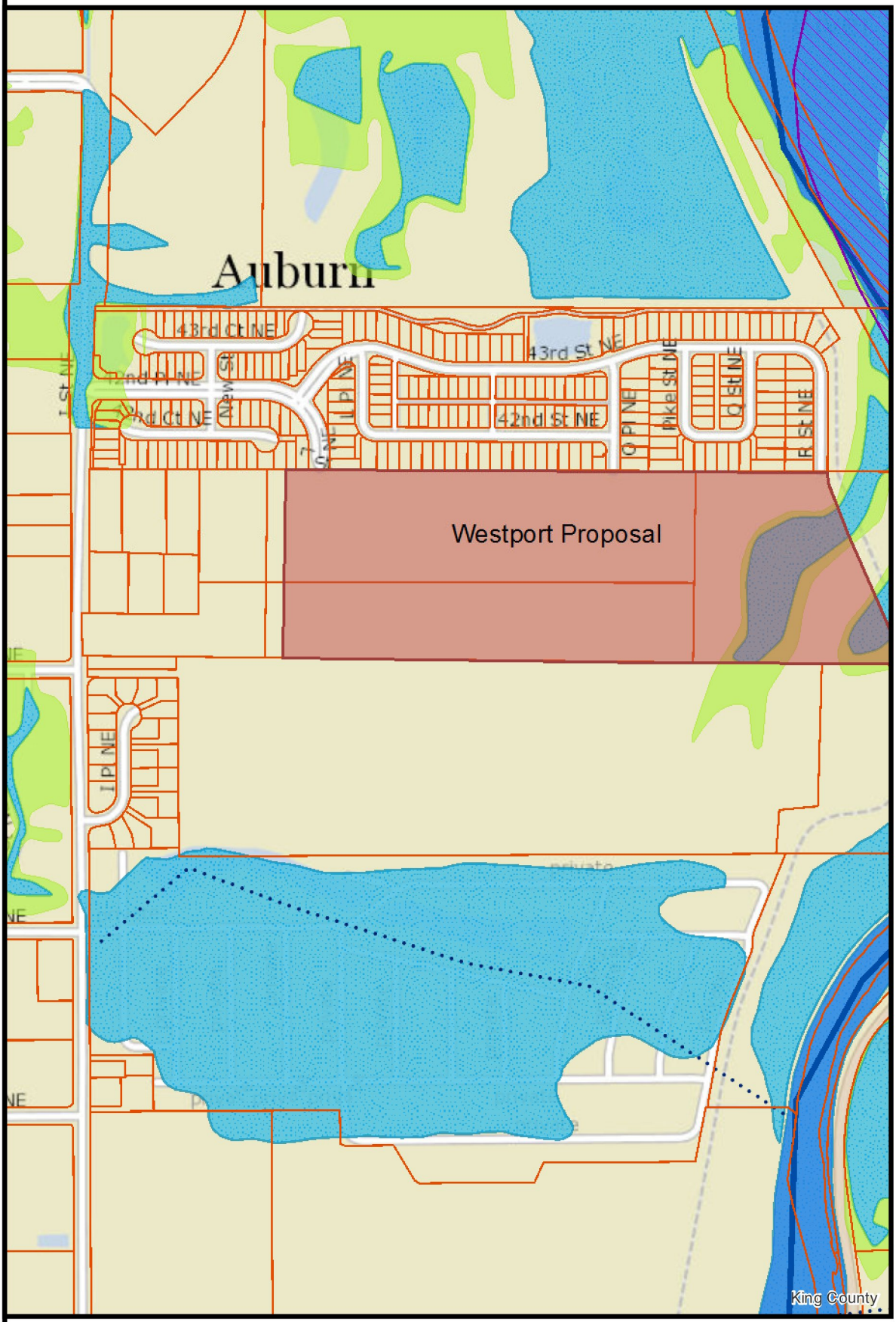
Signature: _____

Name of Signee: David K. Toyer

Position and Agency/Organization: Toyer Strategic Advisors, Inc.

Date Submitted: ~~June 12, 2020~~ August 18, 2020

# Flood Plain Map




## Legend

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

**Stream (1990 SAO)**

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

**Flood other areas**

- 0.2% annual chance flood hazard (500 year)
- zone X protected by levee
- Regulatory floodplain

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King County

Date: 4/28/2020 For Westport Capital

# AGENDA BILL APPROVAL FORM

**Agenda Subject:**
Introductory Discussion on Proposed Code Amendments related to Wireless Telecommunications Regulations, ZOA20-0005

**Date:**
October 12, 2020

**Department:**
Community Development

**Attachments:**
Memo to Planning Commission
Franchise Code Update Document

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

**Administrative Recommendation:**

**Background Summary:**

See Memo

**Reviewed by Council Committees:**

**Councilmember:**

**Staff:** Dixon

**Meeting Date:** October 20, 2020

Item Number:

# MEMORANDUM

**TO:** Judi Roland, Chair, Planning Commission
Roger Lee, Vice-Chair, Planning Commission
Planning Commission Members

**FROM:** Jeff Dixon, Planning Services, Department of Community Development

**DATE:** September 28, 2020

**RE:** Introductory Discussion on Proposed Code Amendments related to Wireless Telecommunications Regulations, ZOA20-0005

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**General introduction**

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

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

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

**Purpose of code changes**

The City is systematically initiating changes to various city code sections to address consistency with changes in federal law requirements and to reflect changes in wireless communication technology among other changes. Due to the highly technical and litigious nature of the subject, the City hired a legal consultant specializing in the subjects of wireless communication and ROW permitting of franchises and that is familiar with the results of court decisions. City

Legal Dept., Public Works Dept., and Community Development Dept. staff has been working with this consultant over the last year on drafting code changes.

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

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

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

- Title 3, REVENUE AND FINANCE
  - Chapter 3.42, Cable Television Utility Tax
  - Chapter 3.84, Telephone Business
  - Chapter 3.88, Utility Services

    *The key changes to Title 3, are:*
    - *Align definitions with those of Title 20 for utilities, telecommunications and cable.*
    - *Modernize procedural provisions to reflect actual process.*
    - *Repeal of ACC 3.84.110 as annexation notification is addressed by applicable state law.*
    - *Repeal of ACC 3.88.030 as the provision is outdated and duplicative of requirements in Title 5.*

- Title 5, BUSINESS LICENSES AND REGULATIONS
  - Chapter 5.84, Licensing of Telecommunications Carriers, Operators, Providers, and Other Utilities

    *The key changes to Title 5, are:*
    - *Remove purpose statement of business licensing as it is duplicative.*
    - *Align definitions with those of Title 20 for utilities, telecommunications and cable.*
    - *Modernize procedural provisions to reflect actual process.*

- Title 12, STREETS, SIDEWALKS AND PUBLIC WORKS
  - Chapter 12.24, Construction Permits
  - Chapter 12.32, Sidewalk Obstructions

*The key changes to Title 12, are:*

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

- Title 13, WATER, SEWERS AND PUBLIC UTILITIES
  - Chapter 13.32A, Underground Wiring
  - Chapter 13.36, CATV Systems **(Repealed)**
  - Chapter 13.44, Electrical Franchise **(Repealed)**

*The key changes to Title 13, are:*

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

- Title 20, FRANCHISES, CABLE FRANCHISES, AND LEASES
  - Chapter 20.02, General Provisions
  - Chapter 20.04, Utility and Telecommunications Franchises
  - Chapter 20.06, Cable Franchise
  - Chapter 20.08, Facilities Lease
  - Chapter 20.10, Conditions of Public Way Agreements, Franchises and Facilities Leases **(Repealed)**
  - Chapter 20.12, Open Video Systems **(Repealed)**
  - Chapter 20.14, Small Wireless Facilities

*The key changes to Title 20, are:*

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

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

- Title 17, LAND ADJUSTMENTS AND DIVISIONS
  - Chapter 17.14, IMPROVEMENT REQUIREMENTS – SUBDIVISIONS
  - Chapter 17.28, Infrastructure Conduit **(Repealed)**

  *The key changes to Title 17, are:*
    - *Minor changes to improve clarity and correct references.*
    - *Repeal of ACC 17.28 because addressed in ACC 13.32A.*

- Title 18, ZONING
  - Chapter 18.02, General Provisions
  - Chapter 18.04, Definitions
  - Chapter 18.07, Residential Zones
  - Chapter 18.23, Commercial and Industrial Zones
  - Chapter 18.31, Supplemental Development Standards
  - Chapter 18.35, Special Purpose Zones

  *The key changes to Title 18, are:*
    - *Changes to be consistent with the requirements of federal legislation that provide the city must approve additions or modifications to existing wireless communication facilities that do not exceed a "substantial increase" and that the city must approve within a specified timeframe. This requires new terminology, procedures, and regulations.*
    - *Also changes were made to accommodate the new technology of "small cell wireless communication" facilities when located on private property.*
    - *Other minor housekeeping or administrative changes were also made.*

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

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

**Wireless Antenna Facilities**

With the evolving technology and increased usage of wireless devices by the population, wireless antenna facilities have been given special consideration by federal regulations. Local jurisdictions across the country need to ensure that their regulations regarding wireless antenna facility siting are consistent with section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012, as set forth in the Federal Communications Commission's (FCC's) October 2014 Acceleration of Broadband Deployment Order.

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

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

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

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

**Regulating Small Cell Technology**
To meet rapidly increasing demand for wireless services and encourage investment in a national infrastructure for 5G, wireless communication providers must deploy infrastructure at significantly more locations using new, small cell facilities. This *Declaratory Ruling and Third Report and Order* is part of a national strategy to promote the timely buildout of this new infrastructure across the country by eliminating regulatory impediments, unnecessarily add delays and costs to bringing advanced wireless services to the public. The ruling was effective January 14, 2019.

**Some key provisions of the federal legislation:**

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

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

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

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

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

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

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

- Provide the following guidance for reviewing an application under federal legislation:
    - A local government may only require applicants to provide documentation that is reasonably related to determining whether the “eligible facilities request” meets the requirements;

- Within 60 days from the date of filing, accounting for tolling, a local government shall approve an application meeting the “eligible facilities request”;
- The running of the period may be tolled by mutual agreement or upon notice that an application is incomplete provided in accordance with the same deadlines, but not by a moratorium; and
- An application meeting the “eligible facilities request”; is deemed granted if a State or local government fails to act on it within the requisite time period.

