

PLANNING COMMISSION MEETING

September 6, 2017
AGENDA

I. CALL TO ORDER – 7:00 p.m., Council Chambers

- A. ROLL CALL/ESTABLISHMENT OF QUORUM**
- B. PLEDGE OF ALLEGIANCE**

II. APPROVAL OF MINUTES

- A. August 8, 2017**

III. PUBLIC COMMENT

Comment from the audience on any item not listed on the agenda for discussion or public hearing.

IV. PUBLIC HEARING

- A. ZOA17-0005 – Rezone of EP to M-1 * (Tate)**

Summary: Introduce proposal for an areawide rezone of all EP zoned properties to M-1.

- B. ZOA17-0006 – Calculating Residential Density* (Tate)**

Summary: Introduce draft amendments to the methodology for calculating residential density.

V. OTHER BUSINESS

No items were brought forward for other business.

VI. COMMUNITY DEVELOPMENT REPORT

Update on Community Development Services activities.

VII. ADJOURNMENT



August 8, 2017

MINUTES

I. CALL TO ORDER

Chair Judi Roland called the meeting to order at 7:02 p.m. in the Council Chambers located on the first floor of Auburn City Hall, 25 West Main Street, Auburn, WA.

a.) ROLL CALL/ESTABLISHMENT OF QUORUM

Planning Commission Members present were: Chair Judi Roland, Commissioner Mason, Commissioner Lee, Commissioner Stephens, Commissioner Copple, Commissioner Shin, Commissioner Moutzouris, and Commissioner Smith.

Staff present included: Assistant Director of Community Development and Public Works Jeff Tate, Assistant City Attorney Jessica Leiser, Planner II Alex Teague; and Planning Administrative Assistant Tina Kriss.

Members of the public present: Wayne Wiltse, Planner III Muckleshoot Indian Tribe; Jeff Watson, Planner III Muckleshoot Indian Tribe; Ken Calvert, Muckleshoot Indian Tribe; Valley Regional Fire Authority Fire Marshal Karen Stewart, and Rob Renner.

b.) PLEDGE OF ALLEGEANCE

II. APPROVAL OF MINUTES

A. July 5, 2017

Commissioner Copple moved and Commissioner Moutzouris seconded to approve the minutes from the July 5, 2017 meeting as written.

MOTION CARRIED. 7-0

Commissioner Mason did not vote, she was absent from the July 5th, 2017 meeting.

III. PUBLIC COMMENT

There were no comments provided the public that was present.

IV. PUBLIC HEARING

A. Open Space Zoning Code Amendments

Chair Roland stated that at the July 5, 2017 Planning Commission meeting a Public Hearing was held on the Open Space Zoning Code Amendments. The hearing was continued to August 8, 2017. Chair Roland re-opened the continued hearing at 7:03 p.m.

Alex Teague, Planner II, provided background information on the Open Space Zoning Amendments and reviewed the proposal before consideration. A letter dated August 8, 2017 from the Muckleshoot Planning Commission was distributed to the Auburn Planning Commission. The letter submitted provides historical facts regarding the Muckleshoot Indian Reservation and the Treaties of Medicine Creek and Point Elliot and expresses the desire to continue a cooperative working

relationship with the City of Auburn. The desire of the MIT is that the City of Auburn would consider providing clear and bold perimeter outline of the Muckleshoot Indian Reservation being incorporated into the official zoning map for the City of Auburn and to establish a MIT Zone for Tribal Holdings (on the Reservation).

In answer to the question as to the frequency of how often properties held in fee ownership are conveyed to non-tribal members, staff explained it is difficult to quantify as there is no static answer to the question, the numbers can change frequently. Staff pointed out that even if the property is zoned Open Space, the land is under the jurisdiction of the MIT.

Staff expressed their willingness to hold discussions with MIT for the potential creation of an MIT Zone for Tribal holdings; any amendments to the Comprehensive Plan would be considered on an annual basis in the City of Auburn annual Comprehensive Plan Amendments. Assistant Director Tate stated, to denote boundary lines and provide foot notes on zoning maps for who has authority or jurisdiction over certain areas would provide good customer service to the user of the maps. It would be a valuable exercise to discuss an MIT Zone with MIT.

The Commission and staff reviewed properties and discussed the current and proposed land use and zoning designations. A discussion was held as to the marketability of the properties if they are zoned Open Space. Staff explained that the properties are located in the river or along the shoreline making them subject to potential critical areas and shoreline designation which could make marketability difficult to understand.

Staff explained that the Commission can provide, as part of their deliberations, a recommendation to add a clear and bold perimeter of the Muckleshoot Indian Reservation on the City's comprehensive zoning map and direct staff to continue to hold discussions with the MIT to discuss the MIT Planning Commission requests.

Ms. Teague explained that staff respectfully requests the Planning Commission recommend to City Council approval of the following:

- Amendments to the Auburn City Code Chapter 18.02 (General Provisions)
- Amendment to Auburn City Code Chapter 18.35 (Special Purpose Zones) as presented in the August 8, 2017 meeting materials.
- Approval of the revised amendments to the Comprehensive Zoning Map, Attachment B with the following revisions:
 - Except Parcels owned by Levan Auburn Development LLC
 1. 7815700095
 2. 7815700135
 - Except Parcels owned by the City of Auburn
 1. 7815700085
 - Except Parcels owned by Segale
 1. 2921059002
 2. 2921059021
 3. 2921059044
 4. 3021059361

- Add the Muckleshoot Indian Tribe boundaries to the Comprehensive Zoning Map

Chair Roland invited the public forward for public testimony on the Open Space Zoning Amendments.

Jeff Watson, Planner III, Muckleshoot Indian Tribe (MIT)

Jeff Watson thanked the Commission for an opportunity to speak with the Planning Commission to express the MIT Planning Commission's concerns. Mr. Watson thanked Auburn staff for cooperating and assisting the new MIT Planning staff to understand the land use, zoning, and GIS of the properties. At this stage of deliberations MIT is limited as to what can be done to address the 9 parcels. Changing the zoning designation of the 9 parcels will have no tangible impact for either the City of Auburn or MIT at this time.

MIT feels pretty comfortable if Auburn moves forward with their rezone and Planning Commission deliberations. All properties are "in-trust" and fall under Muckleshoot Tribal Jurisdiction, any development in the next year can be addressed with both jurisdictions.

Planner Watson stated that with the inconsistencies with the MIT and Auburn land use and zoning maps, there needs to be further conversations to see if a consensus can take place for the creation of a MIT Zone. Creating some type of specialized zones will work to protect the City of Auburn and the Muckleshoot Indian Tribe as both jurisdictions work together in the future.

Mr. Watson stated the MIT is interested in a long term and cooperative relationship with the City of Auburn, the Auburn Planning Commission, the MIT Planning Commission, and the Tribal Council and Auburn City Council. MIT staff looks forward to working with the City to come up with a good solution for both parties.

With no other testimony from the public, Chair Roland closed the public hearing at 7:49 p.m. on the Open Space Zoning Code Amendments.

The Commission deliberated.

Commissioner Shin moved and Commissioner Copple seconded to recommend City Council adopt the Open Space Zoning Amendments and for staff to continue ongoing discussions with the Muckleshoot Indian Tribe with respect to the letter submitted by the Muckleshoot Planning Commission dated August 8, 2017.

MOTION CARRIED. 7-1

V. OTHER BUSINESS

Item V.A., ZOA17-0005 – Rezone of EP to M-1 will follow item V.B., Calculating Residential Density

A. ZOA17-0005 - Rezone of EP to M-1

Assistant Director Tate presented the staff report for the rezone of the Environmental Park (EP) Zone to M-1 Zone, light industrial zone. Staff provided an overview of the intent of the EP Zone under Ordinance No. 6036.

Assistant Director Tate explained, since the inception of the EP Zone in 2006 there has been very little private sector investment into the privately owned properties within this commercial designation. Staff stated that at a discussion held March 7, 2014 at a City Council Planning and Community Development Committee meeting a realtor and several owners of EP Zoned land presented information for staff to consider the appropriateness of eliminating the EP Zone from the City's Comprehensive Plan and Comprehensive Plan Land Use Map.

When customers come to the counter to talk about options for the EP Zone staff is often telling them the desired ideas are prohibited in the EP Zone because the zone is very restrictive. Staff stated that the original intent of the Environmental Park Zone was to create an Industrial Zone. The strategy was to provide regulations to mandate sustainable design and green building practices. Eleven years later those principles are now incentivized or required (Low Impact Development).

When staff prepared the 2015 Comprehensive Plan update the EP Zone was removed from the list of implementing zoning designations under the "Industrial Land Use Designations". The 2015 Comprehensive Plan was approved by the Planning Commission and adopted by City Council under Ordinance No. 6584 on December 14, 2015.

Staff pointed out that in the Comprehensive Plan map that was adopted as part of Ordinance No. 6584 those portions of the EP Zone that are owned by the City and consist of park and wetlands are designated as Open Space. The remaining portions of the EP Zone are designated as Light Industrial. Staff is seeking an amendment to the City's Zoning Map to change the portion of the EP Zone that is depicted as Light Manufacturing in the Comprehensive Plan map to an M-1 zoning designation. This zoning map amendment accomplishes the following:

1. Because the EP Zone is no longer listed in the Comprehensive Plan as an implementing zoning designation, a change to M-1 will eliminate the existing inconsistency.
2. Changing the zoning map will expand the viability to utilize, develop, and market the affected properties.

Staff provided a review of the properties proposed as part of the rezone. Staff asked if the Commission was comfortable with staff bringing back the rezone of the EP to M-1 at the next Planning Commission meeting for Public Hearing September 6, 2017.

The Commission expressed their support to move forward on the rezone of EP to the M-1 Zone, bringing back the proposal for a public hearing on September 6, 2017.

B. ZOA17-0006 - Calculating Residential Density

Assistant Director Tate presented information on the existing city code related to residential zoning designations; defined, in part, by its allowed density range. The density range establishing both a minimum density and maximum density within each zone.

Staff pointed out that part of the discussion today will be regarding density calculations in residential zones within the City using net site area and gross site area calculations.

Staff provided an overview of challenges and suggestions to address current Auburn City Code lot size standards, calculating density, and the allowance to deviate from minimum density. To address the challenges and make the code easier for calculating density, the preliminary series of draft code amendments are intended to accomplish the following:

- (1) Modify ACC 18.07.030.C to eliminate the requirement that the developer achieve an overall minimum average lot size across the entire subdivision.
- (2) Modify ACC 18.02.065.A to reorganize the code so that it is easier to understand how to calculate density.
- (3) Modify ACC 18.02.065.A to change the method of calculating density from Net Site Area to Gross Site Area.
- (4) Modify ACC 18.02.065.A to allow for administrative consideration of deviations to the minimum density requirement.
- (5) Add ACC 18.02.065.B which exempts short plats from the requirements to meet minimum density.

The Commission and staff discussed the lot width of subdivisions and various setbacks. Commissioner Stephens asked if staff could provide a comparison table showing the current and proposed zone density and layout design standards. Staff confirmed that they will provide a comparison table for the next discussion.

In response to the question if the Commission would like staff to advance the discussion of calculating residential density and receive input from outside parties, the Commission concurs.

VI. COMMUNITY DEVELOPMENT REPORT

Assistant Director Tate reported that Geaux Brewing, located at 425 East Main Street, has opened (soft opening).

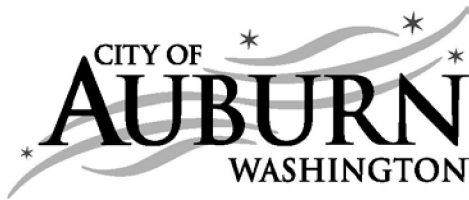
Staff reported that approvals have been issued for a new Holiday Inn, the 200 room hotel will be located at the bottom of the off-ramp from Highway 18 at C Street. An additional application was submitted for a 97 room hotel, True by Hilton. The location of that hotel will be south of Safeway.

In July, approvals for the new North Auburn Logistics warehouse building was issued. The building is 250,000 square feet and located on West Valley Highway.

Staff informed the Commission that on August 14, 2017, Sound Transit will be presenting to City Council information on the cost estimates for the 4 sites proposed for the 2nd parking garage in Auburn.

VII. ADJOURNMENT

There being no further business to come before the Planning Commission, Chair Roland adjourned the meeting at 8:58 p.m.



MEMORANDUM

TO: Judi Roland, Chair, Planning Commission
Ron Copple, Vice-Chair, Planning Commission
Planning Commission Members

FROM: Jeff Tate, Assistant Director of Community Development

DATE: August 29, 2017

RE: Changing the Environmental Park Zone to the M-1 Zone

Update from August 8, 2017 Planning Commission Meeting

This memo and the attachments are identical to the materials that were previously transmitted to the Planning commission in anticipation of the August 8, 2017 meeting. During the August 8th meeting the Planning Commission requested that a side by side comparison be provided in order to help evaluate the effect of an areawide rezone from EP to M-1. The side by side comparison has been added as Attachment F.

Summary

On August 7, 2006 City Council approved Ordinance No. 6036 which created the Environmental Park (EP) Zone. Despite its name, the EP Zone is grouped in with the other commercial and industrial zones that are identified in Chapter 18.23 of the Auburn City Code. As stated in Ordinance No. 6036 the intent of the EP zone is as follows:

The Environmental Park District is intended to allow uses in proximity to the Auburn Environmental Park that benefit from that location and will complement the Park and its environmental focus. Uses allowed in this zone will focus upon medical, biotech and "green" technologies including energy conservation, engineering, water quality and similar uses. Other uses complementary to and supporting these uses are also allowed. Incorporation of sustainable design and green building practices will be a primary aspect of this zone. The construction of Leadership in Energy and Environmental Design (LEED) and Built Green certified buildings is encouraged and Built Green will be required for multiple family dwellings. The City recognizes that much of the property in this zone was developed under earlier standards, so the goals of the district will be realized over a period of time as properties are redeveloped.

The EP Zone is located west of the BNSF rail lines and spans across Main Street (See Attachment A for map). The EP Zone consists of a mix of pre-existing industrial properties as well as several large city owned properties that include the Auburn Environmental Park and wetland properties that are a component of the City wide stormwater management system. Attachment B depicts those areas within the EP Zone that are owned by the city.

Since the inception of the EP Zone in 2006 there has been very little private sector investment into the privately owned properties within this commercial designation. On March 7, 2014 a

realtor and several owners of EP Zoned land presented information to the City Council's Planning and Community Development Committee that documented the challenges that they faced with utilizing, developing, and marketing EP Zoned property. They also provided information that showed robust investment activity within the M-1 Zone with very little activity in the EP Zone. The M-1 Zone is a light industrial zone that is present throughout the Highway 167/West Valley Highway/B Street NW corridors. Much of the consternation with the EP Zone pertains to: (1) a 15% site limit on outdoor storage (M-1 allows up to 50% of a site to be used for outdoor storage), (2) a prohibition on barbed wire (M-1 allows barbed wire which is an important security features for industrial uses), (3) a maximum lot coverage of 35% (M-1 does not have a limit); and, (4) a long list of prohibited uses (uses that are otherwise permitted in M-1).

The information that was provided by the landowners and realtor compelled staff to consider the appropriateness of eliminating the EP Zone from the City's Comprehensive Plan and Comprehensive Plan Land Use Map. When staff prepared the 2015 Comprehensive Plan update the EP Zone was removed from the list of implementing zoning designations under the "Industrial Land Use Designations". Attachment C provides the Comprehensive Plan language related to Industrial Land Use Designations. Note that this section of the Comprehensive Plan only identifies Light Industrial and Heavy Industrial zoning designations and that the Environmental Park designation is no longer included. The 2015 Comprehensive Plan was approved by the Planning Commission and adopted by City Council under Ordinance No. 6584 on December 14, 2015.

Attachment D is the Comprehensive Plan map that was adopted as part of Ordinance No. 6584. Those portions of the EP Zone that are owned by the City and consist of park and wetlands are designated as Open Space (depicted in green). The remaining portions of the EP Zone are designated as Light Industrial (depicted in light blue). Staff is seeking an amendment to the City's Zoning Map to change the portion of the EP Zone that is depicted as Light Manufacturing to M-1. This zoning map amendment accomplishes the following:

1. Because the EP Zone is no longer listed in the Comprehensive Plan as an implementing zoning designation, a change to M-1 will eliminate the existing inconsistency.
2. Changing the zoning map will expand the viability to utilize, develop, and market the affected properties.

Attachment E provides an aerial image with the proposed area wide rezone highlighted in light blue.

Prior to Planning Commission conducting a public hearing on this matter, staff will provide direct outreach to all property owners that are affected. Outreach will be in the form of direct mail as well as emailing parties that have expressed an interest in this matter in the past.

Questions

1. Are there any questions that the Planning Commission has about the above narrative and/or the maps that have been provided?
2. Is there additional background information that the Planning Commission would like staff to provide prior to scheduling a public hearing?

EP Zoning Designation

Printed Date: 7/13/2017

Map Created by City of Auburn eGIS
Imagery Date: May 2015

Information shown is for general reference purposes only and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.

Legend

- ☐ Parcels
- Zoning**
- C1 Light Commercial District
 - C2 Central Business District
 - C3 Heavy Commercial District
 - C4 Mixed Use Commercial
 - CN Neighborhood Shopping District
 - DUC Downtown Urban Center
 - EP Environmental Park District
 - I Institutional Use District
 - Lakeland Hills South PUD
 - LF Airport Landing Field District
 - M1 Light Industrial District
 - M2 Heavy Industrial District
 - P1 Public Use District
 - PUD Planned Unit Development
 - R1 Residential 1 DU/Acre
 - R5 Residential 5 DU/Acre
 - R7 Residential 7 DU/Acre
 - R10 Residential 10 DU/Acre
 - R20 Residential 20 DU/Acre
 - Residential Conservancy
 - RMHC Residential Manufactured/Mobi