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

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

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

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

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

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

- Interpret the term “effectively prohibit”.

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

**Attachments:**

- Title 17, LAND ADJUSTMENTS AND DIVISIONS
  - Chapter 17.14, Improvement Requirement – Subdivisions
  - Chapter 17.28, Infrastructure Conduit **(Repealed)**

  Title 18, ZONING
  - Chapter 18.02, General Provisions
  - Chapter 18.04, Definitions
  - Chapter 18.07, Residential Zones
  - Chapter 18.23, Commercial and Industrial zones
  - Chapter 18.31, Supplemental development standards
  - Chapter 18.35, Special Purpose Zones

17.14.080 Underground utilities.

A. Consistent with ~~ACC~~ Titles 12 and 13 ACC and the city's ~~design and construction standards~~Engineering Design and Construction Standards, all utility lines serving the subdivision, including but not limited to power, telephone and television cables, shall be installed underground. Adequate easements shall be provided for all such utility lines which will not be located within public ~~right-of-~~way. Television conduit and miscellaneous hardware shall be installed according to the requirements of Chapter ~~13.36~~20.06 ACC.

B. Whenever an intersection of an arterial and any other street is constructed or improved under the requirements of this title, and when the city engineer has determined that traffic signalization of such intersection will be needed in the future, the city engineer may require the installation, at the ~~subdivider's~~ applicant's expense, of underground conduit which will be necessary for and will facilitate such future signalization. (Ord. 6239 § 1, 2009; Ord. 5164 § 1, 1998; Ord. 4296 § 2, 1988. Formerly 17.12.240.)

# Chapter 17.28
# INFRASTRUCTURE CONDUIT

[Repealed]

~~Sections:~~

~~17.28.010 Infrastructure conduit in streets.~~

## ~~17.28.010 Infrastructure conduit in streets.~~

~~In addition to the other requirements set forth in this title, any time street improvements or right-of-way improvements are to be provided in connection with development activity governed hereby, the city review process shall determine in consultation with public works, police, parks, arts, and recreation, planning and development departments, information services, and with the local fire authority, whether conduit at least three inches in diameter should be included therein, in which cases, if so required, the applicant shall construct said improvement in conformance with the public facility extension requirements of Chapter 13.40 ACC. (Ord. 6414 § 3, 2012.)~~

18.02.040 Applicability.

A. The provisions of this title shall apply to both public and private use of land within the corporate limits of the city.

B. Hereafter, no use shall be conducted, and no building, structure and appurtenance shall be erected, relocated, remodeled, reconstructed, altered or enlarged unless in compliance with the provisions of this title, and then only after securing all permits and approvals required hereby. It shall be unlawful to build or use any building or structure or to use premises in the city for any purpose or use other than the uses listed as being permitted in the zone in which such building, land, or premises is located.

C. Any building, structure or use lawfully existing at the time of passage of this title, although not in compliance herewith, may continue as provided in Chapter 18.54 ACC.

D. No division of land shall occur unless in compliance with the provisions of this title and ~~ACC~~ Title 17 ACC, Land Adjustments and Divisions.

E. This title is not intended to regulate work of any kind conducted in or on the public ways as defined in ACC 20.02.020.~~the erection, construction, or reconstruction of public streets, power poles, street lights, utility facilities, utility conveyance or storage systems, transmission lines, or other public uses necessary to support the general public welfare, carried on by the city, or agents of the city working under the appropriate contract or franchise.~~ (Ord. 6245 § 2, 2009; Ord. 5026 § 1, 1997; Ord. 4773 § 1, 1995; Ord. 4229 § 2, 1987. Formerly 18.02.030.)

18.04.912 Wireless communications - Definitions.

~~"Wireless communications" means the provision of any personal wireless service, as defined in the Telecommunications Act of 1996, and for the purposes of this title includes the following terms:~~

A. "Antenna" means any devise used to transmit and/or receive radio or electromagnetic waves such as, but not limited to panel antennas, reflecting discs, microwave dishes, whip antennas, directional and non-directional antennas consisting of one or more elements, multiple antenna configurations, or other similar devices and configurations, and exterior apparatus designed for telephone, radio, or television communications through the sending and/or receiving of wireless communications signals.~~a device used in wireless communications which transmits and/or receives radio signals. Antennas include the following types:~~

~~1. Accessory: Antennas including, but not limited to, test mobile antennas and Global Positioning System (GPS) antennas which are less than 12 inches in height or width and do not directly provide personal wireless communication.~~

~~2. Directional or panel: An antenna or array of antennas designed to transmit a radio signal in a particular direction typically encompassing an arc of 120 degrees. Panel antennas, also called directional antennas, are typically flat, rectangular devices approximately six square feet in size.~~

~~3. Dish or parabolic: A bowl-shaped device for the reception and/or transmission of radio frequency communications signals in a specific directional pattern.~~

~~4. Whip, rod or omni-directional antenna: An antenna, tubular in shape, that transmits and receives signals throughout a 360-degree range.~~

~~5. Other: All other transmitting or receiving equipment not specifically described herein shall be regulated in conformity with the type of antenna defined herein which most closely resembles such equipment.~~

B. ~~"Antenna array" means one or more rods, panels, discs or similar devices attached to a support structure used for the transmission or reception of radio frequency signals.~~

~~C~~B. "Attached wireless communications facility ~~(WCF)~~" means a wireless communication facility that is affixed to an existing structure other than a Tower. Examples of attached wireless communication facilities include antennas affixed to or erected upon existing buildings, water tanks, or other existing structures. ~~an antenna array which is attached to an existing building or structure.~~

C. "Base station" means the structure or equipment at a fixed location that enables wireless communications, licensed or authorized by the FCC, between user equipment and a communications network. By way of example, a building, ballfield structure or a utility pole outside of the public way, becomes a base station once wireless facilities are permitted and attached. The term does not encompass a wireless communication tower as defined in this title or any equipment associated with a wireless communication tower.

D. "Camouflage", "concealment", or "camouflage design techniques" means that a wireless communication facility is camouflaged or utilizes camouflage design techniques when any measures are used in the design and siting of wireless communication facilities with the intent to minimize or eliminate the visual impact of such facilities to surrounding uses. A wireless communication facility site utilizes camouflage design techniques when it (1) is integrated in an outdoor fixture such as a flagpole, or (2) uses a design which mimics and is consistent with the nearby natural or architectural features (such as an artificial tree), or (3) is incorporated into (including, without limitation, being attached to the exterior of such facilities and painted to match it) (such as a belvedere or a dormer), or replaces existing permitted facilities (including without limitation, freestanding light standards) so that the presence of the wireless communication facility is minimized or not readily apparent. The terms do not include fencing and landscape screening that is used to enhance visual compatibility at ground level

E~~D~~. "Carrier" means a company providing wireless communication services, also referred to as a wireless service provider.

~~E~~F. "Co-location" means: (1) mounting or installing a WCF on a pre-existing structure, and/or (2) modifying a structure for the purpose of mounting or installing a WCF on that structure. Provided that, for purposes of Eligible Facilities Requests, "Co-location" means the mounting or installation of transmission equipment on an

Eligible Support Structure for the purpose of transmitting and/or receiving radio frequency signals for communications purposes. ~~the use of a common WCF or site by two or more wireless license holders, or by one wireless license holder for more than one type of communications technology~~.

G. "Eligible facilities request" (EFR) means any request for modification of an existing wireless communication tower or base station that was previously authorized by the local permitting jurisdiction and that does not substantially change, as defined in this Section, the physical dimensions of such wireless communication tower or base station from the original authorization involving: (1) co-location of new transmission equipment, (2) removal of transmission equipment, or (3) replacement of transmission equipment.

H. "Eligible Support Structure" means an existing wireless communication tower or base station as defined in this title and that has proposed alterations that meet the standards of an eligible facilities request

~~F~~I. "Equipment facility" means a structure used to contain ancillary equipment for a WCF which may include cabinets, shelters, an addition to an existing structure, pedestals and other similar structures.

J. "Emergency wireless communication facility (EWCF)" means any structure not entirely within an enclosed building or vehicle, including antennas, guy wires, microwave dishes or horns, structures or towers to support receiving and/or transmitting devices, accessory buildings, i.e., equipment storage buildings, energy power generating housing, and the leased or owned property surrounding the wireless communication tower and any access or utility easements, that is used for the transmission or reception of electromagnetic waves for emergency communication purposes, operated by a local public agency responsible for providing emergency services

K. "Existing" means a constructed tower or base station if it has been reviewed and approved under the applicable zoning or siting process, or under another State or local regulatory review process, provided that a tower that has not been reviewed and approved because it was not in a zoned area when it was built, but was lawfully constructed, is existing for purposes of this definition.

~~G~~L. “Microcells” are typically located in and exclusively benefit residential neighborhoods. Microcells consist of an antenna that is either: (1) a dish or parabolic antenna that is no more than four feet in height and with an area of not more than 580 square inches; or (2) a tubular antenna that is no more than four inches in diameter and no more than six feet in height; or (3) one or more panel antennas that are no more than six feet in height, and their width or depth is no more than six inches and the aggregate area of such panel antenna(s) would not exceed 580 square inches that would be visible from any one viewpoint; or (4) similar antennas that are of comparable size and shape.

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

~~H~~N. “Separation” means minimum distance required by city regulation between the base of Towers~~primary support structures~~.

O. “Site” for purposes of this chapter means for wireless communication towers other than wireless communication towers in the public way, the current boundaries of the leased or owned property surrounding the wireless communication tower and any access or utility easements currently related to the site, and, for eligible support structures, is further restricted to that area in proximity to the structure and to other transmission equipment already existing on the ground.