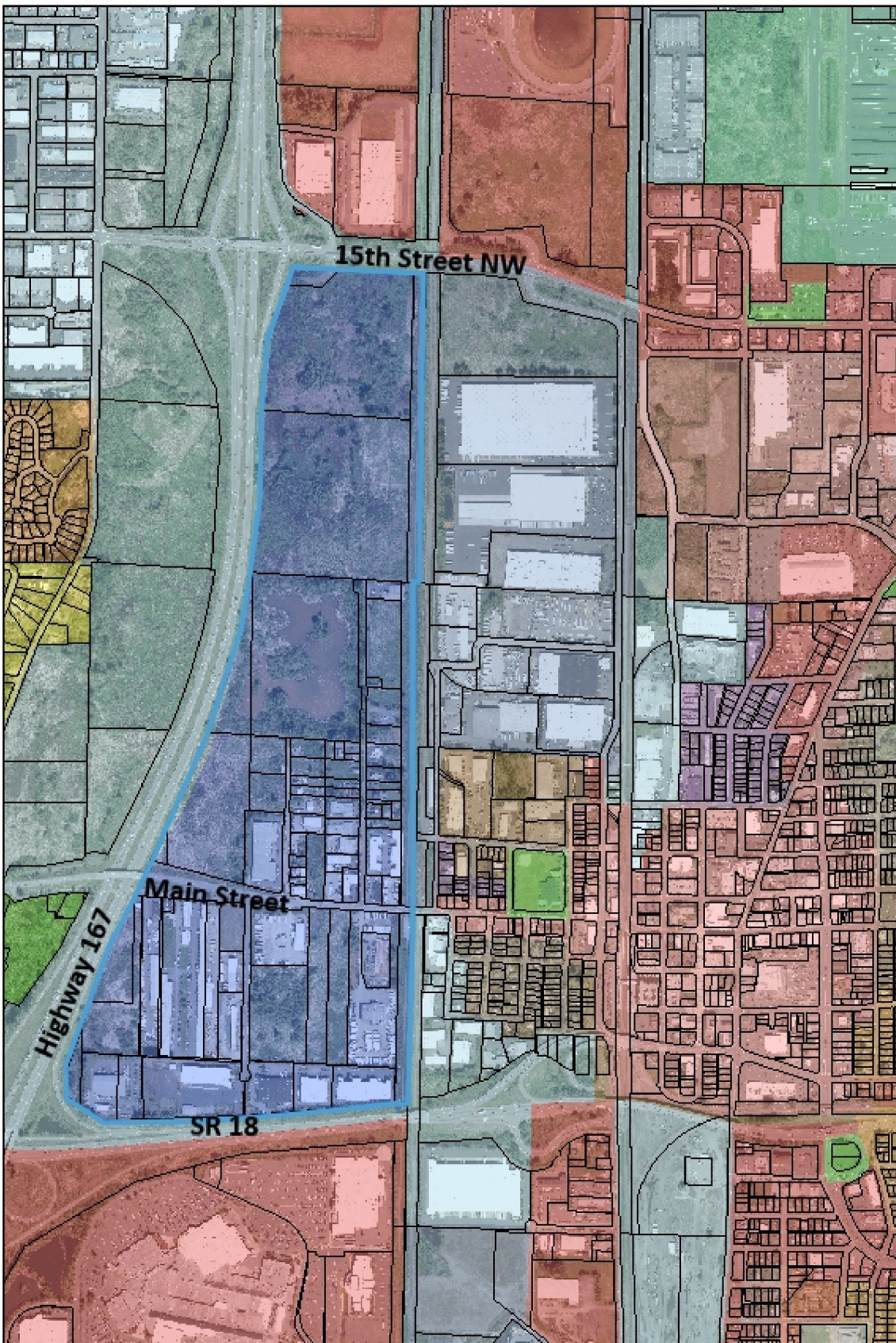
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City Owned Properties within the EP Zone

Printed Date: 7/13/2017

Map Created by City of Auburn eGIS
Imagery Date: May 2015

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Legend

- ☐ Parcels
- Zoning**
- C1 Light Commercial District
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 - DUC Downtown Urban Center
 - EP Environmental Park District
 - I Institutional Use District
 - Lakeland Hills South PUD
 - LF Airport Landing Field District
 - M1 Light Industrial District
 - M2 Heavy Industrial District
 - P1 Public Use District
 - PUD Planned Unit Development
 - R1 Residential 1 DU/Acre
 - R5 Residential 5 DU/Acre
 - R7 Residential 7 DU/Acre
 - R10 Residential 10 DU/Acre
 - R20 Residential 20 DU/Acre
 - Residential Conservancy
 - RMHC Residential Manufactured/Mobi

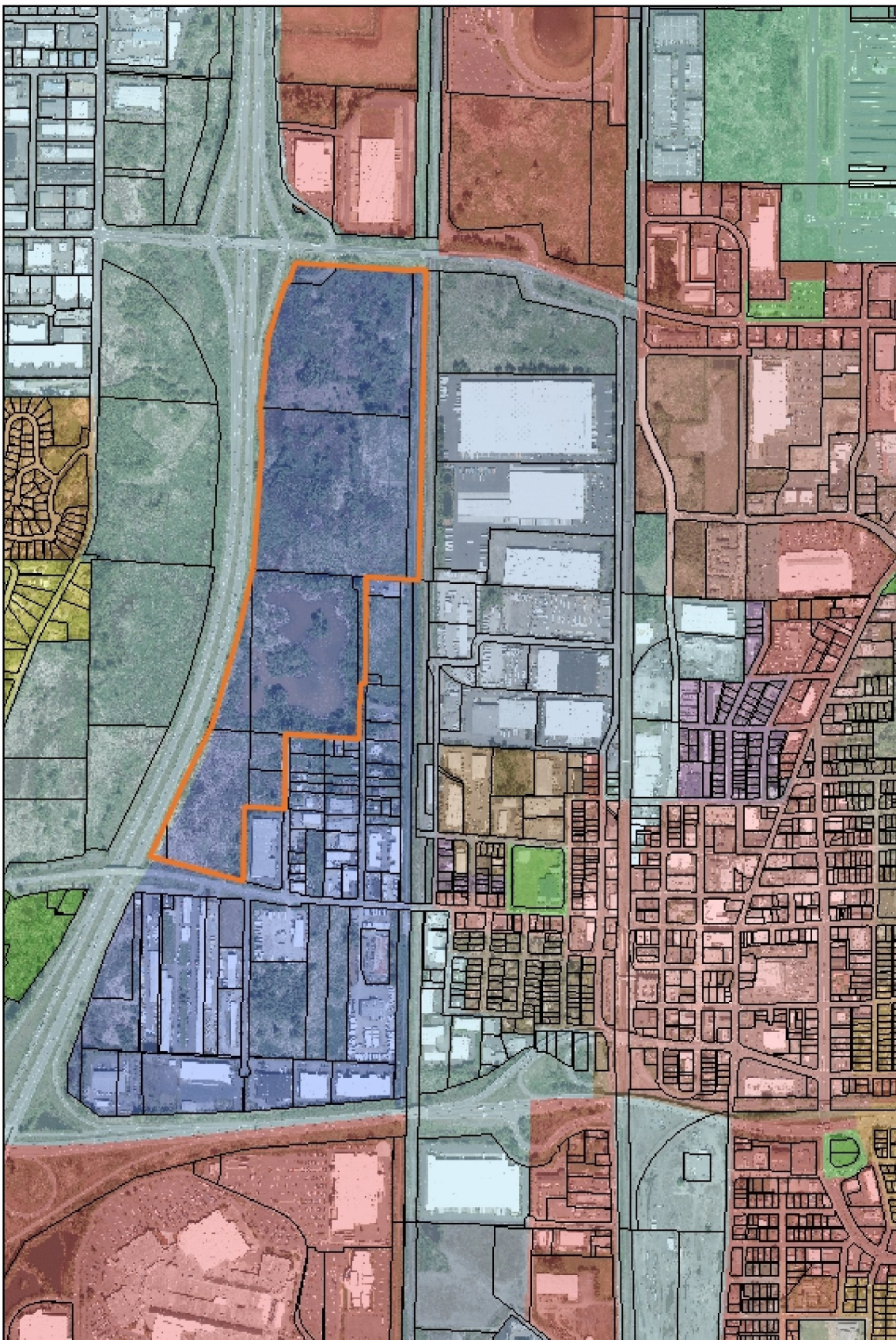
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variety of appropriate commercial uses in this designation benefit from the location, access, physical configuration, and building types of these properties. It is distinguished from heavier industrial uses by means of performance criteria. All significant activities shall take place inside buildings, and the processing or storage of hazardous materials shall be strictly controlled and permitted only as an incidental part of another use.

Designation Criteria

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

Implementing Zoning Designations

Light Industrial

Policies

- Policy LU-76. A wide range of industrial uses may be permitted, subject to performance standards. Heavy commercial uses that serve the needs of workers in light industries are also appropriate. These uses include indoor manufacturing, processing, and assembling of materials from previously prepared or raw materials and ancillary and necessary warehousing and distribution of finished goods associated with manufacturing and industrial uses.
- Policy LU-77. Parking lots must be located and designed in a manner that softens their appearance from adjacent public roads. This is accomplished through landscaping, pedestrian spaces, and the location of buildings on the property. Where practicable, low impact development techniques and landscaping should be used to promote on site stormwater infiltration and shading of hard surfaces. Minimum and maximum parking ratios must be established for each type of permitted use.
- Policy LU-78. Landscaping, sidewalks, and bike paths will be integral parts of site design if a development is located on an impression corridor or located within or adjacent to an identified non-motorized corridor.
- Policy LU-79. Outside storage shall be permitted subject to performance criteria addressing its quantity and location. This is to ensure compatibility with adjacent uses, so that such storage would not detract from the potential use of the area for light industry. In all cases, such storage shall be extensively screened.
- Policy LU-80. Where a light industrial use is located adjacent to a property with a less intense zoning designation, the light industrial use bears the burden of incorporating techniques that mitigate the visual, noise, dust, and odor impacts.
- Policy LU-81. Uses involving substantial storage or processing of hazardous materials, as well as substantial emissions, should not be permitted in these areas.

Policy LU-82.	A wide range of commercial activities may be allowed to provide increased opportunities for sales tax revenue.
Policy LU-83.	The Burlington Northern Santa Fe (BNSF) Railroad Auburn Yard located within the Railroad Special Plan Area is considered a compatible use at its current level of usage. It is not bound by the policies concerning outside storage under the existing light industrial designation as it was an existing use prior to the development of this policy. Should BNSF decide to reactivate its applications to upgrade the yard to an intermodal facility, the proposal will be subject to the essential public facility siting process as defined in the Capital Facilities Element.
Policy LU-84.	Upzone requests to the next zone should be approved based on the innovations in transportation and stormwater management and public amenities proposed for the development associated with the request.

Heavy Industrial	
Description - This designation allows the full range of industrial uses, as well as certain heavy commercial uses that serve the needs of workers in light industries are also appropriate.	
Designation Criteria 1. Previously developed heavy industrial areas; or 2. Not located along high visibility corridors; 3. Is buffered by the Light Industrial Designation or otherwise buffered from all other compatible designations; and 4. Meets the development parameters of the Heavy Industrial designation.	
Implementing Zoning Designations Heavy Industrial	
Policies Policy LU-85. While this zone should be reserved primarily for the heavier forms of industrial activities, a wide range of industrial activities may be permitted. These heavier forms of industrial activities may include outdoor or semi-enclosed manufacturing, processing, or assembling activities, significant outdoor storage, and uses involving substantial storage or processing of hazardous materials. Heavy commercial uses that serve the needs of workers in heavy industries are also appropriate. Policy LU-86. Parking lots must be located and designed in a manner that softens their appearance from adjacent public roads. This is accomplished through landscaping, pedestrian spaces, and the location of buildings on the property. Where practicable, low impact development techniques and landscaping should be used to promote on site stormwater infiltration and shading of hard surfaces. Minimum and maximum parking ratios must be established for each type of	

permitted use.

Policy LU-87. Landscaping, sidewalks, and bike paths will be integral parts of site design if a development is located on an impression corridor or located within or adjacent to an identified non-motorized corridor.

Policy LU-88. Where a heavy industrial use is located adjacent to a property with a less intense zoning designation, the heavy industrial use bears the burden of incorporating techniques that mitigate the visual, noise, dust, and odor impacts.

2015 Comprehensive Plan Land Use Map

Printed Date: 7/13/2017

Map Created by City of Auburn eGIS
Imagery Date: May 2015

Information shown is for general reference purposes only and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.

Legend

-  **Parcels**
- Land Use**
-  Downtown Urban Center
 -  Heavy Commercial
 -  Heavy Industrial
 -  Institutional
 -  Light Commercial
 -  Light Industrial
 -  Multi-Family
 -  Neighborhood Commercial
 -  Neighborhood Commercial Overlay
 -  Open Space
 -  Residential Conservancy
 -  Residential Transition
 -  Residential Transition Overlay
 -  Single Family

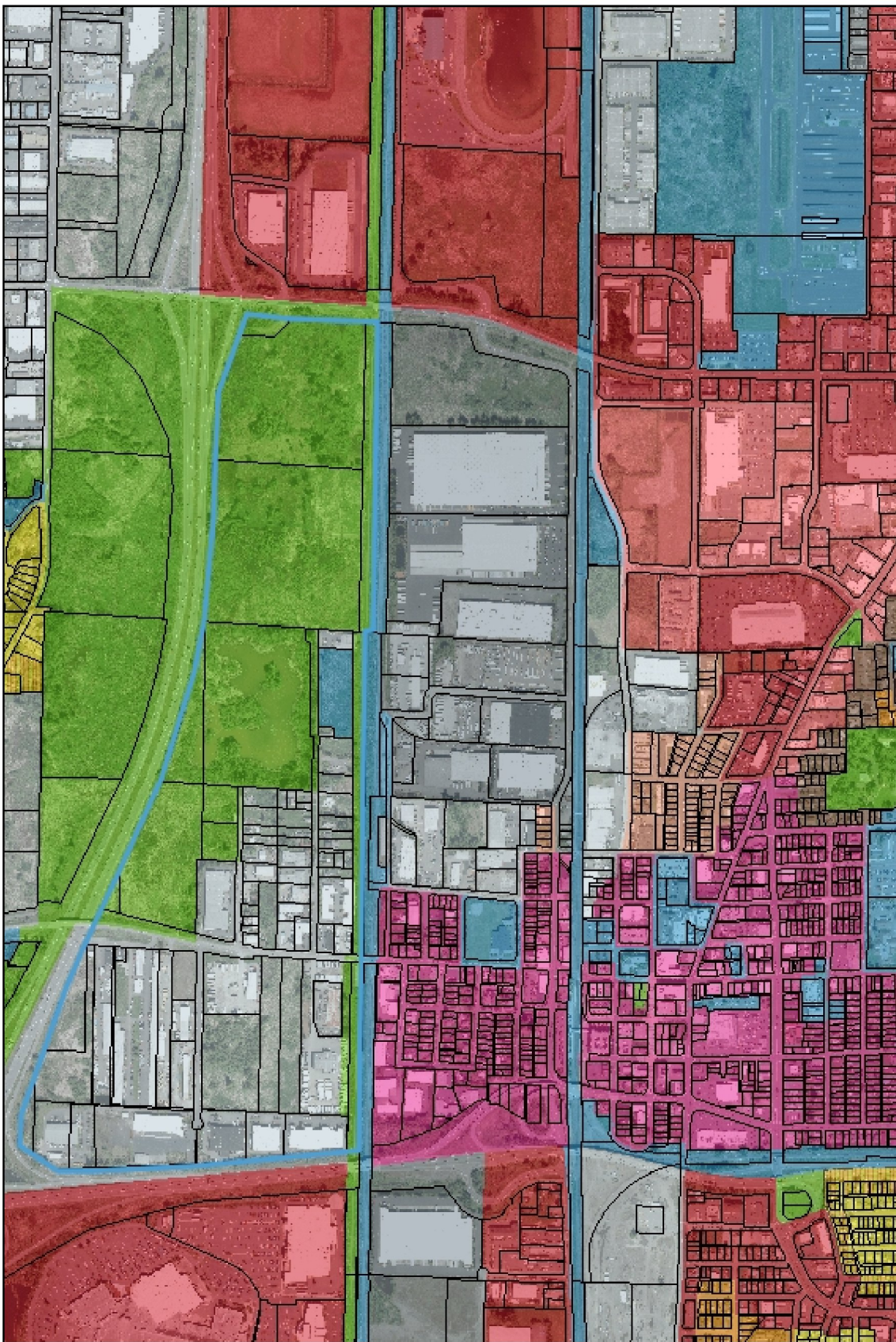
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Area Rezoned from EP Zone to M-1 Zone

Printed Date: 7/13/2017

Map Created by City of Auburn eGIS
Imagery Date: May 2015

Information shown is for general reference purposes only and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.

Legend

☐ Parcels

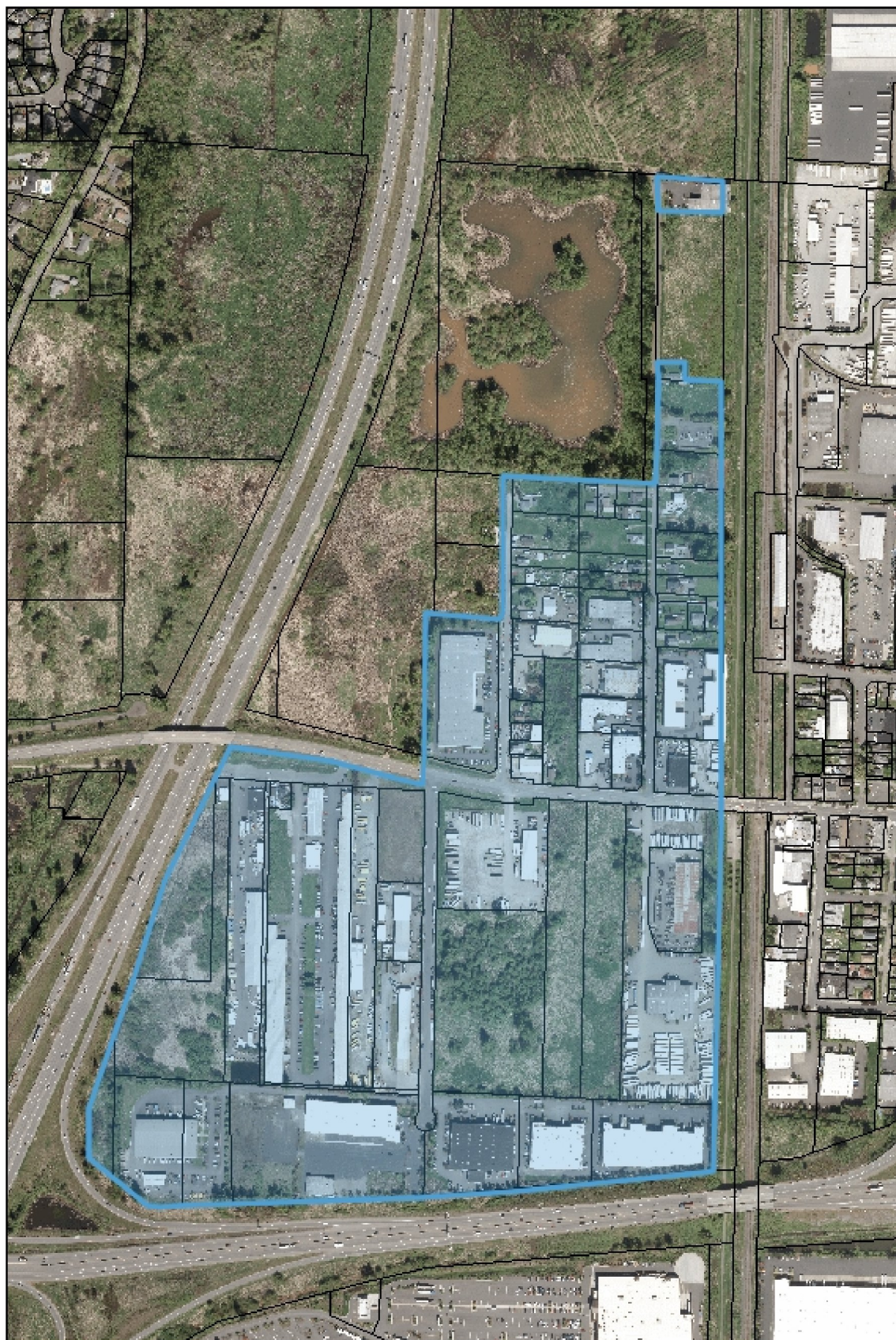
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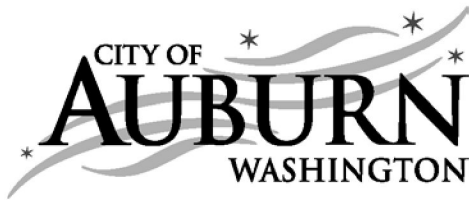