P. “Small wireless facilities” shall mean the definition contained in Chapter 20.14 ACC.

Q. “Substantial change” for purposes of this chapter means a modification that alters the physical dimensions of an eligible support structure if, after the modification, the structure meets any of the following criteria:

1. For towers other than towers in the public way, it increases the height of the tower by more than ten percent or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater;

2. For towers other than towers in the public way, it involves adding an appurtenance to the body of the tower that would protrude from the edge of the

tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater;

3. For any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets; or, for base stations, it involves installation of any new equipment cabinets on the ground if there are no preexisting ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than ten percent larger in height or overall volume than any other ground cabinets associated with the structure;

4. It entails any excavation or deployment outside the current site as that term is defined in this section;

5. It would defeat the concealment elements of the eligible support structure; or

6. It does not comply with conditions associated with the original approval of the construction or modification of the eligible support structure or base station equipment, unless noncompliance is only in a manner that would exceed the thresholds identified in subsections (1) through (4) of this definition.

For purposes of determining whether a substantial change exists, changes in height are measured from the original support structure as it existed at the time the first Eligible Facilities Request was approved for that structure in cases where facilities are or will be separated horizontally, in other circumstances, changes in height are measured from the dimensions of the wireless communication tower or base station, inclusive of originally approved appurtenances and any modifications that were approved prior to February 22, 2012.

~~I~~R. "Support structure" means a structure designed to support WCFs including, but not limited to, towers, alternative tower structures, replacement poles, and other freestanding self-supporting pole structures.~~the structure to which the antenna and other necessary associated hardware are attached. Support structures include but are not limited to the following:~~

~~1. Lattice tower: A structure of varying height that consists of a network of crossed metal braces forming a tower which is usually triangular or square in cross section. To be considered a primary support structure.~~

~~2. Monopole: A structure of varying height consisting of a single spire sunk into the ground and/or attached to a foundation. To be considered a primary support structure.~~

~~3. Other structures: This may include existing buildings, water towers, athletic field light poles, or other similar structures. To be considered a secondary support structure.~~

S. "Toll" and "Tolling" means to delay, suspend or hold off on the imposition of a deadline, statute of limitations or time limit.

T. "Tower" means any structure that is designed and constructed primarily for the purpose of supporting one or more antennas for telephone, radio, and similar communication purposes, including self-supporting lattice towers, guyed towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures, and the like. The term includes the structure and any support thereto.

U. "Wireless communications" means the provision of any personal wireless service, as defined in the Telecommunications Act of 1996, as amended, or wireless information services provided to the public or to such classes of users as to be effectively available directly to the public via licensed or unlicensed frequencies; or wireless utility monitoring and control services.

~~J~~V. "Wireless communications facility (WCF)" means a facility used to provide personal wireless services as defined at 47 U.S.C. Section 332 (c)(7)(C); or wireless information services provided to the public or to such classes of users as to be effectively available directly to the public via licensed or unlicensed frequencies; or wireless utility monitoring and control services. A WCF does not include a facility entirely enclosed within a permitted building where the installation does not require a modification of the exterior of the building; nor does it include an accessory wireless communications antenna, used for serving that building only and that is otherwise

permitted under other provisions of the ACC. A WCF includes an antenna or antennas, including without limitation, direction, omni-directional and parabolic antennas, support equipment, alternative tower structures, and wireless communication towers. It does not include the support structure to which the WCF or its components are attached if the use of such structures for WCFs is not the primary use. The term does not include mobile transmitting devices used by wireless service subscribers, such as vehicle or hand-held radios or telephones and their associated transmitting antennas, nor does it include other facilities specifically exempted from the coverage of this title~~any nonstaffed facility for the transmission and/or reception of wireless telecommunications services, typically consisting of an antenna array, an equipment facility and/or a support structure~~.

~~K. "Emergency wireless communication facility (EWCF)" means a wireless communications facility for the purpose of an emergency communication system operated by a local public agency responsible for providing emergency services.~~

(Ord. 6716 § 1 (Exh. A), 2019; Ord. 6245 § 3, 2009; Ord. 5777 § 1, 2003; Ord. 5645 § 1, 2002; Ord. 5020 § 1, 1997.)

18.07 Residential Zones

18.07.020 Uses.

Table 18.07.020. Permitted Use Table – Residential Zones~~Zoning Designations~~

| P = Permitted A = Administrative C = Conditional Use X = Not Permitted | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Land Uses** | **Zoning Designations** | | | | | | |
| | **RC** | **R-1** | **R-5** | **R-7** | **R-10** | **R-16** | **R-20** |
| A. Residential Uses. | | | | | | | |
| Accessory dwelling units | P | P | P | P | X[1] | X[1] | X[1] |
| Accessory use, residential | P | P | P | P | P | P | P |
| Adult family home | P | P | P | P | P | P | P |
| Bed and breakfast | P | P | P | P | P | P | P |
| Communal residence four or less individuals | P | P | P | P | P | P | P |
| Duplexes; provided, that minimum lot size of zoning designation is met and subject to compliance with Chapter 18.25 ACC (Infill Residential Development Standards) | X | X | A | P | P | P | X |
| Foster care homes | P | P | P | P | P | P | P |
| Group residence facilities (7 or more residents) | X | X | X | X | C | C | C |
| Group residence facilities (6 or fewer residents) | P | P | P | P | P | P | P |
| Keeping of animals[4] | P[2] | P[2] | P[2] | P[2] | P[2] | P[2] | P[2] |
| Multiple-family dwellings | X | X | X | X | A | P | P |
| Neighborhood recreational buildings and facilities owned and managed by | A[6] | A[6] | A[6] | A[6] | A[6] | P | P |

| P = Permitted A = Administrative C = Conditional Use X = Not Permitted | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Land Uses** | **Zoning Designations** | | | | | | |
| | **RC** | **R-1** | **R-5** | **R-7** | **R-10** | **R-16** | **R-20** |
| the neighborhood homeowners' association | | | | | | | |
| Use as dwelling units of (1) recreational vehicles that are not part of an approved recreational vehicle park, (2) boats, (3) automobiles, and (4) other vehicles | X | X | X | X | X | X | X |
| Renting of rooms, for lodging purposes only, to accommodate not more than two persons in addition to the family or owner occupied unit[8] | P | P | P | P | P | P | P |
| Residential care facilities including but not limited to assisted living facilities, convalescent homes, continuing care retirement facilities | P | P | X | X | A | P | P |
| Single-family detached dwellings, new | P | P | P | P | P | P | X |
| Supportive housing, subject to the provisions of ACC 18.31.160 | X | X | X | X | X | P | P |
| Swimming pools, tennis courts and similar outdoor recreation uses only accessory to residential or park uses | P | P | P | P | P | P | P |
| Townhouses (attached) | X | X | X | X | P | P | P |
| B. Commercial Uses. | | | | | | | |
| Commercial horse riding and bridle trails | A | X | X | X | X | X | X |
| Commercial retail, included as part of mixed-use development and not a | X | X | X | X | A | A | A |

| P = Permitted A = Administrative C = Conditional Use X = Not Permitted | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Land Uses** | **Zoning Designations** | | | | | | |
| | **RC** | **R-1** | **R-5** | **R-7** | **R-10** | **R-16** | **R-20** |
| home occupation in compliance with Chapter 18.60 ACC | | | | | | | |
| Daycare, limited to a mini daycare center. Daycare center, preschool or nursery school may also be permitted but must be located on an arterial | X | A | A | A | A | A | A |
| Home-based daycare as regulated by RCW 35.63.185 and through receipt of approved city business license | P | P | P | P | P | P | P |
| Home occupations subject to compliance with Chapter 18.60 ACC | P | P | P | P | P | P | P |
| Marijuana cooperative | X | X | X | X | X | X | X |
| Marijuana processor | X | X | X | X | X | X | X |
| Marijuana producer | X | X | X | X | X | X | X |
| Marijuana related business | X | X | X | X | X | X | X |
| Marijuana researcher | X | X | X | X | X | X | X |
| Marijuana retailer | X | X | X | X | X | X | X |
| Marijuana transporter business | X | X | X | X | X | X | X |
| Mixed-use development[3] | X | X | X | X | P | P | P |
| Nursing homes | X | X | X | X | C | C | C |
| Private country clubs and golf courses, excluding driving ranges | X | X | C | C | C | X | X |
| Privately owned and operated parks and playgrounds and not homeowners' association-owned recreational area | X | A | A | A | A | P | P |

| P = Permitted A = Administrative C = Conditional Use X = Not Permitted | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Land Uses** | **Zoning Designations** | | | | | | |
| | **RC** | **R-1** | **R-5** | **R-7** | **R-10** | **R-16** | **R-20** |
| Professional offices, included as part of mixed-use development and not a home occupation in compliance with Chapter 18.60 ACC | X | X | X | X | A | A | A |
| C. Resource Uses. | | | | | | | |
| Agricultural enterprise:[7] | | | | | | | |
| When 50 percent, or more, of the total site area is dedicated to active agricultural production during the growing season, and with 52 or less special events per calendar year | A[7] | X | X | X | X | X | X |
| When less than 50 percent of the total site area is dedicated to active agricultural production during the growing season, or with more than 52 special events per calendar year | C[7] | X | X | X | X | X | X |
| Agricultural type uses are permitted provided they are incidental and secondary to the single-family use: | | | | | | | |
| Agricultural crops and open field growing (commercial) | P | X | X | X | X | X | X |
| Barns, silos and related structures | P | X | X | X | X | X | X |
| Commercial greenhouses | P | X | X | X | X | X | X |
| Pasturing and grazing[4] | P | X | X | X | X | X | X |
| Public and private stables[4] | P | X | X | X | X | X | X |

| P = Permitted A = Administrative C = Conditional Use X = Not Permitted | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Land Uses** | **Zoning Designations** | | | | | | |
| | **RC** | **R-1** | **R-5** | **R-7** | **R-10** | **R-16** | **R-20** |
| Roadside stands, for the sale of agricultural products raised on the premises. The stand cannot exceed 300 square feet in area and must meet the applicable setback requirements | P | X | X | X | X | X | X |
| Fish hatcheries | C | X | X | X | X | X | X |
| D. Government, Institutional, and Utility Uses. | | | | | | | |
| Civic, social and fraternal clubs | X | X | X | X | A | A | A |
| Government facilities | A | A | A | A | A | A | A |
| Hospitals (except animal hospitals) | X | X | X | X | X | C | C |
| Municipal parks and playgrounds | A | P | P | P | P | P | P |
| Museums | X | X | X | X | A | A | A |
| Religious institutions, less than one acre lot size | A | A | A | A | A | A | A |
| Religious institutions, one acre or larger lot size | C | C | C | C | C | C | C |
| Transmitting towers | C | C | C | C | C | C | C |
| Type 1-D wireless communication facility (see ACC 18.04.912(V~~J~~) and ACC 18.31.100) | P | P | P | P | P | P | P |
| Eligible facilities request (EFR) (Wireless communication facility – See ACC 18.04.912(G)) | P | P | P | P | P | P | P |
| Utility facilities and substations | C[5] | C[5] | C[5] | C[5] | C[5] | C[5] | C[5] |

| P = Permitted A = Administrative C = Conditional Use X = Not Permitted | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Land Uses** | **Zoning Designations** | | | | | | |
| | **RC** | **R-1** | **R-5** | **R-7** | **R-10** | **R-16** | **R-20** |
| Small wireless facilities (ACC 18.04.912(P)) | P | P | P | P | P | P | P |

1 An accessory dwelling unit may be permitted with an existing single-family residence pursuant to ACC 18.31.120.

2 Please see the supplemental development standards for animals in ACC 18.31.220.

3 Individual uses that make up a mixed-use development must be permitted within the zone. If a use making up part of a mixed-use development requires an administrative or conditional use permit, the individual use must apply for and receive the administrative or conditional use approval, as applicable.