Side by Side Comparison – M-1 and EP Zones																																																								
	M-1 Zone	EP Zone																																																						
Zone Intent	M-1, Light Industrial Zone. The intent of the M-1 zone is to accommodate a variety of industrial, commercial, and limited residential uses in an industrial park environment, to preserve land primarily for light industrial and commercial uses, to implement the economic goals of the comprehensive plan and to provide a greater flexibility within the zoning regulations for those uses which are non-nuisance in terms of air and water pollution, noise, vibration, glare or odor. The light industrial/commercial character of this zone is intended to address the way in which industrial and commercial uses are carried out rather than the actual types of products made. The character of this zone will limit the type of primary activities which may be conducted outside of enclosed buildings to outdoor displays and sales. Uses which are not customarily conducted indoors or involve hazardous materials are considered heavy industrial uses under this title and are not appropriate for the M-1 zone. An essential aspect of this zone is the need to maintain a quality of development that attracts rather than discourages further investment in light industrial and commercial development. Consequently, site activities which could distract from the visual quality of development of those areas, such as outdoor storage, should be strictly regulated within this zone.	EP, Environmental Park Zone. The environmental park district is intended to allow uses in proximity to the Auburn Environmental Park that benefit from that location and will complement the park and its environmental focus. Uses allowed in this zone will focus upon medical, biotech and “green” technologies including energy conservation, engineering, water quality and similar uses. Other uses complementary to and supporting these uses are also allowed. Incorporation of sustainable design and green building practices will be a primary aspect of this zone. The construction of leadership in energy and environmental design (LEED) and built green certified buildings is encouraged and built green will be required for multiple-family dwellings. The city recognizes that much of the property in this zone was developed under earlier standards, so the goals of the district will be realized over a period of time as properties are redeveloped.																																																						
Uses: P=Permitted X=Prohibited C=Conditional A=Admin. Highlighting= Difference	INDUSTRIAL, MANUFACTURING AND PROCESSING, WHOLESALING <table> <tr> <th></th><th>M-1</th><th>EP</th></tr> <tr> <td>Building contractor, light</td><td>P</td><td>X</td></tr> <tr> <td>Building contractor, heavy</td><td>A</td><td>X</td></tr> <tr> <td>Manufacturing, assembling and packaging – Light intensity</td><td>P</td><td>P</td></tr> <tr> <td>Manufacturing, assembling and packaging – Medium intensity</td><td>P</td><td>A</td></tr> <tr> <td>Manufacturing, assembling and packaging – Heavy intensity</td><td>X</td><td>X</td></tr> <tr> <td>Outdoor storage, incidental to principal permitted use on property</td><td>P</td><td>P</td></tr> <tr> <td>Storage – Personal household storage facility (mini-storage)</td><td>P</td><td>X</td></tr> <tr> <td>Warehousing and distribution</td><td>P</td><td>P</td></tr> <tr> <td>Warehousing and distribution, bonded and located within a designated foreign trade zone</td><td>P</td><td>P</td></tr> <tr> <td>Wholesaling with on-site retail as an incidental use (coffee, bakery, e.g.)</td><td>P</td><td>P</td></tr> </table> RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES <table> <tr> <th></th><th>P</th><th>P</th></tr> <tr> <td>Commercial recreation facility, indoor</td><td>P</td><td>P</td></tr> <tr> <td>Commercial recreation facility, outdoor</td><td>P</td><td>A</td></tr> <tr> <td>Conference/convention facility</td><td>A</td><td>X</td></tr> <tr> <td>Library, museum</td><td>A</td><td>P</td></tr> <tr> <td>Meeting facility, public or private</td><td>A</td><td>P</td></tr> <tr> <td>Movie theater, except drive-in</td><td>X</td><td>X</td></tr> </table>			M-1	EP	Building contractor, light	P	X	Building contractor, heavy	A	X	Manufacturing, assembling and packaging – Light intensity	P	P	Manufacturing, assembling and packaging – Medium intensity	P	A	Manufacturing, assembling and packaging – Heavy intensity	X	X	Outdoor storage, incidental to principal permitted use on property	P	P	Storage – Personal household storage facility (mini-storage)	P	X	Warehousing and distribution	P	P	Warehousing and distribution, bonded and located within a designated foreign trade zone	P	P	Wholesaling with on-site retail as an incidental use (coffee, bakery, e.g.)	P	P		P	P	Commercial recreation facility, indoor	P	P	Commercial recreation facility, outdoor	P	A	Conference/convention facility	A	X	Library, museum	A	P	Meeting facility, public or private	A	P	Movie theater, except drive-in	X	X
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Private school – Specialized education/training (for profit)	P	P
Religious institutions, lot size less than one acre	A	A
Religious institutions, lot size more than one acre	A	A
Sexually oriented businesses	P	X
Sports and entertainment assembly facility	A	X
Studio – Art, dance, martial arts, music, etc.	P	A
RESIDENTIAL		
Caretaker apartment	P	P
Live/work unit	P	P
Work/live unit	P	P
Multiple-family dwellings as part of a mixed-use development ²	P	P
Multiple-family dwellings, stand-alone	X	X
Nursing home, assisted living facility	X	X
Senior housing ²	X	X
RETAIL		
Building and landscape materials sales	P	X
Construction and heavy equipment sales and rental	A	X
Convenience store	P	P
Drive-through espresso stands	P	A
Drive-through facility, including banks and restaurants	P	X
Entertainment, commercial	A	X
Groceries, specialty food stores	P	P
Nursery	P	X
Outdoor displays and sales associated with a permitted use (auto/vehicle sales not included in this category)	P	P
Restaurant, cafe, coffee shop	P	P
Community retail establishment	P	X
Neighborhood retail establishment	P	X
Regional retail establishment	P	X
Tasting room	P	P
Tavern	P	X
Wine production facility, small craft distillery, small craft brewery	P	P
SERVICES		
Animal daycare (excluding kennels and animal boarding)	P	X
Animal sales and services (excluding kennels and veterinary clinics)	P	X
Banking and related financial institutions, excluding drive-through facilities	P	P
Catering service	P	A
Daycare, including mini daycare, daycare center, preschools or nursery schools	P	P

Dry cleaning and laundry service (personal)	P	P
Equipment rental and leasing	P	X
Kennel, animal boarding	A	X
Government facilities; this excludes offices and related uses that are permitted outright	A	A
Hospital	P	X
Lodging – Hotel or motel	A	P
Medical – Dental clinic	P	X
Mortuary, funeral home, crematorium	P	X
Personal service shops	P	X
Pharmacies	X	X
Print and copy shop	P	X
Printing and publishing (of books, newspaper and other printed matter)	P	P
Professional offices	P	P
Repair service – Equipment, appliances	P	X
Veterinary clinic, animal hospital	P	X
TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE		
Ambulance, taxi, and specialized transportation facility	P	X
Broadcasting studio	P	X
Heliport	C	X
Motor freight terminal ¹	X	X
Parking facility, public or commercial, surface	P	P
Parking facility, public or commercial, structured	P	P
Towing storage yard	A	X
Utility transmission or distribution line or substation	A	A
Wireless communication facility (WCF)	–	–
Automobile washes (automatic, full or self-service)	P	X
Auto parts sales with installation services	P	X
Auto/vehicle sales and rental	P	X
Fueling station	P	X
Mobile home, boat, or RV sales	P	X
Vehicle services – Repair/body work	P	X
OTHER		
Any commercial use abutting a residential zone which has hours of operation outside of the following: Sunday: 9:00 a.m. to 10:00 p.m. or Monday – Saturday: 7:00 a.m. to 10:00 p.m.	A	A
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

Development Standards	Development Standard	Requirement by Zone	
		M-1 Light Industrial	EP Environmental Park
Highlighting= Difference	Minimum lot area	None	None
	Minimum lot width, depth	None	None
	Maximum lot coverage	None	35 percent
	Minimum setbacks	Minimum setbacks required for structures. See also ACC 18.31.070 for specific exceptions to these standards.	
	Front	20 ft	20 ft
	Side – Interior	None (1)	15 ft
	Side – Corner	20 ft	20 ft
	Rear	None (1)	20 ft (1)
	Height limit	Maximum allowable height of structures. See also ACC 18.31.030 (Height limitations – Exceptions) for specific height limit exceptions.	
	Maximum height	45 ft (2)	35 ft
	Additional development standards	None	ACC 18.23.060
	Fences and hedges	See Chapter 18.31 ACC	
	Landscaping	See Chapter 18.50 ACC	
	Parking	See Chapter 18.52 ACC	
	Signs	See Chapter 18.56 ACC	
	Lighting	See Chapter 18.55 ACC	
	Nonconforming structures, land and uses	See Chapter 18.54 ACC	
Notes:			
(1) A 25-foot setback is required when adjacent to a residential zone.			
(2) Buildings may exceed 45 feet if one foot of setback is provided from each property line (or required minimum setback) for each foot the building exceeds 45 feet.			



MEMORANDUM

TO: Judi Roland, Chair, Planning Commission
Ron Copple, Vice-Chair, Planning Commission
Planning Commission Members

FROM: Jeff Tate, Assistant Director of Community Development

DATE: August 29, 2017

RE: Calculating Residential Densities

Update from August 8, 2017 Planning Commission Meeting

This memo and the attachments are identical to the materials that were previously transmitted to the Planning commission in anticipation of the August 8, 2017 meeting. Since the August 8, 2017 Planning Commission meeting staff had the opportunity to discuss the draft modifications with the King Snohomish Master Builder's Association (MBA). MBA membership asked staff to consider the merits of the significant impact that lot width has on the appearance, feel and function of a community and their opinion that lot size has much less impact. The MBA provided several examples of communities that have 40, 50 and 60 foot lot widths. The MBA also suggested that 50 foot lot widths provide an ideal balance between aesthetics, parking, density, design, marketability, and constructability. The MBA urged staff to consider the benefits of lot width over lot size when

It is important to note that the City's predominant residential zone – R-5, already establishes a minimum lot width of 50 feet. The MBA has suggested that the City hold strong to this standard but to consider reducing the 6,000 square foot minimum lot size in the R-5 zone. The MBA contends that lot size has less impact on the aesthetics, parking, design, functionality and feel of a community – provided that the allowed density range is established in city code and the minimum lot width does not fall below 50 feet.

As a result of the feedback provided above, staff began looking at built subdivisions with different lot widths and lot sizes to try to better understand how a community looks, feels and functions. A powerpoint slideshow is attached to this memo as Exhibit B. The slides are intended to serve as a visual aid when considering the impacts of lot width and lot size.

The slides provide examples of communities that were developed with 35 foot lot widths, 40 foot lot widths, and 50 foot lot widths. The following staff observations are provided:

1. All three communities have average lot sizes of 4,000 square feet or smaller. The community with 35 foot lot widths has 3,200 square foot lots. The community with 50 foot lot widths has 3,400 square foot lots.
2. Narrower lots forces construction of a home that is dominated with a first floor garage presence. The wider 50 foot lots enable construction of a façade that offers more architectural intrigue than a garage. Furthermore, because Auburn's city code requires a larger setback from the road to the garage than the rest of the home, it ensures that

the appearance of the community while walking or driving is not dominated by garage doors.

3. Communities with narrower lots that are dominated by garage doors are in conflict with efforts to deter crime. This is because there are fewer windows on the front façade and the windows that are present on the front of the home are on the second floor. The first floor of homes in these communities are void of windows. It is a proven principal of Crime Prevention Through Environmental Design (CPTED) that ground floor windows send a very real message to criminals that there is a high likelihood that they will be seen.
4. The two communities with 35 and 40 foot lot widths lack any on street parking. While the builder can easily construct a home on a 35 or 40 foot lot the future occupants will struggle with a lack of parking. This is a proven experience in Auburn where the City receives ongoing parking complaints once all of the homes are occupied.
5. Within the two communities with narrower lots it is also far more challenging to identify locations for mail boxes, fire hydrants, street lighting, landscaping, and other improvements that are located within the right of way and sidewalk areas.

Staff believes that the comments and opinion provided by MBA have merit and that lot width had a far greater impact on the quality of community that is created than lot size (provided a maximum density is adhered to and the total number of lots can not be exceeded when subdividing land). It is particularly striking to look at the last slide in the poweppoint and note that the community with 35 foot lot widths and the community with 50 foot lot widths have very similar lot sizes yet present a very different appearance, feel, and function. As a result, staff believes that it is appropriate to consider reducing the minimum lot size in the R-5 zone from 6,000 square feet to 4,500 square feet.

It is also important to note that a reduction in minimum lot size does not enable the creation of more lots since the density range within the R-5 zone already limits the maximum density at 5 dwelling units per acre. In other words, irrespective of the minimum lot size, a 5 acre property in the R-5 zone is limited to a maximum lot yield of 25 lots under either scenario.

Summary Statement

Community Development and Public Works is seeking to pursue amendments to the Auburn City Code to help simplify the layout standards for new residential subdivisions. The proposed amendments (attached as Exhibit A) will work to improve the methodology that the City Code utilizes when calculating the potential number of new lots in the residential subdivision.

Background and Overview of Existing City Code

Auburn City Code establishes several different residential zoning designations. Each designation is defined, in part, by its allowed density range (establishing both a minimum density and maximum density within each zone). The residential designations and their corresponding density is displayed in the following table.

Table 1

Zone	RC	R-1	R-5	R-7	R-10	R-16	R-20
Minimum Density	.25 (1 house per 4 acres)	1 (1 house per acre)	4 (4 houses per acre)	5 (5 houses per acre)	8 (8 houses per acre)	12 (12 houses per acre)	15 (15 houses per acre)

Maximum Density	.25 (1 house per 4 acres)	1 (1 house per acre)	5 (5 houses per acre)	7 (7 houses per acre)	10 (10 houses per acre)	16 (16 houses per acre)	20 (20 houses per acre)
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The above standards generally only have application when considering a subdivision proposal. In other words, there usually isn't a need to apply the above density standards to existing conditions, developments, or uses.

In addition to the minimum and maximum densities within each zone, there are a number of other standards that apply when subdividing land. If a subdivision of land is proposed, not only does the subdivision have to fall within the range of required densities of the underlying zoning designation, each resulting lot must also meet a minimum lot size, minimum lot width, minimum setback requirements, and an overall minimum average lot size across the entire subdivision. Those additional standards are added to the table below.

Table 2

Zone	RC	R-1	R-5	R-7	R-10	R-16	R-20
Minimum Density	.25 (1 house per 4 acres)	1 (1 house per acre)	4 (4 houses per acre)	5 (5 houses per acre)	8 (8 houses per acre)	12 (12 houses per acre)	15 (15 houses per acre)
Maximum Density	.25 (1 house per 4 acres)	1 (1 house per acre)	5 (5 houses per acre)	7 (7 houses per acre)	10 (10 houses per acre)	16 (16 houses per acre)	20 (20 houses per acre)
Minimum Lot Size	174,240 sq. ft.	35,000 sq. ft.	6,000 sq. ft.	4,300 sq. ft.	2,000 sq. ft.	2,000 sq. ft.	2,000 sq. ft.
Minimum Avg. Lot Size	174,240 sq. ft.	35,000 sq. ft.	8,000 sq. ft.	6,000 sq. ft.	4,300 sq. ft.	2,700 sq. ft.	2,175 sq. ft.
Minimum Lot Width	125 ft.	125 ft.	50 ft.	40 ft.	20-35 ft.	20-35 ft.	20-35 ft.

All of the above standards must be achieved when designing the layout of a subdivision. Additionally, the above standards apply only after identifying the area of a property that is eligible to be subdivided. In other words, the above standards are not applied to the gross size of a parcel; instead, they are applied to what the City Code refers to as "Net Site Area" which requires that specific features of a property first be subtracted before determining lot potential. Auburn City Code 18.02.065 defines the methodology for determining Net Site Area; this section of code is provided below. If you find the language confusing, please continue reading past this section to read a summary of the intent of this language, an overview of the challenges experienced when applying this code, and suggestions for simplifying and clarifying the methodology. During staff's presentation, visual examples will be provided that help illustrate density calculations using both the existing city code language as well as the proposed language. The current methodology is provided as follows:

ACC 18.02.065

The permitted number of dwelling units or lots shall be determined as follows:

A. Net Site Area. The area of a site used to calculate the allowed number of dwelling units or lots shall exclude those areas designated for public rights-of-way, except for the

designation of additional right-of-way along arterials, private streets, vehicle access easements, and on-site public or homeowners' association-maintained recreation space if required.

Further, the net site area shall be subject to the following adjustments and limitations for critical areas:

1. Net site areas shall exclude streams, wetlands, fish and wildlife habitat areas, and high landslide hazards; and

2. Net site area shall include any required critical area buffer, seismic hazards, and flood hazard areas when calculating base density, unless critical areas identified in subsection (A)(1) of this section are present; provided, that net site area shall not include required critical area buffers when calculating minimum density. The allowed number of dwelling units or lots for a site shall be computed by multiplying the net site area of the lot as calculated in this section by the applicable residential base density number found in the development standards for each zone.

B. "Base density" refers to the maximum number of dwelling units or lots allowed for a specific zone without application of the bonus density provisions of Chapter 18.25 or 18.49 ACC, expressed as units per net acre. Base densities for residential zones are specified in ACC 18.07.030.

C. "Base units" refers to the number of allowable dwelling units for a site, as determined by multiplying the base density of the zone in which the site is located by the net site area.

For example, the R-5 zone has a base density of five units per acre; therefore, the maximum number of base units allowed on a lot with 0.6 acres of net site area in the R-5 zone is three units.

D. Bonus density, where applicable, shall be computed by adding the bonus units authorized by Chapter 18.25 or 18.49 ACC to the base units computed under this section.

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

1. Fractions of 0.50 or above shall be rounded up; and

2. Fractions below 0.50 shall be rounded down.

Overview of Challenges and Suggestions

Lot Size Standards

In Table 2 there is a row that is titled "Minimum Average Lot Size". After 9 years of this standard existing in City Code, and dozens of completed subdivisions, it is unclear what this standard accomplishes. While staff believes that it is appropriate to require that each individual lot meet a minimum square footage, there does not appear to be a value in designing subdivisions to also achieve an overall minimum average lot size. Using the R-5 zone as an example, the current code requires that each lot must be at least 6,000 square feet in size and that the overall subdivision should have an average lot size of at least 8,000 square feet. This means that if there is one 6,000 square foot lot there must also be one 10,000 square foot lot in order to meet the requirement for an average lot size of 8,000 square feet. Staff does not see how this requirement adds value to the subdivision.