4 Proximity of pasture or livestock roaming area to wells, surface waters, and aquifer recharge zones is regulated by the King or Pierce County board of health, and property owners shall comply with the provisions of the board of health code.

5 Excludes all public and private utility facilities addressed under ACC 18.02.040(E).

6 Administrative use permit not required when approved as part of a subdivision or binding site plan.

7 Agricultural enterprise uses are subject to supplemental development standards under ACC 18.31.210, Agricultural enterprises development standards.

8 An owner occupant that rents to more than two persons but no more than four persons is required to obtain a city of Auburn rental housing business license and shall meet the standards of the International Property Maintenance Code.

(Ord. 6642 § 4, 2017; Ord. 6600 § 9, 2016; Ord. 6565 § 2, 2015; Ord. 6560 § 9, 2015; Ord. 6477 § 8, 2013; Ord. 6369 § 2, 2011; Ord. 6363 § 3, 2011; Ord. 6269 § 3, 2009; Ord. 6245 § 5, 2009.)

18.23 Commercial and Industrial Zones

18.23.030 Uses.

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

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

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

| **PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE** | | | | | | | | | **P – Permitted**<br>**C – Conditional**<br>**A – Administrative**<br>**X – Prohibited** |
|---|---|---|---|---|---|---|---|---|---|
| **LAND USE** | **Zoning Designation** | | | | | | | | **Standards for Specific Land Uses** |
| | **C-N** | **C-1** | **C-2** | **C-3** | **C-4** | **M-1** | **EP** | **M-2** | |
| **INDUSTRIAL, MANUFACTURING AND PROCESSING, WHOLESALING** | | | | | | | | | |
| Building contractor, light | X | X | X | P | X | P | X | P | |
| Building contractor, heavy | X | X | X | X | X | A | X | P | |
| Manufacturing, assembling and packaging – Light intensity | X | X | X | P | X | P | P | P | ACC 18.31.180 |

| PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE | | | | | | | | | P – Permitted<br>C – Conditional<br>A – Administrative<br>X – Prohibited |
|---|---|---|---|---|---|---|---|---|---|
| **LAND USE** | **Zoning Designation** | | | | | | | | **Standards for Specific Land Uses** |
| | **C-N** | **C-1** | **C-2** | **C-3** | **C-4** | **M-1** | **EP** | **M-2** | |
| Manufacturing, assembling and packaging – Medium intensity | X | X | X | A | X | P | A | P | ACC 18.31.180 |
| Manufacturing, assembling and packaging – Heavy intensity | X | X | X | X | X | X | X | A | ACC 18.31.180 |
| Marijuana processor | X | X | X | X | X | C | C | C | Chapter 18.59 ACC |
| Marijuana producer | X | X | X | X | X | C | C | C | Chapter 18.59 ACC |
| Marijuana researcher | X | X | X | X | X | C | C | C | Chapter 18.59 ACC |
| Marijuana retailer | X | X | X | C | X | C | C | C | Chapter 18.59 ACC |
| Marijuana transporter business | X | X | X | X | X | C | C | C | Chapter 18.59 ACC |
| Outdoor storage, incidental to principal permitted use on property | X | X | X | P | X | P | P | P | ACC 18.57.020(A) |
| Storage – Personal household storage facility (mini-storage) | X | P | X | P | X | P | X | P | ACC 18.57.020(B) |

| PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE | | | | | | | | | P – Permitted<br>C – Conditional<br>A – Administrative<br>X – Prohibited |
|---|---|---|---|---|---|---|---|---|---|
| **LAND USE** | **Zoning Designation** | | | | | | | | **Standards for Specific Land Uses** |
| | **C-N** | **C-1** | **C-2** | **C-3** | **C-4** | **M-1** | **EP** | **M-2** | |
| Warehousing and distribution | X | X | X | X | X | P | P | C | ACC 18.57.020(C) |
| Warehousing and distribution, bonded and located within a designated foreign trade zone | X | X | X | P | X | P | P | P | |
| Wholesaling with on-site retail as an incidental use (coffee, bakery, e.g.) | X | X | X | P | X | P | P | P | |
| **RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES** | | | | | | | | | |
| Commercial recreation facility, indoor | X | P | P | P | P | P | P | A | |
| Commercial recreation facility, outdoor | X | X | X | A | A | P | A | A | ACC 18.57.025(A) |
| Conference/convention facility | X | X | A | A | X | A | X | X | |
| Library, museum | X | A | A | A | X | A | P | X | |
| Meeting facility, public or private | A | P | P | P | X | A | P | A | |

| PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE | | | | | | | | | P – Permitted<br>C – Conditional<br>A – Administrative<br>X – Prohibited |
|---|---|---|---|---|---|---|---|---|---|
| **LAND USE** | **Zoning Designation** | | | | | | | | **Standards for Specific Land Uses** |
| | **C-N** | **C-1** | **C-2** | **C-3** | **C-4** | **M-1** | **EP** | **M-2** | |
| Movie theater, except drive-in | X | P | P | P | P | X | X | X | |
| Private school – Specialized education/training (for profit) | A | A | P | P | P | P | P | P | |
| Religious institutions, lot size less than one acre | A | P | P | P | A | A | A | A | |
| Religious institutions, lot size more than one acre | C | P | P | P | A | A | A | A | |
| Sexually oriented businesses | X | X | X | P | X | P | X | P | Chapter 18.74 ACC |
| Sports and entertainment assembly facility | X | X | A | A | X | A | X | A | |
| Studio – Art, dance, martial arts, music, etc. | P | P | P | P | P | P | A | A | |
| **RESIDENTIAL** | | | | | | | | | |
| Caretaker apartment | X | P | P | P | X | P | P | P | |
| Live/work unit | X | X | P | P | P | P | P | X | |

| PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE | | | | | | | | | P – Permitted<br>C – Conditional<br>A – Administrative<br>X – Prohibited |
|---|---|---|---|---|---|---|---|---|---|
| **LAND USE** | **Zoning Designation** | | | | | | | | **Standards for Specific Land Uses** |
| | **C-N** | **C-1** | **C-2** | **C-3** | **C-4** | **M-1** | **EP** | **M-2** | |
| Work/live unit | X | P | P | P | P | P | P | X | |
| Marijuana cooperative | X | X | X | X | X | X | X | X | |
| Multiple-family dwellings as part of a mixed-use development[2] | X | X | P | P | P | P | P | X | ACC 18.57.030 |
| Multiple-family dwellings, stand-alone | X | X | X | X | X | X | X | X | |
| Nursing home, assisted living facility | X | P | P | P | C | X | X | X | |
| Senior housing[2] | X | X | A | A | X | X | X | X | |
| **RETAIL** | | | | | | | | | |
| Building and landscape materials sales | X | X | X | P | X | P | X | P | ACC 18.57.035(A) |
| Construction and heavy equipment sales and rental | X | X | X | X | X | A | X | P | |
| Convenience store | A | A | P | P | X | P | P | P | |
| Drive-through espresso stands | A | A | A | P | A | P | A | A | |

| PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE | | | | | | | | | P – Permitted<br>C – Conditional<br>A – Administrative<br>X – Prohibited |
|---|---|---|---|---|---|---|---|---|---|
| **LAND USE** | **Zoning Designation** | | | | | | | | **Standards for Specific Land Uses** |
| | **C-N** | **C-1** | **C-2** | **C-3** | **C-4** | **M-1** | **EP** | **M-2** | |
| Drive-through facility, including banks and restaurants | A | A | A | P | P | P | X | P | ACC 18.52.040 |
| Entertainment, commercial | X | A | P | P | X | A | X | A | |
| Groceries, specialty food stores | P | P | P | P | P | P | P | X | ACC 18.57.035(B) |
| Nursery | X | X | X | P | A | P | X | P | ACC 18.57.035(C) |
| Outdoor displays and sales associated with a permitted use (auto/vehicle sales not included in this category) | P | P | P | P | P | P | P | P | ACC 18.57.035(D) |
| Restaurant, cafe, coffee shop | P | P | P | P | P | P | P | P | |
| Retail | | | | | | | | | |
| Community retail establishment | A | P | P | P | P | P | X | P | |
| Neighborhood retail establishment | P | P | P | P | P | P | X | P | |

| PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE | | | | | | | | | P – Permitted<br>C – Conditional<br>A – Administrative<br>X – Prohibited |
|---|---|---|---|---|---|---|---|---|---|
| **LAND USE** | **Zoning Designation** | | | | | | | | **Standards for Specific Land Uses** |
| | **C-N** | **C-1** | **C-2** | **C-3** | **C-4** | **M-1** | **EP** | **M-2** | |
| Regional retail establishment | X | X | X | P | P | P | X | A | |
| Tasting room | P | P | P | P | P | P | P | P | |
| Tavern | P | P | X | P | P | P | X | A | |
| Wine production facility, small craft distillery, small craft brewery | A | P | P | P | P | P | P | P | |
| **SERVICES** | | | | | | | | | |
| Animal daycare (excluding kennels and animal boarding) | A | A | A | P | A | P | X | P | ACC 18.57.040(A) |
| Animal sales and services (excluding kennels and veterinary clinics) | P | P | P | P | P | P | X | P | ACC 18.57.040(B) |
| Banking and related financial institutions, excluding drive-through facilities | P | P | P | P | P | P | P | P | |
| Catering service | P | P | P | P | A | P | A | P | |

| PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE | | | | | | | | | P – Permitted<br>C – Conditional<br>A – Administrative<br>X – Prohibited |
|---|---|---|---|---|---|---|---|---|---|
| **LAND USE** | **Zoning Designation** | | | | | | | | **Standards for Specific Land Uses** |
| | **C-N** | **C-1** | **C-2** | **C-3** | **C-4** | **M-1** | **EP** | **M-2** | |
| Daycare, including mini daycare, daycare center, preschools or nursery schools | A | P | P | P | P | P | P | X | |
| Dry cleaning and laundry service (personal) | P | P | P | P | P | P | P | P | |
| Equipment rental and leasing | X | X | X | P | X | P | X | P | |
| Kennel, animal boarding | X | X | X | A | X | A | X | A | ACC 18.57.040(C) |
| Government facilities; this excludes offices and related uses that are permitted outright | A | A | A | A | A | A | A | A | |
| Hospital | X | P | P | P | X | P | X | P | |
| Lodging – Hotel or motel | X | P | P | P | P | A | P | A | |
| Medical – Dental clinic | P | P | P | P | P | P | X | X | |
| Mortuary, funeral home, crematorium | A | P | X | P | X | P | X | X | |

| PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE | | | | | | | | | P – Permitted<br>C – Conditional<br>A – Administrative<br>X – Prohibited |
|---|---|---|---|---|---|---|---|---|---|
| **LAND USE** | **Zoning Designation** | | | | | | | | **Standards for Specific Land Uses** |
| | **C-N** | **C-1** | **C-2** | **C-3** | **C-4** | **M-1** | **EP** | **M-2** | |
| Personal service shops | P | P | P | P | P | P | X | X | |
| Pharmacies | P | P | P | P | P | X | X | X | |
| Print and copy shop | P | P | P | P | P | P | X | X | |
| Printing and publishing (of books, newspaper and other printed matter) | X | A | P | P | P | P | P | P | |
| Professional offices | P | P | P | P | P | P | P | P | |
| Repair service – Equipment, appliances | X | A | P | P | P | P | X | P | ACC 18.57.040(D) |
| Veterinary clinic, animal hospital | A | P | P | P | P | P | X | X | |
| Youth community support facility | X | P | X | X | X | X | X | X | ACC 18.57.040(E) |
| **TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE** | | | | | | | | | |
| Ambulance, taxi, and specialized transportation facility | X | X | X | A | X | P | X | P | |
| Broadcasting studio | X | P | X | P | X | P | X | P | |
| Heliport | X | X | X | C | X | C | X | C | |

| PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE | | | | | | | | | P – Permitted<br>C – Conditional<br>A – Administrative<br>X – Prohibited |
|---|---|---|---|---|---|---|---|---|---|
| **LAND USE** | **Zoning Designation** | | | | | | | | **Standards for Specific Land Uses** |
| | **C-N** | **C-1** | **C-2** | **C-3** | **C-4** | **M-1** | **EP** | **M-2** | |
| Motor freight terminal[1] | X | X | X | X | X | X | X | X | See Footnote No. 1 |
| Parking facility, public or commercial, surface | X | P | P | P | P | P | P | X | |
| Parking facility, public or commercial, structured | X | P | P | P | P | P | P | X | |
| Towing storage yard | X | X | X | X | X | A | X | P | ACC 18.57.045(A) |
| Utility transmission or distribution line or substation | A | A | A | A | A | A | A | A | |
| Wireless communication facility (WCF) (See ACC 18.04.912(V) | ~~–~~* | ~~–~~* | ~~–~~* | ~~–~~* | ~~–~~* | ~~–~~* | ~~–~~* | ~~–~~* | ~~ACC 18.04.912,~~ *See ACC 18.31.100 for use regulations and zoning development standards. |
| Eligible facilities request (EFR) (Wireless communication facility (See ACC 18.04.912(G)) | P | P | P | P | P | P | P | P | |

| PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE | | | | | | | | | P – Permitted<br>C – Conditional<br>A – Administrative<br>X – Prohibited |
|---|---|---|---|---|---|---|---|---|---|
| **LAND USE** | **Zoning Designation** | | | | | | | | **Standards for Specific Land Uses** |
| | **C-N** | **C-1** | **C-2** | **C-3** | **C-4** | **M-1** | **EP** | **M-2** | |
| Small wireless facilities (ACC 18.04.912(P)) | P | P | P | P | P | P | P | P | |
| **VEHICLE SALES AND SERVICES** | | | | | | | | | |
| Automobile washes (automatic, full or self-service) | X | A | X | P | P | P | X | P | ACC 18.57.050(A) |
| Auto parts sales with installation services | X | A | A | P | P | P | X | P | |
| Auto/vehicle sales and rental | X | A | X | P | X | P | X | P | ACC 18.57.050(B) |
| Fueling station | X | A | A | P | P | P | X | P | ACC 18.57.050(C) |
| Mobile home, boat, or RV sales | X | X | X | P | X | P | X | P | |
| Vehicle services – Repair/body work | X | X | A | P | X | P | X | P | ACC 18.57.050(D) |
| **OTHER** | | | | | | | | | |
| Any commercial use abutting a residential zone which has hours of operation outside of the following: Sunday: 9:00 a.m. to 10:00 p.m. | A | A | A | A | A | A | A | A | |

| PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE | | | | | | | | | P – Permitted<br>C – Conditional<br>A – Administrative<br>X – Prohibited |
|---|---|---|---|---|---|---|---|---|---|
| **LAND USE** | **Zoning Designation** | | | | | | | | **Standards for Specific Land Uses** |
| | **C-N** | **C-1** | **C-2** | **C-3** | **C-4** | **M-1** | **EP** | **M-2** | |
| or Monday – Saturday: 7:00 a.m. to 10:00 p.m. | | | | | | | | | |
| Other uses may be permitted by the planning director or designee if the use is determined to be consistent with the intent of the zone and is of the same general character of the uses permitted. See ACC 18.02.120(C)(6), Unclassified Uses. | P | P | P | P | P | P | P | P | |

1 Any motor freight terminal, as defined by ACC 18.04.635, in existence as of the effective date of the ordinance codified in this section, is an outright permitted use in the M-1 and M-2 zones. Any maintenance, alterations and additions to an existing motor freight terminal which are consistent with ACC 18.23.040, Development standards, are allowed.

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

outright, administratively, or conditionally, listed under “Recreation, Education, and Public Assembly,” “Retail,” or “Services” of the C-1 zone.

(Ord. 6728 § 3 (Exh. C), 2019; Ord. 6688 § 1 (Exh. 1), 2018; Ord. 6644 § 2, 2017; Ord. 6642 § 9, 2017; Ord. 6508 § 1, 2014; Ord. 6433 § 26, 2012.)

18.31 Supplemental Development Standards

18.31.100 Wireless communications facilities siting standards.

The following siting standards are intended to guide the location and development of wireless communications facilities (WCF as defined by ACC 18.04.912(V) but not including microcells) on properties regulated under this title. The siting of microcells shall be in accordance with siting of microcells found in ACC 18.31.110.

A. *Types of Wireless Communication Facilities (WCFs).* For the purposes of determining in which zones wireless communications facilities are to be permitted, and which land use approval process applies, they will be classified pursuant to the following types. Refer to the table in subsection L of this section to determine which zones allow for the following types of facilities:

1. *Type 1.* Type 1 ~~are new antennas erected on existing buildings or nonresidential structures.~~is a new wireless communication facility (WCF) that is affixed to an existing structure other than a "wireless communication support structure" (also known as, an "Attached wireless communication facility"). Examples of attached wireless communications facilities include antennas affixed to or erected upon existing buildings, water tanks, or other existing structures. There are four separate Type 1 categories described as follows:

a. 1-A. The combined height of the ~~antenna~~ WCF together with the height of the existing ~~building~~ structure cannot be 25 percent greater than the existing ~~building~~ structure or exceed the height limitation of the zone in which the ~~building~~ structure is located.

b. 1-B. The combined height of the ~~antenna~~ WCF together with the height of the existing ~~building~~ structure cannot be 50 percent greater than the existing ~~building~~ structure or exceed the height limitation of the zone in which the ~~building~~ structure is located.

c. 1-C. The combined height of the ~~antenna~~ WCF together with the height of the existing ~~building~~ structure is 50 percent greater than the existing ~~building~~ structure or exceeds the height limitation of the zone in which the ~~building~~ structure is located. The height limitation of the zone can only be exceeded by 25 percent.

d. 1-D. ~~Antenna~~ The WCF is located on existing non-habitable structure such as water towers, athletic field light poles, or similar public utility infrastructure not located within a public ~~street right-of-~~way. The height limitation of the WCF will be 10 percent of the existing structure height, but may be increased to a maximum of 20 percent with an administrative use permit and may be increased to a maximum of 30 percent with a conditional use permit. The height limitation of the zone may be exceeded relative to the above provisions allowed for a 1-D facility.

Any increases in height above the limits of the zoning district, as permitted for Type1 facilities must include concealment techniques approved by the city.

2. *Type 2.* Type 2 are new ~~antennas~~ equipment erected on existing ~~(primary) support structures~~towers that have previous ~~city~~ approvals. There are two separate Type 2 categories described as follows:

a. 2-A. Any request for modification of an existing wireless communication tower or base station that was previously authorized by the local permitting jurisdiction and that would exceed a "Substantial change", and thecombined height of the WCF and structure cannot be 20 percent greater than the existing structure and ~~Must meet height requirements of previous approval and~~ is limited to 50 percent total (cumulative) expansion of equipment area.

b. 2-B. Any request for modification of an existing wireless communication tower or base station that was previously authorized by the local permitting jurisdiction and that that would exceed a "Substantial change", and the combined height of the WCF and structure cannot be 50 percent greater than the existing structure and allow for more than 50 percent (cumulative) expansion of equipment area.~~Has greater height requirements than previous approval and allows for more than a 50 percent expansion of the equipment area.~~

Any increases in height above the limits of a particular zone, as permitted for Type 2 facilities must include concealment techniques approved by the city.