Additionally, because the overall density is still limited to 5 dwelling units per acre, the limitation on the number of lots is achieved irrespective of lot size. To help make these numbers a little more tangible, here are some figures to consider:

- There are 43,560 square feet in one acre.

- In the R-5 zone there is a limit of 5 dwelling units per acre.
- 43,560 square feet divided by 5 dwelling units = 8,712 square feet per lot. This means that a minimum average lot size is already achieved simply by having a maximum density.
- Allowing each lot to be as small as 6,000 square feet gives the developer greater flexibility when working around topography, wetlands, storm ponds, etc. While 5 lots that are each 6,000 square feet only adds up to 30,000 total square feet (and thus, only a little over 2/3 of an acre) the developer is also designing around other physical features on the property that are not developable, is required to provide storm water facilities, and must construct roads and sidewalks.
- By virtue of the city code allowing a minimum lot size of 6,000 square feet the city has already determined that it is an adequate size for a lot within the R-5 zone. If it is adequate for 1 lot why should it not be adequate for all lots?
- The minimum lot width and setbacks within each zone also control subdivision design and preclude undesirable lot configurations. In the R-5 zone each lot must be at least 50 feet in width and meet 5-foot side yard setbacks, 20-foot front yard setbacks, and 20-foot rear setbacks. These standards continue to ensure that houses meet minimum separations from each other.

Staff believes that the minimum average lot size requirement should be removed from each residential zoning designation.

Calculating Density

Most readers of the code language cited in the previous section find it confusing. This leads to numerous questions about how to determine Net Site Area and the resulting allowed density. Equally, it has resulted in inconsistent application of its requirements by staff.

The essence of ACC 18.02.065 is that areas of land must be removed from a property before determining the potential number of lots that can be created through a subdivision. A developer starts with the gross site (e.g. 5 acres), must remove specific features from the gross site (e.g. let's just say that adds up to 1 acre), and the density potential is calculated on the area that is left over (e.g. in this case, that leaves 4 acres). If the property is zoned R-5 (5 dwelling units per acre) it means that the developer can achieve 20 lots (4 acres x 5 dwelling units per acre).

Staff believes that there are two general considerations that should be given for revising ACC 18.02.065:

- (1) Restructure the language so that it is easier to understand, and
- (2) Revisiting the appropriateness of determining lot potential utilizing net site area or gross site area.

The greatest need for restructuring the language is in ACC 18.02.065.A. The entirety of this section is made confusing because the features that are intended to be included and/or excluded are described in narrative format rather than a simple list. The narrative format utilizes commas and includes exceptions that can be interpreted in multiple ways. Staff proposes to restructure this language so that it includes a section of features that should be deducted from the gross site area and features that should not be deducted (and therefore remain as part of the net site area). The attached draft code language attempts to better organize the methodology.

Staff is also recommending that the Net Site Area methodology be replaced with a Gross Site Area methodology. Because each zone includes a requirement that a subdivision comply with both the minimum density and the maximum density and because there is a minimum lot size and width, staff believes that calculating density using Gross Site Area will achieve the following:

- Simplicity – it is far easier for the applicant and city staff to understand the subdivision potential when using Gross Site Area. The Gross Site Area is a number that is a known quantity at the outset whereas Net Site Area is not fully understood until well into the design process.
- Predictability – Feasibility analysis, property transactions, and pre-application meetings will all be based upon the same understanding of the lot potential. Also, because many permit, utility connections and impact fees are based on the number of lots created, it will be easier to understand these types of upfront costs.
- Flexibility – The applicant and city can exercise greater creativity in designing lot and road layouts when working around wetlands, steep slopes, storm water ponds, and other constraints that exist on a property.
- Greater Infill Potential – A fundamental goal of the Growth Management Act is to encourage growth within cities in order to reduce the pressure of sprawl in the surrounding farm, forest and open space lands. Over the last decade, without a single exception, utilizing Net Site Area to calculate density has reduced lot potential by an average of 1 lot for every 1 acre of land that is being subdivided (e.g. applicants have achieved 4 dwelling units per acre instead of 5 dwelling units per acre).

Allowance to Deviate from Minimum Density

Minimum density is a necessary standard when considering methods for achieving infill objectives. In fact, cities are obligated under several court decisions related to the Growth Management Act to achieve an overall citywide density of at least 4 dwelling units per acre. While this standard is generally easy to comply with for larger subdivisions, it has become a barrier for smaller land divisions and/or divisions of lands that are heavily encumbered with critical areas. Staff suggests that two principles be included within the draft language that create flexibility related to how minimum density standards are applied.

First, proposed code section ACC 18.02.065.B would allow short plats to have full relief from the minimum density standard. Short plats are subdivisions of 9 lots or less. In the R-5 zone this would apply where an applicant is attempting to further subdivide a parcel that is under 2 acres in size. Over the last 10 years, staff has informed dozens of property owners who are interested in dividing their land that they must meet a minimum density requirement. They expect that they can't exceed the upper range of their zoning density but are surprised that they must also meet a minimum density. The reason that the minimum density becomes problematic is because smaller parcels tend to have atypical lot configurations, an existing residence that the owner would like to retain, or have utility or driveway configurations that reduce the owner's ability to create more lots.

A typical example is a .60 acre parcel where the owner would like to divide the land in half, intends to remain living in an existing home already on the property, and would like for the newly created vacant parcel to be marketable for construction of an additional home. Unfortunately, when the owner inquires with the City, staff must inform them that they must divided their land into at least 3 parcels in order to meet the minimum density requirement. A .60 acre parcel

divided in half results in two .30 acre parcels. In the R-5 zone this type of land division fails to meet the minimum density requirement because .30 acre lots are nearly a third of an acre in size and must instead be 1/5th of an acre. Time after time, the City has turned away potential short plat customers because it is not possible to meet the minimum density. Proposed ACC 18.02.065.B is intended to overcome this by granting full relief. While minimum density is a necessary tenant of the Growth Management Act, so too is incentivizing infill. The current standards generally preclude infill on smaller lots.

Second, proposed code section ACC 18.02.065.A.5 allows similar relief for traditional subdivisions (divisions of land into more than 9 lots) when a property is heavily encumbered with critical areas. Relief of the minimum density standard can be granted through the land division process where the applicant is able to demonstrate that the critical area footprint is encumbering the land to such an extent that it is impossible to meet the minimum density. For example, a 10 acre lot that has 9 acres of wetland only leaves 1 acre that may be developed. If the zoning is R-5 and the minimum density is 4 dwelling units per acre, it is impossible to place the requisite 40 dwelling units on the remaining 1 acre and still meet the minimum lot size of 6,000 square feet (6,000 square feet x 40 dwelling units = 240,000 square feet; 240,000 square feet / 43,560 square feet = 5.51 acres). In this type of scenario, staff believes that relief should be granted from the minimum density while requiring that each lot meet the minimum lot size.

Conclusions

Staff has prepared a preliminary series of draft code amendments that are intended to accomplish the following:

- (1) Modify ACC 18.07.030.C to eliminate the requirement that the developer achieve an overall minimum average lot size across the entire subdivision.
- (2) Modify ACC 18.02.065.A to reorganize the code so that it is easier to understand how to calculate density.
- (3) Modify ACC 18.02.065.A to change the method of calculating density from Net Site Area to Gross Site Area.
- (4) Modify ACC 18.02.065.A to allow for administrative consideration of deviations to the minimum density requirement.
- (5) Add ACC 18.02.065.B which exempts short plats from the requirements to meet minimum density.

Questions

- (1) Does the Planning Commission concur with the suggestions offered by staff?
- (2) Are there questions or ideas that the Planning Commission would like staff to consider before bringing code amendments forward for public hearing?
- (3) Is Planning Commission comfortable with scheduling a public hearing for August 8, 2017?

Attachments

Draft Code Amendments

18.02.065 Methods of calculating density.

The permitted number of dwelling units or lots shall be determined as follows:

~~A. Net Site Area. The area of a site used to calculate the allowed number of dwelling units or lots shall exclude those areas designated for public rights-of-way, except for the designation of additional right-of-way along arterials, private streets, vehicle access easements, and on-site public or homeowners' association-maintained recreation space if required.~~

~~Further, the net site area shall be subject to the following adjustments and limitations for critical areas:~~

- ~~1. Net site areas shall exclude streams, wetlands, fish and wildlife habitat areas, and high landslide hazards; and~~
- ~~2. Net site area shall include any required critical area buffer, seismic hazards, and flood hazard areas when calculating base density, unless critical areas identified in subsection (A)(1) of this section are present; provided, that net site area shall not include required critical area buffers when calculating minimum density. The allowed number of dwelling units or lots for a site shall be computed by multiplying the net site area of the lot as calculated in this section by the applicable residential base density number found in the development standards for each zone.~~

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

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

i. Fractions of 0.50 or above shall be rounded up; and

ii. Fractions below 0.50 shall be rounded down.

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

$$\underline{4.3 \text{ acre gross site area} \times 5 \text{ units per acres} = 21.5 \text{ (rounded up to 22)}}$$

3. Calculating Minimum Density. Minimum density is calculated by multiplying the gross site area by the lower limit of units or lots allowed within the zone. For example, in the R-5 zone, where the density range allows as few as 4 dwelling units per acre:

$$\underline{4.3 \text{ acre gross site} \times 4 \text{ units per acre} = 17.2 \text{ (rounded down to 17)}}$$

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

5. Where a proposed area for subdivision cannot meet minimum density due to encumbrance by critical areas and/or their buffers, Where critical areas and/or their buffers encumber an area proposed for subdivision, the applicant may seek an administrative deviation from the minimum density which will be reviewed as an administrative decision as part of the subdivision application. If the applicant seeks a variance from the development standards in Chapter 18.07 ACC the variance shall be processed utilizing the provisions of ACC 18.70.010. Alterations of a critical area or its buffer shall be processed in accordance with Chapter 16.10 ACC.