3. *Type 3.* Type 3 is the erection of a new ~~(primary) support structures~~ "Tower". There are three separate Type 3 categories described as follows:

a. 3-A. ~~Monopoles~~ "Towers" that are 75 feet or less in height.

b. 3-B. ~~Monopoles~~ "Towers" that are more than 75 feet in height or lattice towers of any height.

c. 3-C. ~~Monopoles or lattice towers~~ "Towers" that meet the definition of an ~~EWCF~~ Emergency wireless communication facility (EWCF) and are 185 feet or less in ~~structure~~ height.

4. ~~*Type 4.* Type 4 are new antennas erected on existing EWCF (primary) support structures that have previous city approvals. There is one Type 4 category, which is described as follows:~~

a. ~~4-A. Mounting of antennas cannot exceed the following thresholds:1~~

~~i. Increase the height of an existing primary support structure by 10 percent, or 20 feet (whichever is less).~~

~~ii. Add an appurtenance to the body of the tower that would protrude from the outside edge of the tower more than 20 feet.~~

~~iii. Install more than four ancillary equipment facilities.~~

1 This section is intended to be interpreted consistent with 47 CFR 1.40001, as amended.

*B. Separation between Facilities.*

1. *New, Freestanding ~~Primary Support Structures~~Towers.*

a. The minimum separation, i.e., distance, between a proposed ~~monopole~~ tower (that is 75 feet or less in height) and any other existing ~~primary support structure~~tower, of any height, shall be the height of the proposed ~~monopole~~tower, including antenna, multiplied by a factor of 10.

b. The minimum separation, i.e., distance, between a proposed ~~monopole~~ tower (that is more than 75 feet in height, or lattice towers of any height) and any other existing ~~primary support structure~~tower, of any height, shall bethe

height of the proposed ~~monopole~~tower, including antenna, multiplied by a factor of 20.

c. The Community Development director may exempt an applicant from these separation requirements if (1) the applicant demonstrates through technical network documentation that the minimum separation requirement cannot be satisfied for technical reasons, and failure to approve the exemption would be an effective prohibition of the applicant being able to provide wireless communications, or (2) the director determines, when considering the surrounding topography; the nature of adjacent uses and nearby properties; and, the height of existing structures in the vicinity, that placement of a WCF at a distance less than the minimum separation from another facility will reduce visibility and reduce visual clutter to a greater extent.

2. The distance between ~~primary support structures~~towers shall be measured by following a straight line, without regard to intervening buildings, from the base of one ~~support structure~~tower to the base of the other ~~support structure~~tower(s).

3. A ~~primary support structure~~tower would be considered "existing" if it was reviewed, approved, and lawfully constructed in accordance with all requirements of applicable law as of the time it was built. For example, a tower that exists as a legal, non-conforming use and was lawfully constructed is existing. It shall be the applicant's responsibility to provide evidence of lawful construction. Subsequent city permitted modifications of a tower that qualify as an Eligible Facilities Request and do not amount to a "Substantial Change", do not make an existing tower non-conforming.~~a conditional use permit or administrative use permit has been issued and is still valid for sites which have not been built upon.~~

C. *Co-Location Requirements.*

1. For ~~monopoles~~ towers that are more than 75 feet in height and lattice towers of any height ~~(Type 3-B facilities)~~, the owner of the ~~property~~ tower shall execute and provide evidence of a nonexclusive lease with the ~~carrier~~ underlying property owner, if the property owner is different, that allows for other carriers to place

antennas and equipment on the structure unless specific approval not to is provided in accordance with No. 3 below.

2. Any application for a Type 3-B or 3-C ~~facility~~ Towers that are more than 75 feet in height or lattice towers of any height or tower shall include technical justification that an existing ~~Type 3-B or 3-C facility~~WCF with a nonexclusive lease could not be used instead of constructing a new tower.

3. WCFs shall be designed and constructed to allow the facility to accommodate WCFs from at least two (2) carriers on the same WCF. No property owner or carrier shall unreasonably exclude another carrier from using the same facility or location. Design and construction for co-location shall not be required when it would materially compromise the camouflage design intent of the WCF, or when, in the reasonable discretion of the Community Development director, such construction is not technically feasible based upon construction, engineering and design standards of the industry, or based upon evidence provided, a site designed for co-location will not be commercially viable. An applicant, owner, or operator seeking Community Development director approval to waive the co-location requirements described herein shall provide evidence explaining why co-location is not possible at a particular facility or site.

*D. Height.*

1. Unless otherwise provided for, the height of any ~~primary support structure and/or antenna~~tower with appurtenances shall not exceed the height limitations of the zone.

2. The maximum height of any ~~primary support structure~~tower shall not exceed 120 feet except as an eligible facility request.

3. There shall be no variances allowed to the height limitations.

4. The ~~carrier~~ applicant shall provide evidence that the Federal Aviation Administration (FAA) has approved the location ~~of a primary support structure~~and any future increases in height or other modifications that would otherwise be permissible as an eligible facilities request (EFR) for any tower relative to the Auburn Municipal Airport.

5. Unless otherwise restricted by this section, building- or structure-mounted antennas may extend a maximum of 15 feet above the maximum height permitted for structures within the zone except as an eligible facility request.

6. Antennas that are mounted on structures that do not otherwise have a height restriction may be allowed to increase the overall height of the structure by no more than 10 percent of the height of the structure unless additional approvals are obtained except as an eligible facility request.

*E. Setbacks.*

1. All equipment shelters, cabinets, support structures or other above-ground facilities shall meet the setback requirements of the zone in which located except as follows. All equipment shelters, cabinets, or other above-ground facilities used to support ~~primary support structures~~towers shall be set back the same distance required of the ~~primary support structure~~tower. All equipment shelters, cabinets, or other above-ground facilities within a nonresidential zone shall be set back a minimum of 50 feet from any adjacent ~~R~~ residential zone.

2. The minimum distance from any ~~primary support structure~~tower, of any height, to any residentially zoned parcel of property, including mixed use zones that include residential uses shall be a distance equal to the overall height of the ~~primary support structure~~tower (including antennas) multiplied by a factor of two.

3. Where ~~possible~~technically feasible, roof-mounted antennas and equipment shelters and/or cabinets are to be placed towards the center of the building, or away from public views. Equipment shelters and/or cabinets shall be screened by a parapet or similar architectural feature.

*F. Fencing and Landscaping.*

1. *Fencing.* Fencing is required to enclose all above-ground support equipment that is associated with ~~primary support structures~~towers. Fencing will be 100 percent sight-obscuring, as defined in ACC 18.31.020(C)(2), if visible from a public ~~right-of-~~way or from a less intense zone. Equipment shelters and/or cabinets shall be enclosed by fencing a minimum of six feet in height. Fencing

shall meet the sight distance requirements of the city ~~design and construction standards~~Engineering Design and Construction Standards.

2. *Landscaping.*

a. Where above-ground support equipment is visible from a public ~~right-of-~~way, a minimum width of five feet of ~~Type II~~ landscaping ~~as defined in ACC 18.50.040~~ will be provided on the exterior of the enclosing fence in order to effectively screen the equipment from the public ~~right-of-~~way. The landscaping shall consist of evergreen and deciduous trees with no more than 50 percent being deciduous, and shrubs and groundcover shall be provided. Landscaping shall meet the sight distance requirements of the city ~~design and construction standards~~Engineering Design and Construction Standards.

b. Where facilities are visible from adjacent residential or mixed use zoning districts~~uses~~, a minimum width of five feet of ~~Type I~~ landscaping ~~as defined in ACC 18.50.040~~ will be provided on the exterior of the enclosing fence in order to effectively screen the equipment from the adjacent residential uses. The landscaping shall consist of evergreen trees or tall shrubs, a minimum of six feet in height at planting which will provide a 100 percent sight-obscuring screen within three years from the time of planting; or a combination of evergreen and deciduous trees with no more than 30% being deciduous, backed with a 100 percent sight-obscuring fence, as defined in ACC 18.31.020(C)(2), with shrubs and groundcover provided.

c. Existing mature tree growth and natural landforms on the site shall be preserved to the maximum extent possible. Existing on-site vegetation may be used to meet the landscape requirements if approved by the ~~planning~~ Community Development director.

G. *Aesthetics.*

1. Camouflage and Concealment, Design Techniques. All WCFs and any transmission equipment shall, to the extent technically feasible, use camouflage and concealment design techniques including, but not limited to the use of materials, colors, textures, screening, undergrounding, or other design options

that will blend the components of the WCF and the WCF to the surrounding natural setting and/or built environment. Design, materials, and colors of WCFs shall be compatible with the surrounding environment. Designs shall be compatible with structures and vegetation located on the site and parcel and on adjacent parcels.

a. At a minimum, all tower-mounted WCF equipment shall be colored to match the tower color.

b. Camouflage and concealment design may be of heightened importance where findings of particular sensitivity are made (e.g., proximity to historic or aesthetically significant structures and/or natural or community features). Should the Community Development director determine that WCFs are located in areas of high visibility, they shall (where possible) be designed (including but not limited to camouflaged, placed underground, depressed, or located behind earth berms) to minimize aesthetic impacts at the request of the Community Development director.

c. The camouflage and concealment design may include the use of alternative tower structures should the Community Development director determine that such design meets the intent of this section and the community is better served.

d. All WCFs, shall be constructed out of or finished with non-reflective materials (visible exterior surfaces only).

2~~1~~. In order to minimize any potential negative aesthetic impacts from new ~~primary support structures~~towers including protecting views to and from residential neighborhoods, mitigation may be required to blend the facilities in with the adjacent ~~development or environs~~natural setting and/or built environment. Typical solutions for ~~the support structure~~camouflage and concealment design might include: an extension of the building, a component of a sign structure, disguising the facility as a tree, planting of tall trees, moving the location of the facility, painting or texturing the facility, etc.

WCFs shall be additionally sited in a manner that is sensitive to the proximity of the facility to residential structures. When placed near a residential or mixed use

zoned property, the WCF shall be placed adjacent to the common side yard property line between adjoining residential properties, such that the WCF minimizes visual impacts equitably among adjacent properties. In the case of a corner lot, the WCF may be placed adjacent to the common side yard property line between adjoining residential or mixed use zoned properties, or on the corner formed by two intersecting streets. If these requirements are not reasonably feasible from a construction, engineering, or design perspective, the applicant may submit a written statement to the Community Development director requesting the WCF be exempt from these requirements using the procedure for an administrative waiver elsewhere is this chapter.

32. Building- or roof-mounted antennas will be painted or textured to blend with the adjacent surfaces.

43. No lettering, symbols, images or trademarks large enough to be legible to occupants of vehicular traffic on any adjacent street shall be placed on or affixed to any part of the WCF, unless required by the FCC or FAA.

54. Except as specifically required by the FAA (but must be approved by the city), freestanding ~~primary support structures~~towers shall be painted a colorthat best allows them to blend into the surroundings. The use of grays, blues and greens might be appropriate; however, each application shall be evaluated individually.

6. Camouflage and concealment Design Standards for AccessoryEquipment and Transmission Equipment. Accessory equipment and transmission equipment for all WCFs shall meet the following requirements:

a. All transmission equipment and accessory equipment shall be groupedas closely together as technically possible.

b. Transmission equipment and accessory equipment shall be located out of sight whenever possible by locating within equipment enclosures. Where such alternate locations are not available, the transmission equipment and accessory equipment shall be camouflaged or concealed.

c. Transmission equipment and accessory equipment shall be of a neutral, non-reflective color that is identical to, or closely compatible with, the color of the supporting structure or uses other camouflage/concealment design techniques so as to make the equipment as visually unobtrusive as possible, including, for example, painting the equipment to match the structure.

7. Administrative Waiver.

a. An administrative waiver of any of the above camouflage and concealment design standards may be requested of the Community Development director by filing a written application form provided by the city and payment of an application fee. The application will be evaluated for, and must demonstrate conformance with the following waiver criteria, for approval:

i. The camouflage and concealment design standard prohibits or has the effect of prohibiting the provision of wireless communication service through the proposed WCF at the location because the standard will not allow the technology to function at that location; and

ii. There is no existing nearby alternate structure for collocation or attachment that will provide the technological functionality and which otherwise meets the design standard requested to be waived; and

iii. The proposal for varying from the design standard represents a reasonable and best approximation of achieving the same objective as the specific standard sought to be waived; and

iv. The proposed alternative does not and will not conflict with public health, safety, or welfare.

b. If any camouflage and concealment design standard is approved for waiver, the WCF proposed shall nevertheless meet all other applicable design standards not approved for waiver.

c. If a waiver request is denied for failure to meet any of the criteria specified above and there is no alternative for installation of the WCF at the particular

location in a manner that meets the applicable design standards, then such application for the WCF for such specific location shall be denied.

*H. Lighting.*

1. Freestanding support structures shall not be artificially lighted, unless required by the FAA or other applicable authority, or the WCF is mounted on a light pole or other similar structure primarily used for lighting purposes on property located outside of the public way. If lighting is required, the City may review lighting alternatives and approve the design that would cause the least illumination disturbance to the surrounding views. Any proposed lighting shall, at a minimum, comply with the standards of Chapter 18.55 ACC, (Outdoor Lighting) and shall be submitted at the time of the initial application. Any lighting must be reviewed and approved by the city.

2. Security lighting used to light the equipment facility shall be directed downward, shielded and kept within the boundaries of the site.

*I. Abandoned Facilities.*

1. Any WCF which is not utilized for a period of nine months or more will be considered abandoned.

2. Any WCF which falls into a state of disrepair as determined by the Community Development ~~planning~~ director will be considered abandoned.

3. Any WCF considered to be abandoned must be removed completely within 90 days from the date of notification by the city to the owner, owner's agent and/or the operator of the WCF, based upon the contact information that has previously been provided to the city~~'s code enforcement personnel~~. The city~~code enforcement personnel~~ may extend the 90-day period should a valid application for use of the facility be submitted to the city. The owner of such WCF shall remove the same within ninety (90) days of receipt of written notice from the city. If such WCF is not removed within ninety (90) days, the city may remove it at the owner's expense and any approved permits for the WCF shall be deemed to have expired.

J. *Noise.* For the purposes of this section, WCF will be considered a Class B, commercial, noise source pursuant to WAC 173-60-040.

K. *Supplemental Information Required for Applications.* In addition to the information that is otherwise required for an application for a permit for a WCF, the following is also required:

1. For all new WCFs~~a new primary support structure and related equipment~~, the applicant shall provide the carrier's master network plan for the city showing the carrier's existing WCF locations and narrative explaining the potential WCF locations over the next year, if known. The applicant shall also provide technical justification supporting the need for the height of the WCF and for any new tower~~primary support structure~~ and why a shorter support structure could not be utilized. Any application for a ~~Type 3-B facility~~ new tower greater than 75 feet in height shall provide technical justification as to why a ~~Type 3-A facility~~ could not be utilized instead to adequately serve the Auburn community.

2. Narrative description of the facility including whether there is capacity on the proposed structure for more antennas~~, methods for minimizing visual impacts of the facilities, etc~~. The applicant shall provide evidence of the ability to execute a non-exclusive lease between the carrier and the underlying property owner, if the property owner is different, that allows for other carriers to place antennas and equipment on the structure. This ability for co-location must be demonstrated, unless relief from this requirement is requested and ultimately approved in accordance with the administrative waiver provisions in this Chapter

3. A color ~~swatch~~ sample for the proposed ~~primary support structure~~tower.

4. narrative description of proposed camouflage and concealmentdesign techniques to minimize visual impacts of the facilities. Photographs, photo simulations, or similar illustrations that show a reasonable likeness of the proposed facility including the antennas ~~arrays~~ and above-ground support equipment.

L. *Zones in Which WCF Are Permitted.* The following table illustrates which zones the types of facilities as defined by ACC 18.04.912(J) and (V~~K~~) and ACC 18.31.100(A) are allowed in and which land use approval process, if any is ~~permits~~

~~are~~ required. Microcells, as defined by ACC 18.04.912(~~G~~L) (not located in public ways), are allowed only in residential zones and shall be permitted outright pursuant to the provisions of ACC 18.04.912(~~G~~L).

| | Type of Permit Required | | |
|---|---|---|---|
| **Zone** | **Permitted Outright** | **Administrative Use Permit** | **Conditional Use Permit** |
| All Zones | 1-D | 1-D[1] | 1-D[2] |
| RO RO-H | 1-A | 1-B | 1-C |
| C-N | 1-A | 1-B | 1-C |
| C-1 | 1-A | 1-B | 1-C |
| C-2, DUC | 1-A | 1-B | 1-C |
| C-3 C-4 | 1-B, 2-A | 1-C, 2-B, 3-A | 3-B |
| M-1, EP | 1-B, 2-A | 1-C, 2-B, 3-A | 3-B |
| M-2 | 1-B, 2-A | 1-C, 2-B, 3-A | 3-B |
| P-1 | 1-B, 2-A | 1-C, 2-B | 3-A[3] |
| I | 1-A | 1-B | 1-C |
| LF | 1-A | 1-B | 1-C |

1 Allowance for the WCF to extend to a height of 20 percent of the supporting structure.

2 Allowance for the WCF to extend to a height of 30 percent of the supporting structure.

3 The maximum height allowed, including antennas, is 45 feet.

*M. Exemptions.*

1. Unless otherwise provided for, the Mobile Testing Facilities/Equipment used to test network limitations~~following~~ are exempt from the provisions of this section.~~:~~

a. ~~Microcells as defined by ACC 18.04.912(G).~~

b. ~~*Mobile Testing Facilities/Equipment Used to Test Network Limitations.*~~ The facilities/equipment shall not be at any one location for more than 14 days and shall otherwise meet the requirements of any other ordinance, regulation or code provision.

2. EWCFs are exempt from the provisions of subsections B, Separation between Facilities; (C)(1), Co-Location Requirements; D, Height (except (D)(4)); and E, Setbacks, of this section. (Ord. 6716 § 1 (Exh. A), 2019; Ord. 6245 § 15, 2009.)

N. Eligible Facilities Requests (EFR)

1. Application and Review Requirement for Eligible Facilities Requests. Applicants seeking approval of eligible facility requests must complete an application form furnished by the city and comply with any requirements set forth in applicable city ordinances. The application form shall be limited to the information necessary for the city to consider whether an application is an eligible facilities request. The application may not require the applicant to demonstrate a need or business case for the proposed modification or co-location. Such information may include, without limitation, whether the project:

a. Would result in a substantial change, as defined in ACC 18.04.912(Q);

b. Violates a generally applicable law, regulations, or other rule codifying objective standards reasonably related to public health, safety, and welfare.

2. Review Procedures for Eligible Facilities Requests. This section applies to any eligible facilities requests for co-location on, or modification to an existing tower or base station that does not substantially change the physical dimensions of such tower or base station.

a. Review Required for Eligible Facilities. No co-location or modification to any existing tower or base station may occur except after a written request from an applicant is reviewed and approved by the director. Upon receipt of an application for an eligible facilities request pursuant to this section, the city shall review such application to determine whether the application so qualifies.

b Review Criteria. Upon receipt of an application for an eligible facilities request pursuant to this section, the city shall administratively review such application to determine whether the application meets the following criteria for an eligible facilities request:

i. Does not result in a substantial change, as defined in ACC 18.04.912(Q);

ii. Does not violate a generally applicable law, regulation, or other rule reasonably related to public health, safety, and welfare and complies with generally applicable building, structural, electrical, and safety codes;

iii. Complies with the original application camouflage and concealment design techniques or conditions of approval, including but not limited to colors, textures, surfaces, scale, character, and siting, or any approved amendments thereto, subject to the thresholds established in the definition of substantial change; and

3. Timeframe for Reviewing and Deciding Eligible Facilities Requests. Subject to the tolling provisions below, within sixty (60) days of the date on which an applicant submits a complete application, as determined by the director, the city shall approve the application unless it determines that the application does not qualify as an “eligible facility request”, or does not comply with other applicable code requirements.

a. Tolling of the Timeframe for Review. The 60-day review period deadline begins to run when the application is filed and may be tolled (halted) only by mutual agreement of the city and the applicant, or in cases where the director determines that the application is “incomplete”.

b. To toll the timeframe for incompleteness, the city must provide written notice to the applicant within thirty (30) days of receipt of the application, specifically delineating all missing documents or information required in the application;

c. The timeframe for review continues running again the following business day after the applicant makes a supplemental written submission in response to the city's notice of incompleteness; and

d. Following a supplemental submission, the city will notify the applicant within ten (10) days that the supplemental submission did not provide the information identified in the original notice delineating missing information. The timeframe is tolled in the case of second or subsequent notices pursuant to the procedures identified above in (a) and (b). In the case of a second or subsequent notice of incompleteness, the city may not specify missing information or documents that were not delineated in the original notice of incompleteness.