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

~~B. "Base density" refers to the maximum number of dwelling units or lots allowed for a specific zone without application of the bonus density provisions of Chapter 18.25 or 18.49 ACC, expressed as units per net acre. Base densities for residential zones are specified in ACC 18.07.030.~~

~~C. "Base units" refers to the number of allowable dwelling units for a site, as determined by multiplying the base density of the zone in which the site is located by the net site area.~~

~~For example, the R-5 zone has a base density of five units per acre; therefore, the maximum number of base units allowed on a lot with 0.6 acres of net site area in the R-5 zone is three units.~~

~~D. Bonus density, where applicable, shall be computed by adding the bonus units authorized by Chapter 18.25 or 18.49 ACC to the base units computed under this section.~~

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

~~1. Fractions of 0.50 or above shall be rounded up; and~~

~~2. Fractions below 0.50 shall be rounded down.~~

18.04.300 Density.

"Density" is a measure of population, housing units, or building area related to land area, and is expressed as a ratio, e.g., one dwelling unit per acre. See ACC 18.02.065 ~~for features that are deducted from site area in the city of Auburn's calculation of density for the methodology for calculating density.~~

18.04.301 Density, base.

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

18.04.303 Density, minimum.

“Minimum density” refers to the least number of dwelling units allowed per land area in a specific zone, expressed as a ratio. For example, in a zone with a minimum density of 12 units per acre, development of a two-acre lot would require a minimum of 24 units.

18.07.030 Development standards.

Table 18.07.030 Residential Development Standards

	Standard	RC	R-1	R-5	R-7	R-10	R-16	R-20
A	Base density (units per net acre)	0.25	1	5	7	10	16	20
B	Minimum density (units per net acre) ¹	0.25	1	4	5	8	12	15
C	Minimum average lot area per dwelling unit (square feet)	174,240	35,000	8,000	6,000	4,300	2,700	2,175
DC	Minimum lot area per dwelling unit (square feet)	174,240	35,000	6,000	4,300	2,000	2,000	2,000
ED	Minimum lot width (feet) ²	125	125	50	40	20 for interior lots; 35 for exterior lots	20 for interior lots; 35 for exterior lots	20 for interior lots; 35 for exterior lots
FE	Minimum setbacks (feet) ^{2,3}							
1	Residence front setback ³	35	35	10	10	10	10	10
2	Garage (minimum front setback required from street access) ³	20	20	20	20	20	20	20 unless alley-loaded then 15 provided there are 20 feet from any garage

Table 18.07.030 Residential Development Standards

	Standard	RC	R-1	R-5	R-7	R-10	R-16	R-20
3	Setback to any property line for barns, stables, or similar structures for enclosure of large domestic animals For other animals, see the supplemental development standards for animals in ACC 18.31.220	75	X	X	X	X	X	X
4	Setback to any property line for any corral, exercise yard, or arena for large domestic animals For other animals, see the supplemental development standards for animals in ACC 18.31.220	35	X	X	X	X	X	X
5	Interior side setback	20	10	5	5	5	5	5
6	Street side setback ³	35	20	10	10	10	10	10
7	Rear setback ³	35	35	20	20	20	20	20
8	Rear setback, detached structure In all zones, 20 ft for structure with vehicular entrance oriented toward street or public alley ³	15	15	10	5	5	5	5

Table 18.07.030 Residential Development Standards

	Standard	RC	R-1	R-5	R-7	R-10	R-16	R-20
GE	Maximum lot coverage (%)	25	35	40	50	60	70	70
HG	Maximum impervious area (%)	25	50	65	75	N/A	N/A	N/A
IH	Maximum building height (feet)	35	35	35	35	45	45	50
JL	Maximum height of accessory buildings and structures	35 ⁴	35	16	16	16	NA	NA
KJ	Minimum front setback area landscape strip (feet)	N/A	N/A	5	5	10	10	10
LK	Minimum side setback area landscape strip (feet)	N/A	N/A	5	5	10	10	10
ML	Minimum landscaped open space (%)	N/A	N/A	N/A	N/A	20	20	20

1. ~~For purposes of calculating minimum density, critical area buffers are not included in net site area.~~ See ACC 18.02.065 for calculation of net acreage for minimum density calculating density.
2. All minimum lot widths, setbacks, and landscaping strips are subject to demonstration to the satisfaction of the city engineer that all required utility infrastructure, access requirements, and street elements can be accommodated in accordance with the design and construction standards.
3. In addition to meeting setback requirements, all structures must meet sight distance requirements in accordance with city design and construction standards.
4. Barns and other specialized structures used for agricultural purposes may exceed the height limits.



40 Foot Lot Width – 4,000 square foot lots

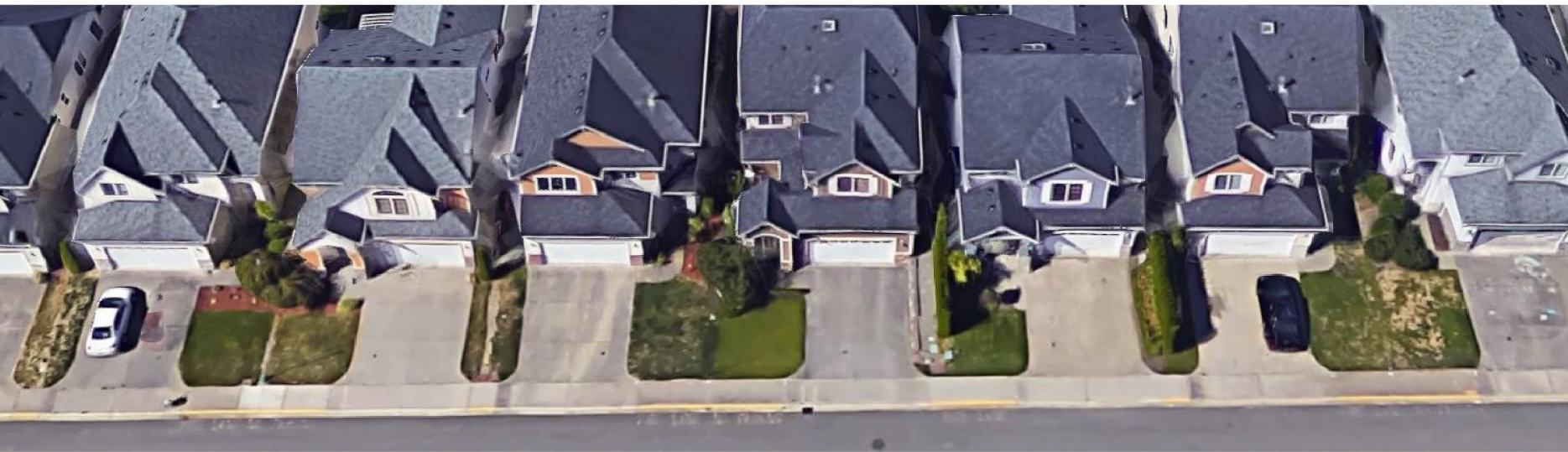


50 Foot Lot Width – 3,400 square foot lots

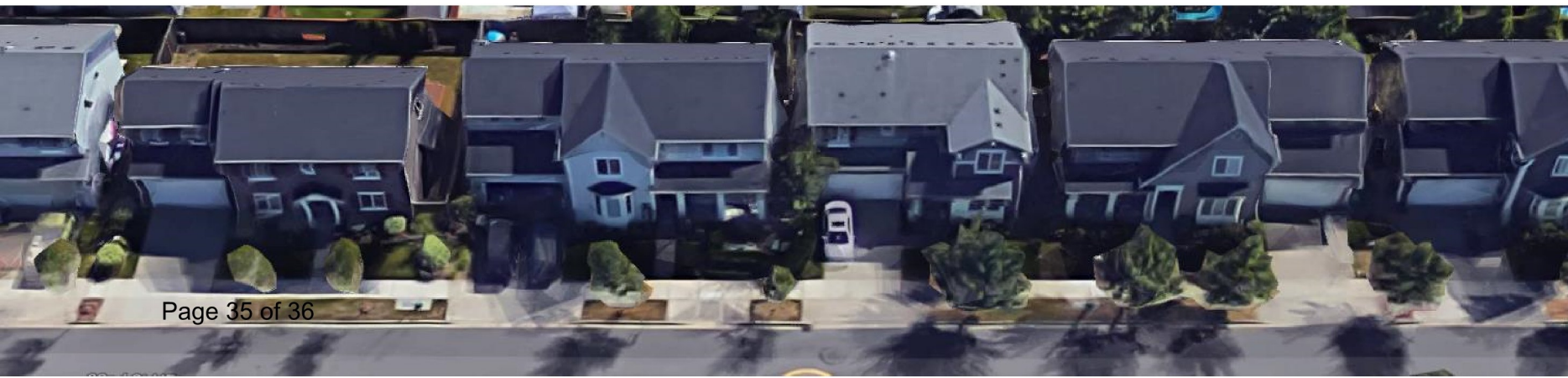




35 Feet
Limited on street parking
Garage door is the front
Minimal yard



40 Feet
Limited on street parking
Garage door is the front
Yard spacing



50 Feet
Some on street parking
House façade prominent
Adequate yard



35 Feet
Limited on street parking
Garage door is the front
Minimal yard
Not CPTED Friendly (invites crime)



40 Feet
Limited on street parking
Garage door is the front
Yard spacing
Not CPTED Friendly (invites crime)



50 Feet
Some on street parking
House façade prominent
Adequate yard
Fairly CPTED Friendly (lots of windows)