4. Interaction with Telecommunications Act Section 332(c)(7). If the city determines that the applicant's request is not an eligible facilities request as delineated in this section of the Code, the presumptively reasonable timeframe under Section 332(c)(7), as prescribed by the FCC's Shot Clock order in WT Docket No. 08-165 (Adopted November 18, 2009), will begin to run from the issuance of the city's decision that the application is not a covered request. To the extent such information is necessary, the city may request additional information from the applicant to evaluate the application under Section 332(c)(7) reviews.

18.31.110 Siting of microcells.

The following siting standards are intended to guide the location and development of microcells as defined by ACC 18.04.912(L) but not including other wireless communications facilities (WCF). The siting of other wireless communications facilities shall be in accordance with siting of wireless communication facilities found in ACC 18.31.100.

A. Siting Criteria for Microcells (not located in public ways).

1. Panel antennas shall be incorporated into the design of the existing structure using painting, flush mounting or other concealment methods.

2. The equipment cabinets and other ground support equipment shall be located in an area that is no larger than 16 square feet. The height of the equipment shall be no more than four feet. The equipment shall be designed to be compatible with the residential neighborhood the project shall provide a minimum width of five feet of ~~Type II~~ landscaping ~~as defined in ACC 18.50.040~~ or fencing or a combination of these or similar features. The landscaping shall consist of evergreen and deciduous trees with no more than 50 percent being deciduous, and shrubs and groundcover shall be provided.

3. There shall be a 300-foot separation between any microcells.

~~4. The antennas must be located on light poles, power poles or similar public utility poles that are either owned/operated by the city of Auburn or owned/operated by a utility provider operating with an appropriate franchise if approved by the city engineer. The equipment cabinets may be located on private property.~~

~~5~~4. Anyone wishing to establish a microcell or associated components shall make application to the community development~~planning~~ director upon application forms provided by the ~~planning~~ director. The ~~planning~~ director shall review each application and may be empowered to approve, deny or modify the proposal. (Ord. 6245 § 15, 2009.)

18.35 Special Purpose Zones
18.35.030 Uses.

A. *General Permit Requirements.* Table 18.35.030 identifies the uses of land allowed in each special purpose zone and the planning permit required to establish each use.

B. *Requirements for Certain Specific Land Uses.* Where the last column in Table 18.35.030 ("Standards for Specific Land Uses") includes a section number, the referenced section determines other requirements and standards applicable to the use regardless of whether it is permitted outright or requires an administrative or conditional use permit.

Table 18.35.030. Permitted, Administrative, Conditional and Prohibited Uses by Zone

| **Permitted, Administrative, Conditional and Prohibited Uses by Zone** | | | | | | **P – Permitted<br>C – Conditional<br>A – Administrative<br>X – Prohibited** |
|---|---|---|---|---|---|---|
| **LAND USE** | **Zoning Designations** | | | | | **Standards for Specific Land Uses** |
| | **RO** | **RO-H** | **P-1** | **I** | **OS** | |
| **MARIJUANA RELATED BUSINESSES** | | | | | | |
| Marijuana processor | X | X | X | X | X | |
| Marijuana producer | X | X | X | X | X | |
| Marijuana researcher | X | X | X | X | X | |
| Marijuana retailer | X | X | X | X | X | |
| Marijuana transporter business | X | X | X | X | X | |
| **PUBLIC** | | | | | | |
| Animal shelter, public | X | X | P | X | X | |
| Government facilities, this excludes offices and related uses that are permitted outright | A | A | P | P | C | |

| Permitted, Administrative, Conditional and Prohibited Uses by Zone | | | | | | P – Permitted<br>C – Conditional<br>A – Administrative<br>X – Prohibited |
|---|---|---|---|---|---|---|
| **LAND USE** | **Zoning Designations** | | | | | **Standards for Specific Land Uses** |
| | **RO** | **RO-H** | **P-1** | **I** | **OS** | |
| Municipal parks and playgrounds | P | P | P | P | P | |
| **RECREATION, EDUCATION AND PUBLIC ASSEMBLY** | | | | | | |
| Campgrounds | X | X | X | P | P | |
| Recreational vehicle parks, private | X | X | X | P | X | |
| Cemetery, public | X | X | P | A | X | |
| Cemetery, private | X | X | X | A | X | |
| College, university, public | X | X | A | A | X | |
| Commercial recreation facility – Indoor | X | X | X | P | X | |
| Commercial recreation facility – Outdoor | X | X | X | A | C | ACC 18.57.025(A) |
| Conference/convention facility | X | X | X | A | X | |
| Library, museum | X | X | P | P | A | |
| Meeting facility, public or private | A | A | P | P | A | |
| Private school – specialized education/training (for profit) | P | P | X | P | X | |
| Public schools (K-12) | X | X | P | P | X | |

| Permitted, Administrative, Conditional and Prohibited Uses by Zone | | | | | | P – Permitted<br>C – Conditional<br>A – Administrative<br>X – Prohibited |
|---|---|---|---|---|---|---|
| **LAND USE** | **Zoning Designations** | | | | | **Standards for Specific Land Uses** |
| | **RO** | **RO-H** | **P-1** | **I** | **OS** | |
| and related facilities | | | | | | |
| Religious institutions, lot size less than one acre | A | P | X | P | X | |
| Religious institutions, lot size more than one acre | C | A | X | P | X | |
| Studio – Art, dance, martial arts, music, etc. | P | X | X | X | X | |
| **RESIDENTIAL** | | | | | | |
| Duplex | P[1] | X | X | A | X | |
| Home occupation | P | P | X | P | P | Chapter 18.60 ACC |
| Live/work, work/live unit | A | P | X | A | X | |
| Marijuana cooperative | X | X | X | X | X | |
| Multiple-family dwellings, stand-alone | P[2] | A[3] | X | A | X | |
| One detached single-family dwelling | P | X | X | X | P[5] | |
| Nursing home, assisted living facility | A | A | X | P | X | |
| Senior housing | A | A | X | A | X | |
| **RETAIL** | | | | | | |
| Restaurant, cafe, | A | A | P | A | X | |

| Permitted, Administrative, Conditional and Prohibited Uses by Zone | | | | | | P – Permitted<br>C – Conditional<br>A – Administrative<br>X – Prohibited |
|---|---|---|---|---|---|---|
| **LAND USE** | **Zoning Designations** | | | | | **Standards for Specific Land Uses** |
| | **RO** | **RO-H** | **P-1** | **I** | **OS** | |
| coffee shop, excluding drive-through facilities | | | | | | |
| **SERVICES** | | | | | | |
| Banking and related financial institutions, excluding drive-through facilities[4] | P | P | X | X | X | |
| Daycare, including mini daycare, daycare center, preschools or nursery schools | A | P | X | P | A | |
| Home-based daycare | P | P | X | P | P | |
| Medical services – Clinic or urgent care[4] | P | P | X | X | X | |
| Mortuary, funeral home, crematorium | X | P | X | X | X | |
| Professional offices | P | P | X | A | A | |
| Personal service shops | P | P | X | X | X | |
| Pharmacies | X | P | X | X | X | |
| **TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE** | | | | | | |
| Utility facilities, substations, utility transmission or | X | X | X | X | A | See ACC 18.02.040(E) |

| Permitted, Administrative, Conditional and Prohibited Uses by Zone | | | | | | P – Permitted<br>C – Conditional<br>A – Administrative<br>X – Prohibited |
|---|---|---|---|---|---|---|
| **LAND USE** | **Zoning Designations** | | | | | **Standards for Specific Land Uses** |
| | **RO** | **RO-H** | **P-1** | **I** | **OS** | |
| distribution line | | | | | | |
| Wireless communication facility (WCF) (See ACC 18.04.912(V) | * | * | * | * | * | *See ACC 18.31.100 for use regulations and zoning development standards. |
| Eligible facilities request (EFR) (Wireless communication facility (See ACC 18.04.912(G)) | P | P | P | P | P | |
| Small wireless facilities (ACC 18.04.912(P)) | P | P | P | P | P | |
| Emergency wireless communication facility (EWCF) | X | X | X | P | X | See ACC 18.04.912 and 18.31.100 |
| **OTHER USES THAT ARE NOT LISTED** | | | | | | |
| Other uses may be permitted by the planning director or designee if the use is determined to be consistent with the intent of the zone and is of the same general | P | P | P | P | P | |

| Permitted, Administrative, Conditional and Prohibited Uses by Zone | | | | | | P – Permitted<br>C – Conditional<br>A – Administrative<br>X – Prohibited |
|---|---|---|---|---|---|---|
| **LAND USE** | **Zoning Designations** | | | | | **Standards for Specific Land Uses** |
| | **RO** | **RO-H** | **P-1** | **I** | **OS** | |
| character of the uses permitted | | | | | | |

Notes:

1 Duplexes, 3,600 square feet of lot area per dwelling unit is required.

2 Multifamily dwellings; provided, that 2,400 square feet of lot area is provided for each dwelling unit.

3 Multifamily dwellings; provided 1,200 square feet of lot area is provided for each dwelling unit.

4 Permitted within a public college or university as an amenity or service provided to students: A stand-alone bank or medical services/clinic is not permitted.

5 One single-family detached dwelling unit per existing legal lot. No residential subdivisions permitted in the open space zone.